

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



*2018 Annual Meeting
Tuesday April 3rd 6:00pm
River Ridge Club House
1000 Spring Loop CS TX*



Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

River Ridge Townhome Association requests your attendance at the 2017 annual meeting to be held at the Club House at 1000 Spring Loop College Station, Texas 77840, on Wednesday, April 5, 2017 at 5:30 pm.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:00 pm April 4, 2017. You can mail the completed proxy (below) to Century 21, Beal, 903 Texas Ave. S., College Station, Texas 77840, and Attention: Terry Thigpin or Toni Myers, email to c21hoa@century21bcs.com or fax it to (979) 764-0508.

Agenda

- 1. Roll Call
2. Proof of meeting announcement
3. Determination of quorum and examination of proxies
4. Review & approval of minutes of 2016 Annual Meeting
5. Financial report
a. 2016 Financial report review
b. Delinquent Dues, 2016 -2017 Sales Report
c. 2017 Budget
6. Maintenance Issues.
7. Election or reinstatement of Officers and Board
8. Old Business
9. New Software being used by Century 21, Beal (Appfolio)
10. Adjournment

2017 River Ridge Townhomes Association Proxy

Know All by these Present: That I _____

Do hereby appoint: (circle one) Kyle Mann, Peter Schmiediche, Alton Ofczarzak, Century 21, Beal

As agent for me, and in my name and stead to vote as my Proxy at the 2017 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 April 5, 2017 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

River Ridge Home Owners Association
Board of Directors Meeting Notes
Thursday, February 15, 2018 2:00 P.M.

The meeting was called to order at 2:04 P.M.

Attendees:

Alton Ofczarzak	Vice President, River Ridge Board of Directors
Peter Schmiediche Secretary,	River Ridge Board of Directors
Toni Myers	Brazos County Property Management, responsible for River Ridge Town Homes

Current Status

1. These are not formal minutes but a summary of the issues that needed to be discussed after the resignation of Mr. K.C. Mann as president of the Board of Directors. Mr. Mann sold his River Ridge unit and is therefore not any longer eligible to be on the Board of Directors.

This leaves only Mr. Alton Ofczarzak and Mr. Peter Schmiediche on the Board of Directors and requires the election of at least one more board member at the next annual meeting of the HOA. Mr. Schmiediche has already talked to Ms. Beverly Schafer, the owner of Unit 2102, who as agreed to serve on the board. It was agreed during the meeting that a second person should be elected since Mr. Schmiediche is likely to sell his unit sometime in July of this year.

Outstanding Maintenance Issues

1. The surfaces surrounding the metal poles that were installed last year to support the patio gates of the buildings facing Spring Loop need to be redone with real concrete since following the winter weather only sand appears to be left on the surface, even if the poles themselves appear to be solidly grounded.
2. The whole irrigation system need checking since several sprinkler spouts have come off their base or are spouting the water in the wrong direction.
3. Several shrubs in the spot inside left of the main gates have died or are dying and need to be replanted. Toni Myers has agreed to talk to Dwayne's Lawn Service.
4. The staining of the front doors of the buildings facing Spring Loop and possibly the rails of the other buildings is still pending since it depends on the right weather conditions. Toni is going to investigate further the wish of one owner to have the rails stained. Note: They probably do need re-staining.

BVPM Action Items:

1. Toni Myers of BVPM will work on adding Mr. Schmiediche and Mr. Ofczarzak to the signature cards of Prosperity Bank.
2. Toni will also contact a repair firm to take care of the surfaces surrounding the gate poles.

Board Action Items:

1. The board decided in agreement with BVPM to schedule a HOA meeting for April 3, at 6:00 p.m. in the Club House. Toni will prepare the agenda, the proxies and will send out the invitations.

There being no further business before the board, the meeting was adjourned at 3:00 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Peter Schmiediche". The signature is written in black ink and is positioned above the typed name.

Peter Schmiediche
Secretary

River Ridge Home Owners Association
Home Owners Association Annual Meeting Minutes

Wednesday, April 5, 2016 5:30 P.M.

1. The meeting was called to order at 5:40 P.M.
2. Proof of meeting announcement was produced.
3. A quorum (5% of units = 4) was confirmed with 19 unit owners present and proxies in hand.
4. Minutes for the 2016 annual home owners association meeting were reviewed. Bowen Jackson made a motion to approve, and seconded by Bennett Lachner. There was no further discussion and the minutes were approved unanimously.
5. Terry Thigpen, Century 21 Beal, presented the following for review and discussion:
 - a. 2016 Financial Report
 - b. Update on delinquent dues
6. The draft 2017 HOA budget was presented for review and discussion. Specific items discussed included fencing repairs, pool maintenance, insurance limits and other individual line items. The budget line item for lawn care was increased \$2,500 to provide for the replacement of sprinkler control boxes. Steve Berckenhoff made a motion to approve the 2017 budget, as amended, and the motion was seconded by Bowen Jackson. After further discussion, the budget was approved unanimously.
7. Maintenance issues were discussed and noted by Century 21 Beal.
8. Security and maintenance of the club house was discussed. After considerable discussion, Bowen Jackson made a motion to authorize the board to purchase new furniture/electronics (as needed) for the club house, not to exceed \$5,000. Alton Ofczarzak seconded the motion. After further discussion, the motion passed unanimously. The property company will research and present options to the board for this capital item.
9. The election of the board and officers was the final order of business. The prior year's board was Joe Parker, Alton Ofczarzak, Peter Schmiediche and KC Mann. Joe Parker withdrew his name for reelection. After inquiry of the attendees, there were no new names presented for the board. The slate of candidates for the new board were Alton, Peter and KC. A motion by Steve Berckenhoff was made to approve this slate, and Bowen Jackson seconded the motion. There was no further discussion and the motion passed unanimously. New board members present at the meeting were Alton and KC. Peter was elected to the office of Secretary unanimously by the board. Alton was elected to the office of Vice President unanimously by the board. KC was elected to the office of President unanimously by the board.
10. There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

