

*River Ridge Townhomes  
Owner's Association, Inc.*



*2022 Annual HOA Meeting  
Tuesday March 15<sup>th</sup> @ 6:00pm  
Beal Properties & Zoom*



Beal Properties Inc.
903 S. Texas Ave College Station TX 77845
979-764-2500

River Ridge Townhome Association requests your attendance at the 2022 Annual meeting to be held at the River Ridge Club House, on Tuesday, March 15th at 6 pm.

Agenda

- 1. Call the Meeting to Order & Roll Call
2. Proof of meeting announcement
3. Review & approval of minutes of 2021 Annual Meeting
4. Financial Report - Provided by Beal Properties
5. Management Report
6. Election or reinstatement of Officers and Board
A. Two Positions will be elected
B. All Candidate Applications received are posted on the website to review before the meeting
7. Old Business
8. New Business
9. Adjournment

2022 River Ridge Townhomes Association Proxy

If you cannot be there and would like to have your vote counted should there, be a quorum, sign the attached proxy and return by 5:00 pm March 15th, 2022. You can email the completed proxy (below) to Beal Properties (hoa@bealbcs.com)

Know All by these Present: That I, \_\_\_\_\_

Do hereby appoint: \_\_\_\_\_

Or (circle one)

Bradley Mathews Steven Kubenka Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2022 annual meeting of the River Ridge Townhome Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the March, 15th 2022 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Phone Number



**River Ridge Homeowners Association**  
**11<sup>th</sup> Annual HOA Meeting Notes**  
**Tuesday, May 4, 2021**

1. The meeting was called to order at 6:16 pm. Toni Myers & Amanda Walkoviak from Beal Properties were in attendance. Proof of meeting announcement was produced along with posting on website.
2. A quorum (5% of units = 4) was confirmed with Melanie Stonecipher(4 units), Bruce Jerpseth(1 unit), Russel Bose(1 unit), Lana Kubena(1 unit), Tina Berckenhoff(1 unit) and Bradley Matthews(1 unit); total of 9 units represented. Only one board member, Tina Berckenhoff, is in attendance.
3. Review and approval of meeting minutes. Tina Berckenhoff made a motion to accept the minutes and Bradley Matthews 2<sup>nd</sup> the motion. Minutes were voted and approved.
4. Cash flow \$4579.81      Operating Account \$29367.97      Reserve Account \$165,331.65
5. 2021 Budget was presented. Adding \$5000 back to Special Projects was suggested. Approval of Budget was postponed for future board vote.
6. Management report, 82 units total. No current violations. No work orders outstanding. Most common work order in 2020 was fence and gate repairs.
7. By Laws state that election of officers is president 3 years, secretary 2 years, and 1 year for board members. Bradley Matthews volunteered to run; unanimously added by votes.  
    Bradley Matthews, President, 3 years, 2021, 2022, 2023.  
    Tina Berckenhoff, secretary, continues for 1 more year, 2021.  
    Board member, 1 year, POSITION OPEN.
8. Old business:
  1. Waterfall – removed, received bid to replace the decking - still outstanding.
  2. New pool furniture.
9. New business:
  1. Lawn maintenance contract 3 bids – approved change to “Lawn Stars” immediately.
  2. Revamp clubhouse and landscaping project for 2021-2022.
  3. “Fast Signs” bid to replace and install signs on each building was approved. 11 buildings, 2 on each building. \$1600 approx. \$69 each sign
  4. Flooding problem with K2share(business behind River Ridge Townhomes). Parking lot is full of water after it rains. Should receive a proposal for repair, at their expense, because it affects our residents back fencing.
10. Toni Meyers completed the annual meeting Bradley Matthews made a motion & Tina Berckenhoff 2<sup>nd</sup> the motion to adjourn the meeting. The meeting was adjourned at 7:02 pm.

Respectfully submitted, Tina Berckenhoff, Secretary/Treasurer

## Cash Flow

### Beal Properties

Properties: RIVER RIDGE TOWNHOME ASSOCIATION - 1000 Spring Loop College Station, TX 77840

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	140.00	0.12	140.00	0.12
Homeowners Association Dues	118,691.84	99.80	118,691.84	99.80
Miscellaneous Income	100.00	0.08	100.00	0.08
<b>Total Operating Income</b>	<b>118,931.84</b>	<b>100.00</b>	<b>118,931.84</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	14.70	0.01	14.70	0.01
Broadband service	1,615.19	1.36	1,615.19	1.36
Cable	164.84	0.14	164.84	0.14
Electrical Repairs	1,039.01	0.87	1,039.01	0.87
Fence Repair	2,008.08	1.69	2,008.08	1.69
General Maintenance	1,368.10	1.15	1,368.10	1.15
Inspection	95.00	0.08	95.00	0.08
Insurance	27,570.00	23.18	27,570.00	23.18
Transfer to Reserves	11,316.00	9.51	11,316.00	9.51
Keys/Locks	146.09	0.12	146.09	0.12
Legal Fees	300.00	0.25	300.00	0.25
Lawn/Property Maintenance	17,485.66	14.70	17,485.66	14.70
Maintenance Supplies	123.79	0.10	123.79	0.10
Management Fee	11,424.00	9.61	11,424.00	9.61
Cleaning Expense	3,390.00	2.85	3,390.00	2.85
Pest Control	135.32	0.11	135.32	0.11
Plumbing Expense	1,920.00	1.61	1,920.00	1.61
Porter Service	2,590.00	2.18	2,590.00	2.18
Pool Expense	11,592.22	9.75	11,592.22	9.75
Professional Fees	360.00	0.30	360.00	0.30
Sign Expense	1,662.29	1.40	1,662.29	1.40
Tax Expense	537.24	0.45	537.24	0.45
Telephone Service	1,628.76	1.37	1,628.76	1.37
Trash Pick-up	275.00	0.23	275.00	0.23
Utilities	12,025.32	10.11	12,025.32	10.11
<b>Total Operating Expense</b>	<b>110,786.61</b>	<b>93.15</b>	<b>110,786.61</b>	<b>93.15</b>
<b>NOI - Net Operating Income</b>	<b>8,145.23</b>	<b>6.85</b>	<b>8,145.23</b>	<b>6.85</b>
Total Income	118,931.84	100.00	118,931.84	100.00
Total Expense	110,786.61	93.15	110,786.61	93.15
<b>Net Income</b>	<b>8,145.23</b>	<b>6.85</b>	<b>8,145.23</b>	<b>6.85</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Items</b>				
Prepayments	-5,514.70		-5,514.70	
<b>Net Other Items</b>	<u>-5,514.70</u>		<u>-5,514.70</u>	
<b>Cash Flow</b>	<u>2,630.53</u>		<u>2,630.53</u>	
<b>Beginning Cash</b>	29,367.97		29,367.97	
<b>Beginning Cash + Cash Flow</b>	31,998.50		31,998.50	
<b>Actual Ending Cash</b>	31,998.50		31,998.50	

