

# River Ridge Townhomes Owner's Association, Inc.



2023 Annual HOA Meeting  
Thursday, September 21<sup>st</sup> @5:30pm  
River Ridge Clubhouse & Zoom

\*1000 Spring Loop, College Station, TX 77840  
\* [www.bealbcshoa.com](http://www.bealbcshoa.com) \*



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**River Ridge Townhomes**  
2023 Annual Meeting Agenda  
September 21<sup>st</sup> @ 5:30pm  
River Ridge Clubhouse & Zoom

1. Call Meeting to Order & Roll Call
2. Proof of Meeting Announcement
3. Review & Approval of Minutes of 2022 Annual Meeting
4. Financial Report – Provided by Beal Properties
  - a. Cash Flow
  - b. Bill Detail
  - c. Reserve Balance
5. Management Report – Provided by Beal Properties
  - a. Delinquency Status
  - b. Violation Report
  - c. Maintenance Report
6. Election or Reinstatement of Officers and Board
7. Old Business
8. New Business
9. Adjourn – 6:54pm

RIVER RIDGE TOWNHOMES HOMEOWNERS' ASSOCIATION  
2022 ANNUAL MEETING MINUTES  
BEAL PROPERTIES INC.  
3363 University Dr E Suite 215 Bryan, TX 77802

**MINUTES OF THE RIVER RIDGE HOMEOWNERS' ASSOCIATION 2022 ANNUAL MEETING**

**Date and time:** Pursuant to Section 2.3 of the bylaws of the River Ridge Homeowner's Association an Annual Meeting was held on: March 15<sup>th</sup>, 2022.

**Officers and Quorum:** The meeting was called to order at 6:07pm. Members in attendance in person were: Toni Myers (Beal Properties) Bradley Matthews (President) James Gray (Secretary). Members in attendance on Zoom were: Bruce & Melody Jerpseth (Homeowner), Steven Kubena (Vice President), Melanie Stonecipher (Homeowner), Alton Ofczarzak (Developer), and David Garcia (Homeowner).

**Review & Approval of Meeting Minutes:** Toni Myers (Beal Properties) present the previous 2021 Annual Meeting Minutes. The Meeting Minutes for 2021 were approved.

**Financial Report:** Toni Myers (Beal Properties) presented the 2021 Financial Report which included the Cash Flow, Expense Distribution, Reserve Account, and the Budget for 2022. There were not any questions regarding the Financial Report.

**Management Report:** The management report was presented by Toni Myers (Beal Properties) which includes the Delinquency Status, Violation Report, and the Maintenance Report. Future projects for the complex were presented which includes the gate entry system, Wi-Fi for the clubhouse, and restriping the parking lot.

**Election and Reinstatement of Officers and Board:** Toni Myers (Beal Properties) explained the process of voting for board members to the homeowners and board members in attendance. Steven Kubena, and James Gray were the only two up for Reinstatement. The votes were unanimous for both Steven and James to be the new board members.

**Old Business:** Toni Myers (Beal Properties) presented the ongoing drainage issues with K2 Share, additional Pool furniture for the complex, Pool deck repairs, and concerns with the Retention Pond. Steven Kubena mentioned that there is a router inside the clubhouse for Wi-Fi. However, Beal was told that there is not any Wi-Fi inside the clubhouse. Beal will look into this issue because the current gate system requires internet.

**New Business:** David Garcia asked about replacing a few of the current gym equipment and re-felting the pool table. Toni Myers (Beal Properties) discussed turning the office into another gym room for the residents, and Beal will obtain quotes for re-felting the pool table.

**Comparative Market Analysis:** Toni Myers (Beal Properties) present the CMA to the Board of Directors and Homeowners in attendance. The CMA includes how many units sold, the amount the units were sold for, and how many days it was on the market.

**Adjournment:** The meeting was adjourned at 7:12pm.

**Respectfully submitted:** Beal Properties

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

RIVER RIDGE TOWNHOMES HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
BEAL PROPERTIES INC.  
3363 University Dr E Suite 215 Bryan, TX 77802

**MINUTES OF THE RIVER RIDGE HOMEOWNERS' BOARD MEETING**

**Date and time:** Pursuant to Section 4.2 of the bylaws of the River Ridge Homeowner's Association a Board Meeting was held on: April 27<sup>th</sup>, 2022.