KC Mann
President

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2017 to 12/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	175.00	0.13	175.00	0.13
Homeowners Association Dues	108,985.00	78.47	108,985.00	78.47
Transfer Fee	150.00	0.11	150.00	0.11
Miscellaneous Income	18,984.92	13.67	18,984.92	13.67
Insurance Reimbursement	10,600.00	7.63	10,600.00	7.63
Total Operating Income	138,894.92	100.00	138,894.92	100.00
Expense				
Bank Fees/Office Expenses	72.45	0.05	72.45	0.05
Broadband service	2,175.61	1.57	2,175.61	1.57
Credit Card	340.42	0.25	340.42	0.25
Electrical Repairs	128.82	0.09	128.82	0.09
Fence Repair	9,471.10	6.82	9,471.10	6.82
Furniture	3,704.28	2.67	3,704.28	2.67
General Maintenance	2,314.30	1.67	2,314.30	1.67
Insurance	20,770.66	14.95	20,770.66	14.95
Transfer to Reserves	17,840.00	12.84	17,840.00	12.84
Keys/Locks	212.64	0.15	212.64	0.15
Lawn/Property Maintenance	19,731.32	14.21	19,731.32	14.21
Special Projects	16,337.25	11.76	16,337.25	11.76
Management Fee	10,824.00	7.79	10,824.00	7.79
Cleaning Expense	4,542.90	3.27	4,542.90	3.27
Admin Fee / Credit card fee	126.98	0.09	126.98	0.09
Parking Lot Repair	5,228.48	3.76	5,228.48	3.76
Pest Control	1,385.63	1.00	1,385.63	1.00
Plumbing Expense	385.24	0.28	385.24	0.28
Porter Service	1,464.13	1.05	1,464.13	1.05
Pool Expense	4,752.75	3.42	4,752.75	3.42
Professional Fees	405.00	0.29	405.00	0.29
Security Expense	357.51	0.26	357.51	0.26
Sign Expense	261.80	0.19	261.80	0.19
Tax Expense	62.84	0.05	62.84	0.05
Telephone Service	1,527.63	1.10	1,527.63	1.10
Utilities	16,534.14	11.90	16,534.14	11.90
Total Operating Expense	140,957.88	101.49	140,957.88	101.49
NOI - Net Operating Income	-2,062.96	-1.49	-2,062.96	-1.49
Total Income	138,894.92	100.00	138,894.92	100.00
Total Expense	140,957.88	101.49	140,957.88	101.49
Net Income	-2,062.96	-1.49	-2,062.96	-1.49

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	4,096.08		4,096.08	
Net Other Items	<u>4,096.08</u>		<u>4,096.08</u>	
Cash Flow	<u>2,033.12</u>		<u>2,033.12</u>	
Beginning Cash	4,500.87		4,500.87	
Beginning Cash + Cash Flow	6,533.99		6,533.99	
Actual Ending Cash	6,853.14		6,853.14	

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2018 to 03/31/2018

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	35.00	0.13	35.00	0.13
Homeowners Association Dues	27,760.00	99.87	27,760.00	99.87
Total Operating Income	27,795.00	100.00	27,795.00	100.00
Expense				
Bank Fees/Office Expenses	70.45	0.25	70.45	0.25
Broadband service	435.12	1.57	435.12	1.57
Fence Repair	205.68	0.74	205.68	0.74
General Maintenance	893.08	3.21	893.08	3.21
Insurance	5,304.37	19.08	5,304.37	19.08
Transfer to Reserves	6,690.00	24.07	6,690.00	24.07
Lawn/Property Maintenance	3,653.45	13.14	3,653.45	13.14
Management Fee	2,706.00	9.74	2,706.00	9.74
Cleaning Expense	1,040.00	3.74	1,040.00	3.74
Pest Control	541.26	1.95	541.26	1.95
Porter Service	435.00	1.57	435.00	1.57
Pool Expense	2,552.53	9.18	2,552.53	9.18
Telephone Service	390.83	1.41	390.83	1.41
Utilities	4,342.32	15.62	4,342.32	15.62
Total Operating Expense	29,260.09	105.27	29,260.09	105.27
NOI - Net Operating Income	-1,465.09	-5.27	-1,465.09	-5.27
Total Income	27,795.00	100.00	27,795.00	100.00
Total Expense	29,260.09	105.27	29,260.09	105.27
Net Income	-1,465.09	-5.27	-1,465.09	-5.27
Other Items				
Prepayments	4,750.00		4,750.00	
Net Other Items	4,750.00		4,750.00	
Cash Flow	3,284.91		3,284.91	
Beginning Cash	6,853.14		6,853.14	
Beginning Cash + Cash Flow	10,138.05		10,138.05	
Actual Ending Cash	10,208.50		10,208.50	

Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2017 - 12/31/2017

Reference	Bill Date	Payee	Amount	Check #	Description
2270 - Clearing-Tenant Deposits					
	01/17/2017	Equity	1,250.00		Equity , RIVER RIDGE TOWNHOME ASSOCIATION - #1405: Move Out Refund
	01/18/2017	Chapman Bennett	130.00		Chapman Bennett, RIVER RIDGE TOWNHOME ASSOCIATION - #1307: Move Out Refund
			1,380.00		
4600 - Homeowners Association Dues					
	06/06/2017	Dan T. & Karra L. Hill	115.00	7122	Dan T. & Karra L. Hill, RIVER RIDGE TOWNHOME ASSOCIATION - #1508: Move Out Refund
	06/27/2017	Lih Chem Marie Wang	160.00	7123, 7123, 7129	Lih Chem Marie Wang, RIVER RIDGE TOWNHOME ASSOCIATION - #1806: Move Out Refund
			275.00		
5700 - Miscellaneous Income					
payback loan	06/07/2017	BVP Management, Inc.	2,000.00	7089	Payback BVPM Loan of 2000.00
6045 - Bank Fees/Office Expenses					
bank fee	09/15/2017	Prosperity Bank	2.60		Drafted from Bank Account Bank Fees
6060 - Broadband service					
100001-8603-711102601	01/11/2017	Sudden Link	145.04	7018	internet
100001-8603-711102601	02/09/2017	Sudden Link	145.04	7032	internet
100001-8603-711102601	03/09/2017	Sudden Link	145.04	7044	internet
001-8603-622578701	04/06/2017	Sudden Link	140.01	7057	cable
1000001-8603-711102601	04/13/2017	Sudden Link	145.04	7063	
001-8603-622578701	05/04/2017	Sudden Link	140.01	7073	Internet
100001-8603-711102601	05/08/2017	Sudden Link	145.04	7077	internet
100001-8603-711102601	06/07/2017	Sudden Link	145.04	7092	Internet
100001-8603-709356501	07/11/2017	Sudden Link	145.04	7106	Cable & Broadband
100001-8603-711102601	08/08/2017	Sudden Link	145.04	7125	Cable & Broadband
100001-8603-711102601	09/08/2017	Sudden Link	300.15	7137	monthly broadband and cable bill
100001-8603-725161001	09/20/2017	Sudden Link	96.00	7141	Internet
100001-8603-711102601	10/11/2017	Sudden Link	145.04	7150	monthly broadband and cable bill
1000018603711102601	11/10/2017	Sudden Link	145.04	7165	monthly broadband and cable bill
100001-8603-711102601	12/08/2017	Sudden Link	145.04	7176	monthly broadband and cable bill
			2,271.61		
6305 - Credit Card					
bank credit card charges	06/02/2017	Prosperity Bank	50.03		Drafted from Bank Account bank and credit card fees for June
bank credit card charges	07/03/2017	Prosperity Bank	114.95		Drafted from Bank Account Credit card fee
bank credit card charges	08/02/2017	Prosperity Bank	50.19		Drafted from Bank Account merchant fees for credit cards online