## Expense Distribution

Exported On: 03/15/2022 03:51 PM

Properties: RIVER RIDGE TOWNHOME ASSOCIATION - 1000 Spring Loop College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>							
	08/24/2021	#1103	David Garcia & Ana Garcia	\$235.00	7820	08/25/2021	David Garcia, Ana Garcia, RIVER RIDGE TOWNHOME ASSOCIATION - #1103: Move Out Refund
	10/19/2021	#1706	Brazos County Titan Property LLC	\$239.73	7854	10/19/2021	Brazos County Titan Property LLC, RIVER RIDGE TOWNHOME ASSOCIATION - #1706: Move Out Refund
				\$474.73			
<b>4600 - Homeowners Association Dues</b>							
001	06/09/2021	#1603	Randall & Julie Freeman	\$150.00	7779	06/15/2021	reimbursement of misplaced deposit check
<b>6060 - Broadband service</b>							
07707-122152-01-5	01/18/2021		SuddenLink	\$149.42	7713	01/20/2021	
07707-122152-01-5	02/19/2021		SuddenLink	\$149.42	7726	02/19/2021	broadband services
07707-122152-01-5	04/16/2021		SuddenLink	\$325.34	7748	04/16/2021	Broadband service
07707-122152-01-5	06/14/2021		SuddenLink	\$134.49	7778	06/14/2021	Monthly Broadband service
07707-122152-01-5	07/19/2021		SuddenLink	\$139.42	7799	07/19/2021	Monthly Broadband Service
07707-122152-01-5	08/13/2021		SuddenLink	\$149.42	7818	08/13/2021	Broadband Services
07707-122152-01-5	09/16/2021		SuddenLink	\$139.42	7832	09/21/2021	Broadband Services
07707-122152-01-5	10/22/2021		SuddenLink	\$149.42	7856	10/22/2021	Broadband Services
07707-122152-01-5	11/23/2021		SuddenLink	\$149.42	7872	11/23/2021	Broadband Services
07707-122152-01-5	12/30/2021		SuddenLink	\$149.42	drafted	12/30/2021	Monthly Broadband Service
				\$1,635.19			
<b>6130 - Cable</b>							
979-268-2705-120116-5	01/18/2021		FRONTIER COMMUNICATION	\$164.84	7711	01/20/2021	
07707-122152-01-5 - ACH	12/25/2021		SuddenLink	\$0.00			Internet
				\$164.84			
<b>6390 - Electrical Repairs</b>							
12336	02/08/2021	#1301	Constant Current Electric	\$459.95	7721	02/08/2021	
12394	04/08/2021		Constant Current Electric	\$119.00	7744	04/08/2021	1502/ repaired cut wire on exterior of unit.
12466	07/07/2021		Constant Current Electric	\$460.06	7787	07/07/2021	2106/ removed faulty & installed new LeD wallpack (security))
				\$1,039.01			
<b>6430 - Fence Repair</b>							
8796	01/18/2021		Brenham Technical Services LLC	\$190.00	7710	01/20/2021	
4878	04/07/2021		Ag Town Property Maintenance	\$65.00	7739	04/07/2021	#1101- Tighten gate hinge bolts
4930	04/07/2021		Ag Town Property Maintenance	\$65.00	7739	04/07/2021	1308 - Tamped dirt around post to secure it. The post is not rotten.
4897	04/07/2021		Ag Town Property Maintenance	\$65.00	7739	04/07/2021	1301- Secured one fence picket to panel
10741	07/07/2021		The Clean Up Crew	\$400.00	7790	07/07/2021	Repaired fence (damaged by wreckless friver)
9720	07/15/2021		Brenham Technical Services LLC	\$216.50	7798	07/19/2021	Key stuck on entry system, lubricated.
6020	07/22/2021		Ag Town Property Maintenance	\$65.00	7801	07/27/2021	1101- repaired fence back to post. Weather related issue (wind)
2922	08/24/2021		Petty-Faldyn Property Repair LLC	\$69.00	7821	08/25/2021	1208 - Repaired fence with 2 pickets
9951	10/07/2021		Brenham Technical Services LLC	\$292.28	7836	10/08/2021	Programmed 4 remotes, entry system will not connect to modem
13291	10/07/2021		T. Fry Make Ready	\$254.12	7841	10/08/2021	Repaired fence that was hit and bent over -6 pickets, fasten loose pickets
13341	11/08/2021		T. Fry Make Ready	\$326.18	7861	11/08/2021	Repaired back & left side of fence. Installed 2 10' post .
				\$2,008.08			
<b>6455 - General Maintenance</b>							
12574	01/07/2021		T. Fry Make Ready	\$81.63	7708	01/07/2021	#2105 Repaired fence gatch latch.
12664	02/08/2021	#1107	T. Fry Make Ready	\$60.00	7723	02/08/2021	
5336	04/22/2021		Ag Town Property Maintenance	\$195.00	7750	04/22/2021	#1407 - inspected roof for leaks, snow blew in from ridge vents.
3274	05/07/2021		Lopez Boyz	\$50.00	7755	05/07/2021	Clean drainage area before rain
064076	06/06/2021	#1904	Bobby Luna	\$40.00	7769	06/06/2021	repaired back gate handle
86986	06/06/2021		Johnathan Rios	\$40.00	7770	06/06/2021	1504 - removed bird nest and cleaned leftover debris
10658	06/06/2021		The Clean Up Crew	\$112.00	7772	06/06/2021	1102 - Replaced two broken fence picket, paint new pickets, aligned gate latch
INV0067	08/06/2021		J Blakeley Construction	\$125.00	7809	08/06/2021	1103- Repaired flashing on roof where light was coming through by attic & a/c vent
87759	10/08/2021	#2104	Johnathan Rios	\$60.00	7847	10/08/2021	Cleaned gutters #2104
13356	11/08/2021	#1301	T. Fry Make Ready	\$144.12	7861	11/08/2021	1301 - secured new 5 fence pickets with screws and painted
13331	11/08/2021		T. Fry Make Ready	\$332.47	7861	11/08/2021	Touched up paint on building where new signs were installed
89473	11/11/2021		Johnathan Rios	\$75.00	7868	11/12/2021	1801 - Reframed part of the backside of the gate and reattached and leveled.
89662	11/11/2021		Johnathan Rios	\$50.00	7868	11/12/2021	place cones and tape around the area where the clean out is.
13444	12/07/2021	#1509	T. Fry Make Ready	\$60.00	7876	12/07/2021	1509 - trimmed bottom of gate, reset hinges and latch.
13419	12/07/2021	#1603	T. Fry Make Ready	\$137.88	7876	12/07/2021	1603 - Fence repair and stain fence
				\$1,563.10			