**Officers and Quorum:** The meeting was called to order at 5:32pm. Members in attendance were Bradley Matthews, James Gray, Steven Kubena and Toni Myers (Beal Properties).

**Financial Report:** Toni Myers (Beal Properties) presented the 1<sup>st</sup> Quarter Financial Report which included the Cash Flow, Expense Distribution, and the Reserve Account. The board and Toni Myers discussed the entry gate system and the wi-fi router inside the clubhouse. The board also had a few questions about the Suddenlink charge on the Expense Distribution.

**Management Report:** The management report was presented by Toni Myers (Beal Properties) which includes the Delinquency Status, Violation Report, and the Maintenance Report. There were not any outstanding Delinquencies. There were only a few minor violations that were corrected. There were not any outstanding work orders for the complex. It was agreed that the board will look at the balance for the next quarter and discuss the cost of future projects. The board discussed raising the HOA dues in the future.

**Old Business:** Toni Myers presented the old business items to the board of Directors which includes the purchase of new pool furniture, and the ongoing drainage issues with K2 Share, and the Landscaping. The board decided to wait until the deck is repaired to purchase new pool furniture.

**New Business:** Toni Myers will have Joe Loudat (Lone Star Pest Control) go out and inspect all of the wasps nests at the complex and provide a quote for how much it will cost to treat them. Toni Myers will get Persia Burgess (Maintenance Coordinator) to set up a walk through with the Lawn company to discuss any landscaping ideas and the dead shrubs from the freeze.

**Adjournment:** The meeting was adjourned at 6:21pm.

**Respectfully submitted:** Beal Properties

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Signature

\_\_\_\_\_  
Date

RIVER RIDGE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
BEAL PROPERTIES INC.  
3363 University Dr E Suite 215 Bryan, TX 77802

**MINUTES OF THE RIVER RIDGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING**

**Date and time:** Pursuant to Section 4.2 of the bylaws of the River Ridge Townhomes Homeowner Association a regular meeting of the board was held on June 2, 2023, at 5:30pm

**Officers and Quorum:** Present: Donna & James Gray, Steven Kubena, Bradley Matthews, Toni Myers, and Persia Burgess. Bradley Matthews called the meeting to order at 5:35pm.

**Meeting Minutes:** Toni Myers (Beal Properties) asked James if Donna, who is his wife, will continue taking the meeting minutes. James said yes.

**Financial information:** Toni Myers (Beal Properties) went over the financial report for the 1<sup>st</sup> Quarter which included the Cash flow, Bill Detail, and the Reserve Account.

**Management Report:** Persia Burgess (Beal Properties) discussed the management report with the Board of Directors which includes updates on Delinquencies, Violations, and Maintenance/Projects for the complex.

**Unfinished Business:**

- **Landscaping:** The board would like to wait on a walk through because there are some areas where the landscaping looks really nice, and there are a few plants that are dead that need to be removed.

**New Business:**

- **Dumpster Signage/Bulk Dumping:** The board would like Beal to reach out to the city to find out what items they do and do not pick up and send it out to all of the homeowners. They would also like Beal to send over examples of dumpster signage to place on the dumpsters.
- **Upcoming Meetings:** Discussed the location of the upcoming board meetings. They would like the meetings to take place at the River Ridge Clubhouse.
- **Homeowner Dues Increase:** The board would like to increase the dues by \$20.00.
- **Gutters:** The board would like Beal Properties to get a quote on cleaning all of the gutters at the complex.
- **Car Charging Stations:** Beal will send out a survey to all of the homeowners to see who would be interested in this.
- **Budget:** The board would like to wait for all new business until they see the budget.
- **River Ridge Office:** Beal discussed with the board about possibly having a staff member work at the on-site office in the clubhouse. The board would like to know the cost of this.
- **Concrete Pool Deck:** Beal will reach out to Oasis Pools about the rusted joints in the deck at the pool.