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
bank credit card charges	09/05/2017	Prosperity Bank	42.85	Drafted from Bank Account	merchant fees for credit cards online
credit card fee	10/02/2017	Prosperity Bank.	39.95	Drafted from Bank Account	merchant fees for credit cards online
merchant CC	12/04/2017	Prosperity Bank	42.45	drafted from banking account	Credit Card expense from credit card

340.42

6390 - Electrical Repairs

10819	04/06/2017	Constant Current Electric	128.82	7055	troubleshoot power to gate - found tripped breaker
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6430 - Fence Repair

1580	02/06/2017	T. Fry Make Ready	371.14	7030	replace 35 8 ft picket fences around property
1331	02/13/2017	Brenner Fence & Repair	2,750.00	7033	repair
1028	03/06/2017	Robert Walker	28.12	7042	fence repair - fence picket
5594	04/06/2017	Brenham Technical Services LLC	170.00	7054	troubleshoot exit gates no power at operator
00002	04/18/2017	Brenner Fence & Repair	1,233.00	7064	deposit to start work on staining and pressure washing fence
8872	07/03/2017	Clean Up Crew	282.53	7098	Repaired fence at 1708 River Ridge
8873	07/03/2017	Clean Up Crew	43.30	7098	Repaired gate at 2001 River ridge
170624-02	07/05/2017	Mel Morgan	85.00	7100	Repaired fence at the south line & west boundry
	07/22/2017	Brenner Fence & Repair	1,233.00	7107, 7107, 7111	remianing balance for fence work
5915	09/05/2017	Brenham Technical Services LLC	525.01	7131	Linear block coded remotes

6,721.10

6440 - Furniture

furniture	05/12/2017	BVP Management, Inc.	3,599.28	7090	New furniture for River Ridge.. BVPM Credit card
1990	06/06/2017	T. Fry Make Ready	105.00	7088	Pick up furniture and deliver to Clubhouse

3,704.28

6455 - General Maintenance

1468	01/04/2017	T. Fry Make Ready	171.65	7016	paint handicap rail in front of unit 1401 print prime and paint lintels at unit 1121
11056	01/05/2017	Lopez Boyz	250.00	7012	remove trash and clean
10638	01/17/2017	DAVS Amusements Inc	473.88	7021	cover 8ft pool table repair pool table
1042	03/17/2017	Robert Walker	33.11	7052	purchase and deliver pool table supplies
1807	04/06/2017	T. Fry Make Ready	127.89	7058	install new gutter extension outside unit 2001
1101	06/06/2017	Robert Walker	30.00	7086	Installed No Trespassing Sign on pool fence
8874	07/03/2017	Clean Up Crew	64.95	7098	Moved dumpsters to different area of complex
2585	07/06/2017	Advantage Cooling & Heating	304.63	7097	Repaired A/C in club house
465-23641	08/03/2017	Fast Signs	139.27	7114	Signage for Pool

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
8930	08/14/2017	Clean Up Crew	32.48		7127 Repaired front door to shifting
8929	08/14/2017	Clean Up Crew	162.38		7127 Replaced broken post and cement
1200	09/05/2017	Robert Walker	45.00		7135 Picked up signs and installed by office door.
11084	11/03/2017	Constant Current Electric	81.19		7158 Power issues in building 1500
9066	11/03/2017	Clean Up Crew	86.60		7156 Repaired gate and fence at 1609 River Ridge
9078	11/08/2017	Clean Up Crew	86.60		7163 Repaired gate latch bldg j
9082	11/08/2017	Clean Up Crew	51.00		7163 replaced pickets between 1601 and 1408
9108	12/14/2017	Clean Up Crew	81.19		7174 #1609 Replaced broken post on left side of gate.
9107	12/14/2017	Clean Up Crew	60.00		7174 #1303 Recaulked around windows and brick
9106	12/14/2017	Clean Up Crew	32.48		7174 #2106 repaired gate and picket fence

2,314.30

6470 - Insurance

f002005921-001-0001	01/05/2017	Farmers Insurance Exchange	1,679.33		7011 insurance
f002005921-001-0001	02/06/2017	Farmers Insurance Exchange	1,667.33		7028 insurance
f002005921-001-0001	03/09/2017	Farmers Insurance Exchange	1,830.49		7049 insurance
F002005921-001-00001	05/04/2017	Farmers Insurance Exchange	3,420.51		7070 Insurance for April and May
352743	06/06/2017	Farmers Insurance Exchange	1,739.00		7083 River Ridge Monthly Insurance Payment
F002005921-001-00001	07/03/2017	Farmers Insurance Exchange	1,739.00		7099 River Ridge Monthly Insurance Payment
F002005921-001-00001	08/03/2017	Farmers Insurance Exchange	1,739.00		7113 River Ridge Insurance
F002005921-001-00001	09/05/2017	Farmers Insurance Exchange	1,739.00		7132 Monthly Insurance
F002005921-001-00001	10/03/2017	Farmers Insurance Exchange	1,739.00		7144 Monthly Insurance
F002005921-001-00001	11/06/2017	Farmers Insurance Exchange	1,739.00		7159 Monthly Insurance
F002005921-001-00001	12/04/2017	Farmers Insurance Exchange	1,739.00		7171 Monthly Insurance