6465 - Inspection						
1061-F116959	07/15/2021	American Fire Protection Group- College Station	\$95.00	7795	07/19/2021	Annual Inspection of Fire Extinguishers
6470 - Insurance						
1000520221	01/07/2021	The Cincinnati Insurance Companies	\$115.00	7706	01/07/2021	Monthly Insurance payment
1000522127	01/18/2021	The Cincinnati Insurance Companies	\$209.00	7714	01/20/2021	
1000520221	02/04/2021	The Cincinnati Insurance Companies	\$115.00	7718	02/08/2021	
1000522127	02/08/2021	The Cincinnati Insurance Companies	\$209.00	7724	02/08/2021	
1000520221	03/08/2021	The Cincinnati Insurance Companies	\$120.00	7732	03/08/2021	
STCP0001039-02	03/23/2021	Safepoint Insurance	\$4,722.00	7734	03/23/2021	Insurance down payment for 2020 - 2021 for Property Insurance
1000522127	04/06/2021	The Cincinnati Insurance Companies	\$442.00	7742	04/07/2021	Monthly Insurance payment
1000520221	04/07/2021	The Cincinnati Insurance Companies	\$115.00	7742	04/07/2021	Monthly Insurance payment
STCP0001039-02	04/16/2021	Safepoint Insurance	\$2,358.00	7747	04/16/2021	Monthly Insurance Premium
1000520221	05/04/2021	The Cincinnati Insurance Companies	\$115.00	7757	05/07/2021	Monthly Insurance payment
1000522127	05/11/2021	The Cincinnati Insurance Companies	\$220.00	7760	05/11/2021	Monthly Insurance payment
STCP0001039-02	05/18/2021	Safepoint Insurance	\$2,358.00	7764	05/19/2021	Monthly Insurance payment
1000520221	06/06/2021	The Cincinnati Insurance Companies	\$115.00	7771	06/08/2021	Monthly Insurance Premium
1000522127	06/09/2021	The Cincinnati Insurance Companies	\$220.00	7777	06/09/2021	Monthly Insurance invoice
STCP0001039-02	06/22/2021	Safepoint Insurance	\$2,359.00	7782	06/22/2021	Monthly Insurance Premium
1000520221	07/07/2021	The Cincinnati Insurance Companies	\$115.00	7789	07/07/2021	Monthly Insurance Invoice
1000522127	07/19/2021	The Cincinnati Insurance Companies	\$220.00	7800	07/19/2021	Monthly Insurance Premium
STCP0001039-02	07/27/2021	Safepoint Insurance	\$2,358.00	7804	07/27/2021	Monthly Insurance Premium
1000520221	08/06/2021	The Cincinnati Insurance Companies	\$115.00	7812	08/06/2021	Monthly Insurance Premium
1000522127	08/13/2021	The Cincinnati Insurance Companies	\$220.00	7817	08/13/2021	Monthly Insurance Premium
1000520221	09/08/2021	The Cincinnati Insurance Companies	\$115.00	7830	09/08/2021	Monthly Insurance Premium
1000522127	09/08/2021	The Cincinnati Insurance Companies	\$220.00	7830	09/08/2021	Monthly Insurance Premium
STCP0001039-02	09/08/2021	Safepoint Insurance	\$2,359.00	7829	09/08/2021	Monthly Insurance Premium
STCP0001039-02	10/07/2021	Safepoint Insurance	\$2,358.00	7840	10/08/2021	Monthly Insurance Premium
1000522127	10/07/2021	The Cincinnati Insurance Companies	\$220.00	7846	10/08/2021	Monthly Insurance Premium
1000520221	10/07/2021	The Cincinnati Insurance Companies	\$115.00	7842	10/08/2021	Monthly Insurance Premium
1000520221	11/04/2021	The Cincinnati Insurance Companies	\$115.00	7859	11/08/2021	Monthly Insurance Premium
1000522127	11/11/2021	The Cincinnati Insurance Companies	\$220.00	7869	11/12/2021	Monthly Insurance Premium
STCP0001039-02	11/23/2021	Safepoint Insurance	\$2,359.00	7871	11/23/2021	Monthly Insurance Premium
1000520221	12/07/2021	The Cincinnati Insurance Companies	\$115.00	7879	12/07/2021	Insurance Premium
1000522127	12/07/2021	The Cincinnati Insurance Companies	\$220.00	7877	12/07/2021	Insurance Premium
STCP0001039-02	12/22/2021	Safepoint insurance	\$2,358.00	7885	12/22/2021	Monthly Insurance Premium
			\$27,594.00			
6471 - Transfer to Reserves						
	01/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7703	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7715	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7728	03/01/2021	March 2021 - Transfer to Reserves
	04/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7738	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7752	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7765	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7784	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7807	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7823	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7834	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7857	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021	River Ridge HOA Reserve Acct.	\$943.00	7873	12/02/2021	December 2021 - Transfer to Reserves
			\$11,316.00			
6472 - Keys/Locks						
1211006587	10/08/2021	John Flippen	\$211.09	7848	10/08/2021	Changed combo on Clubhouse and pedestrian gates
6473 - Legal Fees						
45579	10/15/2021	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	\$300.00	7853	10/15/2021	Prepared Management Certificate, perform research regarding same
6475 - Lawn/Property Maintenance						