**Adjournment:** The Board Meeting was adjourned at 6:42pm

**Respectfully submitted:** Beal Properties

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

RIVER RIDGE TOWNHOMES HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
BEAL PROPERTIES INC.  
3363 University Dr E Suite 215 Bryan, TX 77802

**MINUTES OF THE RIVER RIDGE HOMEOWNERS' BOARD MEETING**

**Date and time:** Pursuant to Section 4.2 of the bylaws of the River Ridge Homeowner's Association a Board Meeting was held on: August 31<sup>st</sup>, 2023.

**Officers and Quorum:** The meeting was called to order at 5:32pm. Members in attendance were Bradley Matthews, James Gray, Steven Kubena, Persia Burgess (Beal Properties) and Toni Myers (Beal Properties).

**Review & Approval of Previous Board Meeting Minutes:** Persia Burgess (Beal Properties) presented the meeting minutes from the 1<sup>st</sup> Quarter Board Meeting. The Meeting Minutes were approved.

**Financial Report:** Persia Burgess (Beal Properties) presented the 2<sup>nd</sup> Quarter Financial Report which included the Cash Flow, Bill Detail, and the Reserve Account.

**Management Report:** The management report was presented by Persia Burgess (Beal Properties) which included the Delinquency Status, Violation Report, and the Maintenance Report.

**Old Business:** Persia Burgess (Beal Properties) presented the old business items which includes:

**Gutter Clean Out** – The board approved to move forward with Aggieland Gutters to clean the gutters out.

**Landscaping** - This has been put on hold because the landscaping looks much better at the complex.

**New Business:** Persia Burgess (Beal Properties) presented the old business to the Board of Directors which includes:

**Security Cameras** – The board would like a price on how much it will cost for a security camera company to go out and reset the security cameras at the clubhouse.

**Adjournment:** The meeting was adjourned at 6:15pm.

**Respectfully submitted:** Beal Properties

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Cash Flow

### Beal Properties

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

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Cash

Additional Cash GL Accounts: None

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>				
RENTAL INCOME	125.00	0.11	125.00	0.11
Late Fees\NSF Rent	490.00	0.42	490.00	0.42
Homeowners Association Dues	116,989.73	99.34	116,989.73	99.34
Fines for violations	150.00	0.13	150.00	0.13
NSF Penalty	12.00	0.01	12.00	0.01
<b>Total Operating Income</b>	<b>117,766.73</b>	<b>100.00</b>	<b>117,766.73</b>	<b>100.00</b>
<b>Expense</b>				
A/C or Heating Repairs	147.45	0.13	147.45	0.13
Bank Fees/Office Expenses	14.70	0.01	14.70	0.01
Broadband service	139.42	0.12	139.42	0.12
HOA Dues - Refund of Overpayment	750.00	0.64	750.00	0.64
Cable	1,683.38	1.43	1,683.38	1.43
Electrical Repairs	450.52	0.38	450.52	0.38
Fence Repair	3,244.79	2.76	3,244.79	2.76
General Maintenance	8,168.04	6.94	8,168.04	6.94
Inspection	95.00	0.08	95.00	0.08
Insurance	34,064.00	28.92	34,064.00	28.92
Transfer to Reserves	11,316.00	9.61	11,316.00	9.61
Keys/Locks	1,445.13	1.23	1,445.13	1.23
Lawn/Property Maintenance	18,856.56	16.01	18,856.56	16.01
Maintenance Supplies	103.86	0.09	103.86	0.09
Special Projects	3,569.48	3.03	3,569.48	3.03
Management Fee	11,952.00	10.15	11,952.00	10.15
Misc. Property Expense	194.84	0.17	194.84	0.17
Cleaning Expense	5,360.00	4.55	5,360.00	4.55
Office Expenses	617.00	0.52	617.00	0.52
Parking Lot Repair	4,330.00	3.68	4,330.00	3.68
Pest Control	162.38	0.14	162.38	0.14
Plumbing Expense	1,397.00	1.19	1,397.00	1.19
Porter Service	3,165.00	2.69	3,165.00	2.69
Pool Expense	7,190.53	6.11	7,190.53	6.11
Professional Fees	380.00	0.32	380.00	0.32
Property Taxes	2.13	0.00	2.13	0.00
Recreational Equipment Expense	790.23	0.67	790.23	0.67
Sign Expense	993.03	0.84	993.03	0.84
Telephone Service	1,617.00	1.37	1,617.00	1.37
Utilities	10,907.74	9.26	10,907.74	9.26