20,770.66

6471 - Transfer to Reserves

	01/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7025 January 2017 - Transfer to Reserves
	02/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7026 February 2017 - Transfer to Reserves
	03/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7038 March 2017 - Transfer to Reserves
	04/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7062 April 2017 - Transfer to Reserves

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
	05/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7068 May 2017 - Transfer to Reserves
	10/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7143 October 2017 - Transfer to Reserves
	11/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7155 November 2017 - Transfer to Reserves
	12/01/2017	River Ridge HOA Reserve Acct.	2,230.00		7170 December 2017 - Transfer to Reserves
			17,840.00		
6472 - Keys/Locks					
170603882	06/06/2017	Locksmith Technologies LLC	362.64	7084	Repaired/replaced automatic door lock on clubhouse
6473 - Legal Fees					
13990	06/29/2017	The Rife Law Firm	200.00	7115	Collection letter for 1703
6475 - Lawn/Property Maintenance					
2016-996	01/04/2017	Brazos Valley Stump Grinding and Tree	433.00	7010	trim trees behind 1201 and haul off
10893	01/17/2017	Dwayne's Lawn Service, LLC	1,055.44	7022	December Lawn Care
10964	01/17/2017	Dwayne's Lawn Service, LLC	1,055.44	7022	January Lawn Care
11001	02/23/2017	Dwayne's Lawn Service, LLC	975.00	7035	MONTHLY LAWN SERVICE (feb)
11001	03/17/2017	Dwayne's Lawn Service, LLC	1,055.44	7048	monthly lawn maintenance - march.
11080	03/17/2017	Dwayne's Lawn Service, LLC	1,055.44	7048	monthly lawn maintenance - april
11222	04/07/2017	Lopez Boyz	250.00	7056	lawn care
11170	05/04/2017	Dwayne's Lawn Service, LLC	80.44	7069	balance due on lawn care for may
11171	05/04/2017	Dwayne's Lawn Service, LLC	2,468.10	7069	new irrigation controllers
11286	05/22/2017	Dwayne's Lawn Service, LLC	1,055.44	7080	May's Lawn Care
11397	06/23/2017	Dwayne's Lawn Service, LLC	2,814.50	7094	Mulch for property at River Ridge
11400	06/23/2017	Dwayne's Lawn Service, LLC	1,055.44	7094	Monthly lawn maintenance
11518	08/03/2017	Dwayne's Lawn Service, LLC	1,055.44	7112	Monthly Lawn Service
11641	08/15/2017	Dwayne's Lawn Service, LLC	1,055.44	7128	Lawn Service for August
11656	09/06/2017	Lopez Boyz	45.00	7133	Cut tree limbs from roof
11739	09/20/2017	Dwayne's Lawn Service, LLC	1,055.44	7140	Lawn Service for September
11836	10/24/2017	Dwayne's Lawn Service, LLC	1,055.44	7152	Monthly Lawn Service
11936	11/15/2017	Dwayne's Lawn Service, LLC	1,055.44	7167	Monthly Lawn Service

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
12020	12/20/2017	Dwayne's Lawn Service, LLC	1,055.44		7178 Monthly Lawn Service
			19,731.32		
6531 - Special Projects					
380	05/24/2017	Weber Custom Homes	10,600.00		7082 New masonry based sign
1743	08/03/2017	Twin City Plumbing LLC	5,737.25		7116 Repair drainage problem in the parking lot
			16,337.25		
6540 - Management Fee					
	01/04/2017	BVP Management, Inc.	902.00		7009 Management Fee for 01/2017
	02/02/2017	BVP Management, Inc.	902.00		7027 Management Fee for 02/2017
	03/02/2017	BVP Management, Inc.	902.00		7039 Management Fee for 03/2017
	04/05/2017	BVP Management, Inc.	902.00		7053 Management Fee for 04/2017
	05/02/2017	BVP Management, Inc.	902.00		7067 Management Fee for 05/2017
	06/07/2017	BVP Management, Inc.	902.00		7091 Management Fee for 06/2017
	07/05/2017	BVP Management, Inc.	902.00		7096 Management Fee for 07/2017
	08/01/2017	BVP Management, Inc.	902.00		7110 Management Fee for 08/2017
	09/05/2017	BVP Management, Inc.	902.00		7130 Management Fee for 09/2017
	10/03/2017	BVP Management, Inc.	902.00		7142 Management Fee for 10/2017
	11/02/2017	BVP Management, Inc.	902.00		7154 Management Fee for 11/2017
	12/04/2017	BVP Management, Inc.	902.00		7169 Management Fee for 12/2017
			10,824.00		
6600 - Cleaning Expense					
371182	01/05/2017	Ray Criswell Distributing Company	247.24		7014 CLEANING SUPPLIES
107	01/05/2017	Alysha Younse	260.00		7015 DECEMBER CLEANING SERVICE 3 WEEKS
0000108	01/31/2017	Alysha Younse	360.00		7029 January 2017 9 days cleaning
0000110	03/06/2017	Alysha Younse	320.00		7041 clubhouse/pool cleaning 8 times
1035	03/06/2017	Robert Walker	37.31		7042 toilet paper for clubhouse
0000111	04/06/2017	Alysha Younse	360.00		7060 RR clubhouse cleaning
0000113	05/04/2017	Alysha Younse	320.00		7075 RR clubhouse cleaning
0000114	06/06/2017	Alysha Younse	360.00		7087 River Ridge Monthly Clubhouse Cleaning
0000116	07/03/2017	Jessica Younse	360.00		7104 River Ridge Monthly Clubhouse Cleaning
0000118	07/05/2017	Jessica Younse	50.00		7104 Pool area clean