2445788	02/04/2021		Excel Landscaping & Lawn Maintenance	\$1,285.00	7717	02/08/2021	
2445883	02/04/2021		Excel Landscaping & Lawn Maintenance	\$1,761.30	7717	02/08/2021	
2446041	03/01/2021		Excel Landscaping & Lawn Maintenance	\$1,285.00	7730	03/08/2021	
2446257	04/06/2021		Excel Landscaping & Lawn Maintenance	\$286.86	7741	04/07/2021	Irrigation repair-locate non-working valve,replace zone valve #5
2446150	04/06/2021		Excel Landscaping & Lawn Maintenance	\$1,285.00	7741	04/07/2021	Monthly lawn maintenance
2446342	05/04/2021		Excel Landscaping & Lawn Maintenance	\$1,285.00	7754	05/07/2021	April 2021 Monthly Lawn Service
2446465	06/06/2021		Excel Landscaping & Lawn Maintenance	\$1,285.00	7767	06/06/2021	Monthly Lawn Maintenance
RR1	07/15/2021		Lawn Stars	\$1,840.25	7798	07/19/2021	Monthly Lawn Maintenance, clean up dead bushes
RR2	08/06/2021		Lawn Stars	\$1,840.25	7810	08/06/2021	Monthly lawn Maintenance (remove dead shrubs)
3479	08/06/2021		Lopez Boyz	\$75.00	7811	08/06/2021	Clean drainage pipe so rain water would drain.
RR3	09/07/2021		Lawn Stars	\$1,299.00	7827	09/07/2021	Monthly Lawn Maintenance
RR4	10/08/2021		Lawn Stars	\$1,299.00	7849	10/08/2021	Monthly Lawn Maintenance
3806	11/08/2021		Lopez Boyz	\$160.00	7860	11/08/2021	Cleaned drainage pipes and take bags of sand.
RR5	11/11/2021		Lawn Stars	\$1,200.00	7866	11/12/2021	Monthly Lawn Maintenance
RR6	12/14/2021		Lawn Stars	\$1,299.00	7882	12/14/2021	Monthly Lawn Maintenance
				\$17,485.66			
<b>6520 - Maintenance Supplies</b>							
9186730152	01/08/2021		HD Supply Facilities Maintenance	\$42.71	7709	01/12/2021	Doggie Bags
400104	08/24/2021		Ray Criswell Distributing Company	\$81.08	7822	08/25/2021	Purchased towels & Super tuff Liners
				\$123.79			
<b>6540 - Management Fee</b>							
	01/03/2021		Beal Properties	\$952.00	7702	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	\$952.00	7716	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	\$952.00	7727	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	\$952.00	7737	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	\$952.00	7753	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	\$952.00	7766	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	\$952.00	7783	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	\$952.00	7806	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	\$952.00	7824	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	\$952.00	7835	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	\$952.00	7858	11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	\$952.00	7874	12/02/2021	Management Fee for 12/2021
				\$11,424.00			
<b>6600 - Cleaning Expense</b>							
4373	04/06/2021		Altesa Cleaning Services	\$150.00	7740	04/07/2021	Club House - March 2021 Monthly Cleaning Service
0000169	05/05/2021		Jessica Younse	\$450.00	7759	05/07/2021	Monthly Janitorial services for April 2021
0000172	06/06/2021		Jessica Younse	\$360.00	7775	06/06/2021	Cleaning River Ridge HOA Clubhouse every Friday in May 2021
0000177	07/07/2021		Jessica Younse	\$360.00	7792	07/07/2021	Clean River Ridge clubhouse (June)
0000181	08/05/2021		Jessica Younse	\$450.00	7808	08/05/2021	5 weekly cleanings clubhouse for July
00001887	09/07/2021		Jessica Hudson	\$360.00	7825	09/07/2021	Cleaned River Ridge Clubhouse on Fridays
0000193	10/07/2021		Jessica Hudson	\$360.00	7837	10/08/2021	Monthly Cleaning River Ridge Clubhouse
0000198	11/11/2021		Jessica Hudson	\$450.00	7864	11/12/2021	Monthly Cleaning River Ridge Clubhouse
0000200	12/13/2021		Jessica Hudson	\$450.00	7880	12/13/2021	Cleaning Clubhouse 2nd 9th 15th 22nd & 29nd
				\$3,390.00			
<b>6695 - Pest Control</b>							
2039	10/07/2021		Joe Loudat DBA/	\$81.19	7838	10/08/2021	Monthly Pest Control
24546	12/14/2021		Joe Loudat DBA/	\$54.13	7881	12/14/2021	exterior treatment for fire ants
				\$135.32			
<b>6700 - Plumbing Expense</b>							
3527	08/06/2021		Twin City Plumbing LLC	\$620.00	7773	06/06/2021	Club house- replaced drop in stainless steel 4 hole double kitchen sink.
3822	07/07/2021		Twin City Plumbing LLC	\$195.00	7791	07/07/2021	1109 / water coming from upstairs, turned water off at water meter. (owners responsibility)
3883	07/22/2021		Twin City Plumbing LLC	\$195.00	7805	07/27/2021	1107- Turned water off at 1107, leaking into 1109 (after hours)
3902	08/06/2021		Twin City Plumbing LLC	\$240.00	7813	08/06/2021	Unclog 4" drain sewer line
3923	08/06/2021		Twin City Plumbing LLC	\$390.00	7813	08/06/2021	1109- Repaired leaks on 2 water meters
4117	10/07/2021		Twin City Plumbing LLC	\$280.00	7844	10/08/2021	Repair water leak at main water meter
				\$1,920.00			
<b>6701 - Porter Service</b>							
2078	01/07/2021		Robert Walker	\$120.00	7707	01/07/2021	Bulk Trash Pick up
2088	01/07/2021		Robert Walker	\$125.00	7707	01/07/2021	Monthly Porter Service
2117	02/04/2021		Robert Walker	\$225.00	7719	02/08/2021	
2143	03/08/2021		Robert Walker	\$125.00	7733	03/08/2021	Porter Service and dog station
2159	04/06/2021		Robert Walker	\$30.00	7743	04/07/2021	March 18 bulk pickup, removal, dump fee
2168	04/06/2021		Robert Walker	\$125.00	7743	04/07/2021	March porter service
2196	05/05/2021		Robert Walker	\$75.00	7758	05/07/2021	April 2021 Monthly Bulk Pick up Service
2192	05/05/2021		Robert Walker	\$125.00	7758	05/07/2021	April 2021 Porter Service
2209	06/06/2021		Robert Walker	\$125.00	7774	06/06/2021	Monthly Porter Service
2200	06/06/2021		Robert Walker	\$75.00	7774	06/06/2021	Monthly Bulk Pick Up