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
0000119	08/03/2017	Jessica Younse	360.00		7118 River Ridge Monthly Clubhouse Cleaning
0000120	09/05/2017	Jessica Younse	320.00		7136 Cleaned clubhouse at River Ridge
376036	09/05/2017	Ray Criswell Distributing Company	31.34		7134 Purchase super tuff liners for River Ridge
375818	09/05/2017	Ray Criswell Distributing Company	67.01		7134 Multi brown towels and super tuff liners
1201	09/05/2017	Robert Walker	30.00		7135 Picked up case of paper towels and trashbags
0000124	10/05/2017	Jessica Younse	380.00		7147 River Ridge Monthly Clubhouse Cleaning
0000126	11/06/2017	Jessica Younse	360.00		7162 River Ridge Monthly Clubhouse Cleaning
0000129	12/05/2017	Jessica Younse	320.00		7173 Cleaned clubhouse at River Ridge
			4,542.90		
6691 - Parking Lot Repair					
2993	07/03/2017	Precision Pavement Maintenance, LLC	5,228.48		7101 Restiped all existing pavement markings
6695 - Pest Control					
15549	01/05/2017	RP Lee Termite & Pest Control	270.63		7013 TREATED PERIMETER AND ANT MOUNDS
20644	03/24/2017	RP Lee Consulting	270.63		7051 pest control
206	05/04/2017	RP Lee Consulting	303.11		7072 monthly lawn maint
25682	07/06/2017	RP Lee Termite & Pest Control	270.63		7102 Quarterly pest control
30692	10/11/2017	RP Lee Termite & Pest Control	270.63		7149 Quarterly Pest Control
			1,385.63		
6700 - Plumbing Expense					
1633	02/23/2017	Twin City Plumbing LLC	100.00		7037 removed garbage disposal (club)
1685	06/06/2017	Twin City Plumbing LLC	161.65		7085 Repaired 1" meter line to 2" irrigation line
37145	11/07/2017	Orta Plumbing	123.59		7160 Repaired leaking toilet
			385.24		
6701 - Porter Service					
0000146	01/03/2017	O'Neal Lawn Maintenance	54.13		7017 Hauled off roll of carpet and basketball goal
1056	04/06/2017	Robert Walker	50.00		7059 porter service
1085	05/04/2017	Robert Walker	60.00		7074 bulk pick up - weight bench, antique secretary desk, 3 pallets, large tree limbs, bicycle
1081	05/04/2017	Robert Walker	100.00		7074 porter service
1093	06/06/2017	Robert Walker	30.00		7086 River Ridge Bulk Pick up
1115	06/06/2017	Robert Walker	100.00		7086 River Ridge May Porter Service
1144	07/03/2017	Robert Walker	100.00		7103 Monthly Porter Service
1150	08/03/2017	Robert Walker	70.00		7117 Bulk pick up at River Ridge HOA

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
1156	08/03/2017	Robert Walker	50.00		7117 Bulk pick up at River Ridge HOA
1164	08/03/2017	Robert Walker	55.00		7117 Bulk pick up at River Ridge HOA
1168	08/03/2017	Robert Walker	70.00		7117 Bulk pick up at River Ridge HOA
1177	08/03/2017	Robert Walker	100.00		7117 Monthly Porter Service
1185	09/05/2017	Robert Walker	50.00		7135 Bulk pick up at River Ridge HOA
1199	09/05/2017	Robert Walker	45.00		7135 Bulk pick up at River Ridge HOA
1220	09/05/2017	Robert Walker	100.00		7135 Monthly Porter Service
1232	10/03/2017	Robert Walker	30.00		7146 Bulk pick up at River Ridge HOA
1251	10/03/2017	Robert Walker	100.00		7146 Monthly Porter Service
1256	11/03/2017	Robert Walker	50.00		7161 Bulk Pick up
1278	11/03/2017	Robert Walker	150.00		7161 Monthly Porter Service
1300	12/04/2017	Robert Walker	100.00		7172 Monthly Porter Service

1,464.13

6702 - Pool Expense

635	02/23/2017	Oasis Pools	405.29		7036 monthly pool maint
644	03/09/2017	Oasis Pools	654.80		7043 monthly pool maint
651	05/04/2017	Oasis Pools	962.71		7071 replace circulation fan
669	05/19/2017	Oasis Pools	546.55		7081 monthly pool cleaning
699	07/22/2017	Oasis Pools	421.96		7108 pool cleaning
715	08/10/2017	Oasis Pools	644.09		7124 Replaced pool lights
709	08/10/2017	Oasis Pools	566.03		7124 Monthly Pool Service
718	10/03/2017	Oasis Pools	551.32		7145 Monthly Pool Service

4,752.75

6705 - Professional Fees

191626	10/24/2017	Thompson, Derrig and Craig, P.C.	405.00		7153 2016 Tax return
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6752 - Security Expense

5525	03/06/2017	Brenham Technical Services LLC	262.51		7040 gate remotes
5568	03/24/2017	Brenham Technical Services LLC	95.00		7050 programming remotes

357.51

6753 - Sign Expense

465-30281	03/14/2017	Fast Signs	148.26		7045 clubhouse and gate signs
465-30649	04/26/2017	Fast Signs	113.54		7066 no trespassing sign

261.80

6755 - Tax Expense

CP161	11/21/2017	Internal Revenue Service	62.84		7168 2016 Taxes Owed
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6757 - Telephone Service

979-268-2705-120116-5	01/18/2017	FRONTIER COMMUNICATION	136.93		7023 phone bill
979-268-2705-120116-5	02/23/2017	FRONTIER COMMUNICATION	117.40		7034
979-268-2705-120116-5	03/17/2017	FRONTIER COMMUNICATION	125.90		7046 phone bills

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
979-268-2705-120116-5	04/26/2017	FRONTIER COMMUNICATION	126.08		7065
979-268-2705-120116-5	05/22/2017	FRONTIER COMMUNICATION	127.34		7078
979-268-2705-120116-5	07/03/2017	FRONTIER COMMUNICATION	127.27		7095 phone
979-268-2705-120116-5	07/22/2017	FRONTIER COMMUNICATION	265.69		7109 Phone pool
97926827051201165	08/14/2017	FRONTIER COMMUNICATION	2.15		7126 Telephone bill
979-268-2705-120116-5	09/20/2017	FRONTIER COMMUNICATION	129.42		7139 Pool phone
97926827051201165	10/17/2017	FRONTIER COMMUNICATION	130.02		7151 Telephone bill
979-268-2705-120116-5	11/21/2017	FRONTIER COMMUNICATION	129.96		7166 Pool phone
97926827051201165	12/20/2017	FRONTIER COMMUNICATION	132.00		7177 Telephone bill

1,550.16

6810 - Utilities

324505-145746	01/01/2017	College Station Utilities	638.07		7019 1000 Spring Lopp Electrical
324505-211954	01/01/2017	College Station Utilities	12.87		7019 Sprinkler
324505-211958	01/01/2017	College Station Utilities	15.55		7019 Sprinkler
324505-208400	01/01/2017	College Station Utilities	776.01		7019 River Ridge Club House
324505-208400	02/08/2017	College Station Utilities	756.02		7031 clubhouse/pool
324505-145746	02/09/2017	College Station Utilities	590.53		7031 utilites
324505-211954	02/09/2017	College Station Utilities	10.19		7031 irrigation
324505-211958	02/09/2017	College Station Utilities	10.19		7031 irrigation 2
324505-208400	03/17/2017	City Of College Station	665.95		7047 clubhouse utilites
324505-145746	03/17/2017	City Of College Station	456.72		7047 utilites
324505-211954	03/17/2017	City Of College Station	10.19		7047 utilites
324505-211958	03/17/2017	City Of College Station	10.19		7047 irrigation utilites
324505-208400	04/13/2017	City Of College Station	725.59		7061
324505-145746	04/13/2017	City Of College Station	571.98		7061
324505-211954	04/13/2017	City Of College Station	12.87		7061
324505-211958	04/13/2017	City Of College Station	18.23		7061
324505-208400	05/08/2017	City Of College Station	744.38		7076 Utilities

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
324505-211958	05/22/2017	City Of College Station	53.07		7079
324505-145746	05/22/2017	City Of College Station	570.77		7079
324505-211954	05/22/2017	City Of College Station	31.63		7079
324505-208400	06/13/2017	College Station Utilities	753.29		7093 utilities
324505-211958	06/13/2017	College Station Utilities	53.07		7093 utilities
324505-211954	06/13/2017	College Station Utilities	26.27		7093 utilities
324505-145746	06/13/2017	College Station Utilities	498.02		7093 utilities
324505-208400	07/12/2017	College Station Utilities	766.12		7105 utilities
324505-145746	07/12/2017	College Station Utilities	508.08		7105 utilities
324505-211954	07/12/2017	College Station Utilities	31.63		7105 utilities
324505-211958	07/12/2017	College Station Utilities	63.79		7105 utilities
324505-208400	08/07/2017	College Station Utilities	703.81		7119 utilities
324505-145746	08/10/2017	College Station Utilities	554.50		7121 utilities
324505-211954	08/10/2017	College Station Utilities	39.67		7121 utilities
324505-211958	08/10/2017	College Station Utilities	66.47		7121 utilities
234505-208400	09/12/2017	College Station Utilities	846.36		7138 Utilities
324505-145746	09/12/2017	College Station Utilities	715.35		7138 electric and sprinkler
324505-211954	09/12/2017	College Station Utilities	47.71		7138 sprinkler
324505-211958	09/12/2017	College Station Utilities	93.27		7138 sprinkler
324505-208400	10/06/2017	College Station Utilities	682.64		7148 utilities
324505-145746	10/11/2017	College Station Utilities	501.54		7148 utilities
324505-211954	10/11/2017	College Station Utilities	34.31		7148 utilities
324505-211958	10/11/2017	College Station Utilities	58.57		7148 utilities
324505-208400	11/06/2017	College Station Utilities	710.29		7157 utilities
324505-211958	11/09/2017	College Station Utilities	66.47		7164 utilities
324505-211954	11/09/2017	College Station Utilities	39.67		7164 utilities
324505-145746	11/09/2017	College Station Utilities	643.82		7164 utilities

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
324505-208400	12/08/2017	College Station Utilities	782.88		7175 utilities
324505-145746	12/08/2017	College Station Utilities	518.36		7175 utilities
324505-211954	12/08/2017	College Station Utilities	18.23		7175 utilities
324505-211958	12/08/2017	College Station Utilities	28.95		7175 utilities
			16,534.14		
Total			142,134.58		

Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2018 - 03/31/2018

Reference	Bill Date	Payee	Amount	Check #	Description
4605 - Transfer Fee					
73018	03/06/2018	BVP Management, Inc.	75.00	7205	transfer fee for RR #1208 paid at closing
6060 - Broadband service					
100001-8603-711102601	01/12/2018	Sudden Link	145.04	7187	broadband
100001-8603-711102601	02/09/2018	Sudden Link	145.04	7198	Monthly Broadband
1000018603711102601	03/12/2018	Sudden Link	145.04	7213	Monthly Broadband
			435.12		
6430 - Fence Repair					
9192	02/13/2018	Clean Up Crew	162.38	7200	#1801, replaced 1 post, 2 runners and reset gate
9193	02/13/2018	Clean Up Crew	43.30	7200	#1904, repaired gate, replaced bolts and broken wood
			205.68		
6455 - General Maintenance					
9133	01/05/2018	Clean Up Crew	430.84	7182	bldg 1800 replaced broken exterior wall fixture
9158	01/24/2018	Clean Up Crew	227.33	7189	Repaired cement slab 1703
9176	02/04/2018	Clean Up Crew	54.13	7193	RR#1301, removed electrical temp pole
9177	02/04/2018	Clean Up Crew	213.25	7193	RR1307, repaired back yard fence
			925.55		
6470 - Insurance					
f002005921-001-00001	01/12/2018	Farmers Insurance Exchange	1,739.00	7186	Monthly Insurance payment
F002005921-001-00001	02/05/2018	Farmers Insurance Exchange	1,739.00	7194	Monthly Insurance
F002005921-001-00001	03/05/2018	Farmers Insurance Exchange	1,826.37	7206, 7206, 7210	Monthly Insurance
			5,304.37		
6471 - Transfer to Reserves					
	01/01/2018	River Ridge HOA Reserve Acct.	2,230.00	7180	January 2018 - Transfer to Reserves
	02/01/2018	River Ridge HOA Reserve Acct.	2,230.00	7192	February 2018 - Transfer to Reserves
	03/01/2018	River Ridge HOA Reserve Acct.	2,230.00	7203	March 2018 - Transfer to Reserves
			6,690.00		
6475 - Lawn/Property Maintenance					
12074	01/24/2018	Dwayne's Lawn Service, LLC	1,055.44	7190	Monthly Lawn Service
12098	02/19/2018	Dwayne's Lawn Service, LLC	1,055.44	7201	Monthly Lawn Maintenance
12153	03/20/2018	IDC Irrigation	487.13	7216	Irrigation repairs