2223	07/05/2021		Robert Walker	\$75.00	7785	07/06/2021	Removed queen mattress, springs from dumpster, wooden headboard.. dump fee
2231	07/05/2021		Robert Walker	\$125.00	7785	07/06/2021	June 2021 Porter Service
2243	08/06/2021		Robert Walker	\$270.00	7814	08/06/2021	Monthly Bulk Pick Up
2256	08/06/2021		Robert Walker	\$125.00	7814	08/06/2021	July Porter Service
2278	09/07/2021		Robert Walker	\$125.00	7826	09/07/2021	Monthly Porter Service
2270	09/07/2021		Robert Walker	\$105.00	7826	09/07/2021	Monthly Bulk Pick Up
2298	10/07/2021		Robert Walker	\$125.00	7845	10/08/2021	Monthly Porter Service
2289	10/07/2021		Robert Walker	\$80.00	7845	10/08/2021	Monthly Bulk Pick Up
2323	11/08/2021		Robert Walker	\$45.00	7862	11/08/2021	Bulk Pick up
2318	11/08/2021		Robert Walker	\$125.00	7862	11/08/2021	Monthly Porter Service
2327	12/07/2021		Robert Walker	\$75.00	7878	12/07/2021	Bulk Pick up - Hauled to dump
2339	12/07/2021		Robert Walker	\$125.00	7878	12/07/2021	Monthly Porter Service
3824	12/07/2021		Lopez Boyz	\$30.00	7875	12/07/2021	Porter Service - one day for Walker
				\$2,590.00			
<b>6702 - Pool Expense</b>							
2020840	01/07/2021		Oasis Pools	\$405.94	7705	01/07/2021	monthly pool maintenance - December
2020808	01/07/2021		Oasis Pools	\$543.56	7705	01/07/2021	Pool Maintenance (November 2020)
2020881	02/08/2021		Oasis Pools	\$405.94	7722	02/08/2021	
2021909	03/08/2021		Oasis Pools	\$457.68	7731	03/08/2021	Feb pool maintenance
2021944	04/20/2021		Oasis Pools	\$583.93	7751	04/22/2021	March 2021 Monthly Pool Cleaning Service
							Waterfall demolition & removal. Includes dump fee for moss rock.
2020799	05/05/2021		Oasis Pools	\$4,221.75	7756	05/07/2021	
2021982	05/14/2021		Oasis Pools	\$607.50	7763	05/19/2021	Pool Monthly Service (April)
2022008RV	07/07/2021		Oasis Pools	\$504.40	7788	07/07/2021	May 2021 - Monthly Pool Maintenance
2022054	07/12/2021		Oasis Pools	\$678.76	7794	07/12/2021	June 2021 - Pool maintenance & chemicals.
							Pool -Yearly Maintenance, flushed all lines, inspected chlorinator, valves, O-rings
2022077	07/22/2021		Oasis Pools	\$259.26	7803	07/27/2021	
2022107	09/08/2021		Oasis Pools	\$542.27	7828	09/08/2021	Monthly Pool Cleaning & Supplies (July)
2022133	10/07/2021		Oasis Pools	\$706.55	7839	10/08/2021	Monthly Pool Cleaning & Supplies
2022184	11/11/2021		Oasis Pools	\$552.74	7867	11/12/2021	Monthly Pool Cleaning & Supplies
2022229	12/14/2021		Oasis Pools	\$405.94	7883	12/14/2021	Monthly Pool Cleaning & Supplies (October)
2022255	12/14/2021		Oasis Pools	\$716.00	7883	12/14/2021	Monthly Pool Cleaning & Supplies (November)
				\$11,692.22			
<b>6705 - Professional Fees</b>							
210877	10/07/2021		Thompson, Derrig and Craig, P.C.	\$360.00	7843	10/08/2021	Preparation of Federal Corp Income Tax Return 2020 & 2021 Texas State Corp Franchise Report
<b>6753 - Sign Expense</b>							
465-48973	06/06/2021		Fast Signs	\$1,662.29	7768	06/06/2021	Purchased 11 - 24x24 DiBond 3mm. signs and installed throughout the complex
<b>6755 - Tax Expense</b>							
CP161/ 26-1432525	07/07/2021		Internal Revenue Service	\$417.00	7786	07/07/2021	River Ridge 2019 Taxes
					7850	10/11/2021,	
1120-H 2020 Taxes	10/11/2021		Internal Revenue Service	\$118.00	7850	10/11/2021,	2020 Tax Bill
107837 / 423805	11/11/2021		Kristeen Roe, Tax A/C	\$2.24	7851	10/11/2021	2021 Property Taxes
				\$537.24	7865	11/12/2021	
<b>6757 - Telephone Service</b>							
979-268-2705-120116-5	03/01/2021		FRONTIER COMMUNICATION	\$151.45	7729	03/02/2021	
979-268-2705-120116-5	03/25/2021		FRONTIER COMMUNICATION	\$160.67	7736	03/28/2021	Monthly telephone pool invoice
979-268-2705-120116-5	04/19/2021		FRONTIER COMMUNICATION	\$120.24	7749	04/20/2021	Monthly telephone service. Pool
979-268-2705-120116-5	05/18/2021		FRONTIER COMMUNICATION	\$152.24	7761	05/19/2021	Monthly telephone service.
979-268-2705-120116-5	06/16/2021		FRONTIER COMMUNICATION	\$152.29	7781	06/16/2021	Monthly telephone service.
979-268-2705-120116-5	07/22/2021		FRONTIER COMMUNICATION	\$149.21	7802	07/27/2021	Monthly Telephone Bill
979-268-2705-120116-5	08/17/2021		FRONTIER COMMUNICATION	\$148.92	7819	08/17/2021	Monthly Telephone Bill
979-268-2705-120116-5	09/29/2021		FRONTIER COMMUNICATION	\$149.35	7833	09/29/2021	Monthly Telephone Bill
979-268-2705-120116-5	10/22/2021		FRONTIER COMMUNICATION	\$148.07	7855	10/22/2021	Monthly Telephone Bill
979-268-2705-120116-5	11/23/2021		FRONTIER COMMUNICATION	\$148.13	7870	11/23/2021	Monthly Telephone Bill
979-268-2705-120116-5	12/22/2021		FRONTIER COMMUNICATION	\$148.19	7884	12/22/2021	Monthly Telephone Bill
				\$1,628.76			
<b>6776 - Trash Pick-up</b>							
2100	02/04/2021		Robert Walker	\$95.00	7719	02/08/2021	
2124	03/08/2021		Robert Walker	\$180.00	7733	03/08/2021	Bulk pick up Feb
				\$275.00			
<b>6810 - Utilities</b>							
324505-145746	01/18/2021		College Station Utilities	\$458.18	7712	01/20/2021	
324505-211958	01/18/2021		College Station Utilities	\$12.40	7712	01/20/2021	
324505-211954	01/18/2021		College Station Utilities	\$64.40	7712	01/20/2021	
324505-208400	01/18/2021		College Station Utilities	\$520.41	7712	01/20/2021	
324505-208400	02/08/2021		College Station Utilities	\$493.87	7720	02/08/2021	
324505-211958	02/19/2021		College Station Utilities	\$12.40	7725	02/19/2021	sprinkler
324505-211954	02/19/2021		College Station Utilities	\$51.40	7725	02/19/2021	sprinkler
324505-145746	02/19/2021		College Station Utilities	\$0.00	7725	02/19/2021	electrical
324505-145746	02/19/2021		College Station Utilities	\$422.26	7725	02/19/2021	electrical
324505-208400	03/15/2021		College Station Utilities	\$534.73	7735	03/24/2021	
324505-145746	03/15/2021		College Station Utilities	\$230.09	7735	03/24/2021	
324505-211954	03/15/2021		College Station Utilities	\$12.40	7735	03/24/2021	
324505-211958	03/15/2021		College Station Utilities	\$12.40	7735	03/24/2021	
324505-208400	04/09/2021		College Station Utilities	\$488.01	7745	04/09/2021	utilities - water-sprinkler-electrical
324505-145746	04/16/2021		College Station Utilities	\$210.94	7746	04/16/2021	utilities - electrical-sprinkler