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
12133	03/20/2018	Dwayne's Lawn Service, LLC	1,055.44	7215	Monthly Lawn Maintenance
			3,653.45		
6540 - Management Fee					
	01/02/2018	BVP Management, Inc.	902.00	7179	Management Fee for 01/2018
	02/02/2018	BVP Management, Inc.	902.00	7191	Management Fee for 02/2018
	03/01/2018	BVP Management, Inc.	902.00	7204	Management Fee for 03/2018
			2,706.00		
6600 - Cleaning Expense					
0000131	01/05/2018	Jessica Younse	360.00	7181	Club House Cleaning
0000134	02/06/2018	Jessica Younse	360.00	7196	Club house cleaning
0000135	03/05/2018	Jessica Younse	320.00	7209	Club house cleaning
			1,040.00		
6695 - Pest Control					
398915	03/02/2018	RP Lee Termite & Pest Control	270.63	7207	pest (quarterly)
river ridge	03/20/2018	RP Lee Termite & Pest Control	270.63	7218	pest control (quarterly)
			541.26		
6701 - Porter Service					
1326	01/05/2018	Robert Walker	100.00	7184	porter service december
1335	02/04/2018	Robert Walker	75.00	7195	Bulk Pick up
1345	02/04/2018	Robert Walker	100.00	7195	Monthly Porter Service
1367	03/02/2018	Robert Walker	60.00	7208	Bulk Pick up
1361	03/02/2018	Robert Walker	100.00	7208	monthly porter service
			435.00		
6702 - Pool Expense					
745	01/05/2018	Oasis Pools	621.68	7183	august pool maintance
746	01/05/2018	Oasis Pools	546.55	7183	September pool maintenance.
747	01/05/2018	Oasis Pools	605.01	7183	October pool maintenance
779	03/20/2018	Oasis Pools	779.29	7217	Monthly pool service for November and December
			2,552.53		
6757 - Telephone Service					
97926827051201165	01/24/2018	FRONTIER COMMUNICATION	130.29	7188	Telephone bill
97926827051201165	02/20/2018	FRONTIER COMMUNICATION	130.27	7202	Monthly Telephone Bill
97926827051201165	03/20/2018	FRONTIER COMMUNICATION	130.27	7214	Monthly Telephone Bill
			390.83		
6810 - Utilities					
324505-145746	01/14/2018	College Station Utilities	531.49	7185	utilities
324505-211954	01/14/2018	College Station Utilities	23.59	7185	utilities
324505-211958	01/14/2018	College Station Utilities	34.31	7185	utilities

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Description
324505-208400	01/14/2018	College Station Utilities	775.25	7185	utilities
324505-208400	02/08/2018	College Station Utilities	903.65	7197	utilities
324505-145746	02/09/2018	College Station Utilities	522.47	7199	utilities
324505-211954	02/09/2018	College Station Utilities	20.91	7199	utilities
324505-211958	02/09/2018	College Station Utilities	28.95	7199	utilities
324505-208400	03/08/2018	College Station Utilities	750.06	7211	utilities
324505-145746	03/12/2018	College Station Utilities	715.18	7212	utilities
324505-211954	03/12/2018	College Station Utilities	15.55	7212	utilities
324505-211958	03/12/2018	College Station Utilities	20.91	7212	utilities
			4,342.32		
Total			29,297.11		

HOA DELIQUENCY

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

Amount Owed In Account: All

Balance: Greater than 115.00

Unit	Name	0-30
RIVER RIDGE TOWNHOME ASSOCIATION - 1000 Spring Loop College Station, TX 77840		
#1107	[REDACTED]	115.00
Total		115.00



PROSPERITY BANK®

8144 1 AV 0.373
 RIVER RIDGE TOWNHOMES
 A CONDOMINIUM HOMEOWNERS
 903 TEXAS AVE S
 COLLEGE STATION TX 77840-2228

Statement Date 2/28/2017
 Account No 6140132
 Page 1 of 2



1

STATEMENT SUMMARY

TX Bus ProsPerfect MMA Account No 6140132

02/01/2017	Beginning Balance		\$133,527.91
	3 Deposits/Other Credits	+	\$4,480.95
	0 Checks/Other Debits	-	\$0.00
02/28/2017	Ending Balance	28 Days in Statement Period	\$138,008.86
	Total Enclosures		2

DEPOSITS/OTHER CREDITS

Date	Description	Amount
02/07/2017	Deposit	\$2,230.00
02/13/2017	Transfer Deposit	\$2,230.00
02/28/2017	Accr Earning Pymt Added to Account	\$20.95

DAILY ENDING BALANCE

Date	Balance	Date	Balance
02-01	\$133,527.91	02-13	\$137,987.91
02-07	\$135,757.91	02-28	\$138,008.86

EARNINGS SUMMARY

** Below is an Itemization of the Earnings paid this period. **

Interest Paid This Period	\$20.95	Annual Percentage Yield Earned	0.20 %
Interest Paid YTD	\$43.63	Days in Earnings Period	28

9001

101301 : 00814401



MEMBER FDIC



NYSE Symbol "PB"

River Ridge Home Owners Association

Statement of Operations
01/01/2017 - 12/31/2017

	2017 Budget	2017 Actual	2018 Budget	
# of units	82			
Annual Dues per Unit	1380			
INCOME:				
Homeowners Dues	113160	108985	113160	100%
Unit Transfer Assessment	1000	150	0	
Club House Rental	100	0	0	
Gate Remote	100	120	0	
Late Fees	100	175	0	
Miscellaneous Income	100	29464.92	0	
Prepaid Dues	0	4096.08	0	
TOTAL INCOME	114560	142991	113160	
EXPENSE:				
Accounting /Tax expense	150	467.84	475	
Cable/Broadband	1800	2175.61	1800	
Cleaning & supplies	4000	4542.9	4250	2x week
Electrician	1000	128.82	500	
Extermination	1000	1385.63	1500	
Porter Service	1500	1464.13	1500	
Insurance	20796	20770.66	21000	
Lawn Care	18500	19731.32	20000	
Legal	0	0	0	
Maintenance - Labor	3000	2314.3	3000	
Maintenance - material	0	0	0	
Management	10824	10824	10824	
Misc. Expense	200	0	0	
Special Projects	0	25270.01	3000	
Plumbing	0	385.24	500	
Pool - Labor & Materials	7500	4752.75	8000	
Postage & Supplies	100	0	0	
Fence Repairs	8000	9471.1	2500	
Security & Fire Alarm	600	570.15	600	
Security Equipment Repair	1500	0	500	
Signage	100	261.8	100	
Telephone	1800	1527.63	750	
Utilities	18500	16534.14	18000	
Bank & Credit Card Fees	0	539.85	500	
TOTAL OPERATING EXPENSE	100870	123117.9	99299	
Funds Moved to Reserve Account	11316	17840	11316	10%
TOTAL EXPENSE	112186	140957.9	110615	
NET OPERATING SURPLUS	2374	2033.12	2545	



Bob Walker
 Century 21 Real
 Estate, Inc. 2100 Spring Loop
 #110
 Need a REALTOR? What About BDR?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 04/02/18 at 9:05 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 04/02/2018 to 04/07/2017 Status is 'Under Contract' Status Contractual Search Date is 04/02/2018 to 10/04/2017 Street Number Search is 1000 Street Name is like 'spring loop'

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
17003279	1000 Spring Loop #1508	1508	2		2/1		River Ridge Townhomes Condos	2008		1,133	\$149.96	\$169,900	\$169,000	\$149.16	05/23/2017	99.47	73
17006218	1000 Spring Loop #1805	1805	2		2/1	NONE	River Ridge Townhomes Condos	2007		1,133	\$149.96	\$169,900	\$169,000	\$149.16	07/31/2017	99.47	62
17010046	1000 Spring Loop #1806	1806	2		2/1	NONE	River Ridge Townhomes Condos	2007		1,168	\$145.55	\$170,000	\$169,000	\$144.69	07/31/2017	99.41	34
18000267	1000 Spring Loop #1208	1208	2		2/1	NONE	River Ridge Townhomes Condos	2007		1,133	\$151.81	\$172,000	\$171,000	\$150.93	02/28/2018	99.42	42
18002366	1000 Spring Loop #2104	2104	2		2/1	NONE	River Ridge Townhomes Condos	2007		1,133	\$151.81	\$172,000	\$171,000	\$150.93	03/09/2018	99.42	32

# LISTINGS:	5	Medians:	2007	1,133	\$149.96	\$170,000	\$169,000	\$149.16	99.42	42
		Minimums:	2007	1,133	\$145.55	\$169,900	\$169,000	\$144.69	99.41	32
		Maximums:	2008	1,168	\$151.81	\$172,000	\$171,000	\$150.93	99.47	73
		Averages:	2007	1,140	\$149.82	\$170,760	\$169,800	\$148.97	99.44	49

Quick Statistics (5 Listings Total)

	Min	Max	Average	Median
List Price	\$169,900	\$172,000	\$170,760	\$170,000
Sold Price	\$169,000	\$171,000	\$169,800	\$169,000

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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.



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/29/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Randy Flasowski(3527232) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME:		
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO):	
	E-MAIL ADDRESS: rflasowski@farmersagent.com		
	PRODUCER CUSTOMER ID:		
INSURED RIVER RIDGE TOWNHOMES HOA 903 S. TEXAS AVE COLLEGE STATION TX 77840	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Truck Insurance Exchange		21709
	INSURER B: Farmers Insurance Exchange		21652
	INSURER C: Mid Century Insurance Company		21687
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1000 SPRING LOOP, COLLEGE STATION, TX, 77845

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
C	<input type="checkbox"/> PROPERTY	604892425	03/16/2018	03/16/2019	<input checked="" type="checkbox"/> BUILDING	\$9,360,900	
	<input type="checkbox"/> CAUSES OF LOSS				<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$55,100	
	<input type="checkbox"/> BASIC				BUILDING	\$	
	<input type="checkbox"/> BROAD				10,000	BUSINESS INCOME	\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS	EXTRA EXPENSF	\$
	<input type="checkbox"/> EARTHQUAKE				10,000	RENTAL VALUE	\$
	<input type="checkbox"/> WIND					BLANKET BUILDING	\$
	<input type="checkbox"/> FLOOD					BLANKET PERS PROP	\$
				BLANKET BLDG & PP	\$		
					\$		
					\$		
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$	
	<input type="checkbox"/> CAUSES OF LOSS					\$	
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER				\$	
						\$	
	<input type="checkbox"/> CRIME					\$	
	<input type="checkbox"/> TYPE OF POLICY					\$	
						\$	
	<input type="checkbox"/> BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$	
						\$	
						\$	
						\$	

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Randy Flasowski</i>

ACORD 24 (2016/03)

31-1768 11-15

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/29/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(3527232) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">PHONE (A/C, NO, EXT): 979-691-2534</td> <td style="width: 40%;">FAX (A/C, NO): 979-691-2608</td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: rflasowski@farmersagent.com</td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	E-MAIL ADDRESS: rflasowski@farmersagent.com	
PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608				
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INSURED RIVER RIDGE TOWNHOMES HOA 903 S. TEXAS AVE COLLEGE STATION TX 77840	INSURER(S) AFFORDING COVERAGE	NAIC#			
	INSURER A: Truck Insurance Exchange	21709			
	INSURER B: Farmers Insurance Exchange	21652			
	INSURER C: Mid Century Insurance Company	21687			
	INSURER D:				
	INSURER E:				
INSURER F:					

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			604892425	03/16/2018	03/16/2019	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 0 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			604892425	03/16/2018	03/16/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 UNITS

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

River Ridge HOA

2017 Major Projects

Fence & Gate Repair:	5,500.00
Pressure Wash and Staining Fence	2,466.00
Furniture for Office:	3599.28
New Frontage Sign:	10,500.00 (reimbursed)
Repaired Drainage issue in Parking Lot:	5,737.25
Restriped Parking Lot:	5,228.48