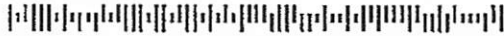
324505-211954	04/16/2021		College Station Utilities	\$12.40	7746	04/16/2021	utilities - sprinkler
324505-211958	04/16/2021		College Station Utilities	\$12.40	7746	04/16/2021	utilities - sprinkler
324505-211954	05/14/2021		College Station Utilities	\$12.40	7762	05/19/2021	utilities - sprinkler
324505-211958	05/14/2021		College Station Utilities	\$61.15	7762	05/19/2021	utilities - sprinkler
324505-145746	05/14/2021		College Station Utilities	\$329.96	7762	05/19/2021	utilities - electrical-sprinkler
324505-208400	05/14/2021		College Station Utilities	\$532.21	7762	05/19/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
324505-208400	06/07/2021		College Station Utilities	\$634.52	7776	06/07/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-145746	06/15/2021		College Station Utilities	\$324.99	7780	06/15/2021	utilities - electrical - sprinkler
324505-211954	06/15/2021		College Station Utilities	\$12.40	7780	06/15/2021	utilities - sprinkler
324505-211958	06/15/2021		College Station Utilities	\$57.90	7780	06/15/2021	utilities - sprinkler
324505-208400	07/12/2021		College Station Utilities	\$784.29	7793	07/12/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-145746	07/19/2021		College Station Utilities	\$310.62	7797	07/19/2021	utilities - electrical - sprinkler
324505-211954	07/19/2021		College Station Utilities	\$12.40	7797	07/19/2021	utilities - sprinkler
324505-211958	07/19/2021		College Station Utilities	\$31.90	7797	07/19/2021	utilities - sprinkler
324505-208400	08/11/2021		College Station Utilities	\$722.02	7815	08/11/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-145746	08/13/2021		College Station Utilities	\$211.69	7816	08/13/2021	utilities - electrical - sprinkler
324505-211958	08/13/2021		College Station Utilities	\$12.40	7816	08/13/2021	utilities - sprinkler
324505-211954	08/13/2021		College Station Utilities	\$12.40	7816	08/13/2021	utilities - sprinkler
324505-211954	09/16/2021		College Station Utilities	\$54.65	7831	09/21/2021	1000 Spring Loop Irig
324505-211958	09/16/2021		College Station Utilities	\$54.65	7831	09/21/2021	1000 Spring Loop Irig2
324505-208400	09/16/2021		College Station Utilities	\$742.52	7831	09/21/2021	1000 Spring Loop Club
324505-145746	09/16/2021		College Station Utilities	\$312.66	7831	09/21/2021	1000 Spring Loop
324505-208400	10/15/2021		College Station Utilities	\$801.54	7852	10/15/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-145746	10/15/2021		College Station Utilities	\$362.52	7852	10/15/2021	utilities - electric - sprinkler - sanitation
324505-211958	10/15/2021		College Station Utilities	\$61.15	7852	10/15/2021	utilities - sprinkler
324505-211954	10/15/2021		College Station Utilities	\$54.65	7852	10/15/2021	utilities - sprinkler
324505-211958	11/11/2021		College Station Utilities	\$48.15	7863	11/12/2021	utilities - sprinkler
324505-211954	11/11/2021		College Station Utilities	\$38.40	7863	11/12/2021	utilities - sprinkler
324505-145746	11/11/2021		College Station Utilities	\$320.89	7863	11/12/2021	utilities - electrical - sprinkler - sanitation
324505-208400	11/11/2021		College Station Utilities	\$655.15	7863	11/12/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-208400	12/22/2021		College Station Utilities	\$530.88	drafted	12/22/2021	utilities - electric - sprinkler - water - sewer - drainage
324505-145746	12/28/2021		College Station Utilities	\$350.77	324505-145746	12/28/2021	Electric, Sprinkler
324505-211954	12/28/2021		College Station Utilities	\$12.40	324505-211954	12/28/2021	Sprinkler
324505-211958	12/28/2021		College Station Utilities	\$12.40	324505-211958	12/28/2021	Sprinkler
				\$12,025.32			
<b>Total</b>				<b>\$111,700.64</b>			



# PROSPERITY BANK®

3813 1 AV 0.426  
 RIVER RIDGE TOWNHOMES  
 A CONDOMINIUM HOMEOWNERS ASSOCIATION INC  
 903 TEXAS AVE S  
 COLLEGE STATION TX 77840-2228

Statement Date 12/31/2021  
 Account No \*\*\*\*0132  
 Page 1 of 2



1

STATEMENT SUMMARY		TX Business Premier Money Market Account No ****0132	
12/01/2021	Beginning Balance		\$172,988.97
	2 Deposits/Other Credits	+	\$957.76
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	31 Days in Statement Period	\$173,946.73
	Total Enclosures		1

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/06/2021	Deposit	\$943.00
12/31/2021	Accr Earning Pymt Added to Account	\$14.76

DAILY ENDING BALANCE					
Date	Balance	Date	Balance	Date	Balance
12-01	\$172,988.97	12-06	\$173,931.97	12-31	\$173,946.73

EARNINGS SUMMARY			
** Below is an itemization of the Earnings paid this period. **			
Interest Paid This Period	\$14.76	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$169.26	Days in Earnings Period	31

9001



101491 : 00381301

MEMBER FDIC



NYSE Symbol "PB"

## River Ridge Home Owners Association 2022 Budget

	2021 Budget	2021 Actual	2022 Budget	
<b>Income:</b>		\$100.00		
HOA Dues	\$119,520.00	\$118,691.84	\$118,080.00	100%
Insurance		-\$5,514.70		120
Club House Rental				
Late or NSF fees		\$140.00		
Transfer from Reserv.		\$0.00		
<b>Total Income:</b>	\$119,520.00	\$113,417.14	\$118,080.00	
<b>Expense:</b>				
Accounting	\$500.00	\$360.00	\$360.00	
Cable/Broadband	\$1,800.00	\$1,780.03	\$1,500.00	
Cleaning / Supplies	\$3,200.00	\$3,513.79	\$3,200.00	
Electrical	\$2,000.00	\$1,039.01	\$1,500.00	
Pest Control	\$250.00	\$135.32	\$150.00	
Porter Service	\$2,500.00	\$2,865.00	\$2,500.00	
Insurance	\$28,000.00	\$27,570.00	\$34,570.00	
Lawn Care	\$16,000.00	\$17,485.66	\$17,500.00	
Legal	\$0.00	\$395.00	\$500.00	
General Maintenance	\$3,500.00	\$1,368.10	\$2,000.00	
Management Fee	\$11,424.00	\$11,424.00	\$11,424.00	
Special Projects	\$5,000.00	\$0.00	\$5,000.00	
Plumbing	\$750.00	\$1,920.00	\$1,000.00	
Pool Maintenance	\$7,775.00	\$11,592.22	\$7,775.00	
Fence Repair	\$600.00	\$2,008.08	\$2,000.00	
Keys & Fobs	\$500.00	\$146.09	\$500.00	
Signage	\$0.00	\$1,662.29	\$250.00	
Telephone	\$1,700.00	\$1,628.76	\$1,000.00	
Utilities	\$15,000.00	\$12,025.32	\$13,000.00	
Bank & Credit Card	\$50.00	\$14.70	\$25.00	
Tax Expense	\$25.00	\$537.24	\$150.00	
<b>Total Operating Exp.</b>	\$100,574.00	\$99,470.61	\$105,904.00	
Transfer to Reserves	\$11,952.00	\$11,316.00	\$12,000.00	
<b>Total Expense:</b>	\$112,526.00	\$110,786.61	\$117,904.00	
<b>Net Income</b>	\$6,994.00	\$4,579.81	\$6,994.00	



3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500  
[www.bealbcshoa.com](http://www.bealbcshoa.com)

March 15, 2022

### **River Ridge Management Report**

**Delinquency Report:** At the end of 2022 the HOA had an outstanding balance owed of \$0.00

**Violation Report:** At the end of 2022 the HOA had 8 outstanding violations. All were for personal items left on the front porch.

**Work Orders:** There were not an uncompleted work orders for River Ridge at the end of 2022. Projects for 2022 will be replacing the TV in the clubhouse, restriping the parking lot, replacing the entry system with a Doorking system to work with current fobs.



**Bob Walker**  
 Beal Properties  
 bobw@bealbcs.com  
 Ph  
 Need a REALTOR? What About BOB?



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 03/15/22 at 4:44 pm

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 03/15/2022 to 12/15/2020 Status is 'Option Contract' Status Contractual Search Date is 03/15/2022 to 09/16/2021 Status is 'Under Contract' Status Contractual Search Date is 03/15/2022 to 09/16/2021 Street Number Search is 1000

**Residential**

**Sold Properties**

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
20017664	1000 Spring #1302	1302	2	2/1	NONE	River Ridge Townhomes Condos	2008	1,133	\$141.13	\$159,900	\$154,900	\$136.72	03/12/2021	96.87	114
21004774	1000 Spring Loop #1205	1205	2	2/1	NONE	River Ridge Townhomes Condos	2007	1,168	\$136.99	\$160,000	\$157,000	\$134.42	05/06/2021	98.13	28
21007598	1000 Spring #1509	1509	2	2/1	NONE	River Ridge Townhomes Condos	2008	1,168	\$139.55	\$163,000	\$165,000	\$141.27	06/25/2021	101.23	25
21010186	1000 Spring Loop #1103	1103	2	2/1	NONE	River Ridge Townhomes Condos	2007	1,168	\$145.55	\$170,000	\$170,000	\$145.55	08/13/2021	100.00	26
21015767	1000 Spring Loop #1306	1306	2	2/1	NONE	River Ridge Townhomes Condos	2008	1,168	\$149.40	\$174,500	\$174,500	\$149.40	12/30/2021	100.00	41

<b># LISTINGS:</b>	5	<b>Medians:</b>	2008	1,168	\$141.13	\$163,000	\$165,000	\$141.27	100.00	28
		<b>Minimums:</b>	2007	1,133	\$136.99	\$159,900	\$154,900	\$134.42	96.87	25
		<b>Maximums:</b>	2008	1,168	\$149.40	\$174,500	\$174,500	\$149.40	101.23	114
		<b>Averages:</b>	2008	1,161	\$142.52	\$165,480	\$164,280	\$141.47	99.25	47

**Under Contract Properties**

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
22001912	1000 Spring Loop #1105	1105	2	2/1	NONE	River Ridge Townhomes Condos	2007	1,168	\$154.02	\$179,900	39

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



**Bob Walker**  
 Beal Properties  
 bobw@bealbcs.com  
 Ph  
 Need a REALTOR? What About BOB?



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 03/15/22 at 4:44 pm

**Residential**

# LISTINGS:	1	<b>Medians:</b>	2007	1,168	\$154.02	\$179,900	39
		<b>Minimums:</b>	2007	1,168	\$154.02	\$179,900	39
		<b>Maximums:</b>	2007	1,168	\$154.02	\$179,900	39
		<b>Averages:</b>	2007	1,168	\$154.02	<b>\$179,900</b>	39

**Quick Statistics ( 6 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$159,900	\$179,900	\$167,883	\$166,500
<b>Sold Price</b>	\$154,900	\$174,500	\$164,280	\$165,000

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.