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Utilities - electric	1,367.87	1.16	1,367.87	1.16
Utilities - Sewer/Drainage	53.77	0.05	53.77	0.05
Utilities - Sprinkler	920.51	0.78	920.51	0.78
Utilities - Water	30.70	0.03	30.70	0.03
<b>Total Operating Expense</b>	<b>135,480.06</b>	<b>115.04</b>	<b>135,480.06</b>	<b>115.04</b>
<b>NOI - Net Operating Income</b>	<b>-17,713.33</b>	<b>-15.04</b>	<b>-17,713.33</b>	<b>-15.04</b>
Total Income	117,766.73	100.00	117,766.73	100.00
Total Expense	135,480.06	115.04	135,480.06	115.04
<b>Net Income</b>	<b>-17,713.33</b>	<b>-15.04</b>	<b>-17,713.33</b>	<b>-15.04</b>
<b>Other Items</b>				
Prepayments	334.74		334.74	
<b>Net Other Items</b>	<b>334.74</b>		<b>334.74</b>	
<b>Cash Flow</b>	<b>-17,378.59</b>		<b>-17,378.59</b>	
<b>Beginning Cash</b>	<b>31,998.50</b>		<b>31,998.50</b>	
<b>Beginning Cash + Cash Flow</b>	<b>14,619.91</b>		<b>14,619.91</b>	
<b>Actual Ending Cash</b>	<b>15,538.18</b>		<b>15,538.18</b>	



## Cash Flow

### Beal Properties

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

Date Range: 01/01/2023 to 08/31/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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>				
Begining Balance	-60.00	-0.08	-60.00	-0.08
Late Fees\NSF Rent	140.00	0.18	140.00	0.18
Homeowners Association Dues	78,180.00	99.14	78,180.00	99.14
Miscellaneous Income	150.00	0.19	150.00	0.19
Insurance Reimbursement	451.00	0.57	451.00	0.57
<b>Total Operating Income</b>	<b>78,861.00</b>	<b>100.00</b>	<b>78,861.00</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	132.99	0.17	132.99	0.17
Broadband service	1,117.34	1.42	1,117.34	1.42
HOA Dues - Refund of Overpayment	240.00	0.30	240.00	0.30
General Maintenance	2,901.21	3.68	2,901.21	3.68
Insurance	29,814.70	37.81	29,814.70	37.81
Transfer to Reserves	7,544.00	9.57	7,544.00	9.57
Keys/Locks	207.31	0.26	207.31	0.26
Lawn/Property Maintenance	11,881.74	15.07	11,881.74	15.07
Maintenance Supplies	37.01	0.05	37.01	0.05
Management Fee	8,000.00	10.14	8,000.00	10.14
Cleaning Expense	4,471.05	5.67	4,471.05	5.67
Admin Fee / Credit card fee	254.22	0.32	254.22	0.32
Plumbing Expense	455.00	0.58	455.00	0.58
Porter Service	2,005.97	2.54	2,005.97	2.54
Pool Expense	6,764.69	8.58	6,764.69	8.58
Property Taxes	2.13	0.00	2.13	0.00
Sign Expense	94.19	0.12	94.19	0.12
Tax Expense	-2.13	0.00	-2.13	0.00
Telephone Service	1,292.24	1.64	1,292.24	1.64
Trash Pick-up	760.00	0.96	760.00	0.96
Utilities	9,895.04	12.55	9,895.04	12.55
<b>Total Operating Expense</b>	<b>87,868.70</b>	<b>111.42</b>	<b>87,868.70</b>	<b>111.42</b>
<b>NOI - Net Operating Income</b>	<b>-9,007.70</b>	<b>-11.42</b>	<b>-9,007.70</b>	<b>-11.42</b>
Total Income	78,861.00	100.00	78,861.00	100.00
Total Expense	87,868.70	111.42	87,868.70	111.42
<b>Net Income</b>	<b>-9,007.70</b>	<b>-11.42</b>	<b>-9,007.70</b>	<b>-11.42</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Items</b>				
Prepayments	4,197.45		4,197.45	
<b>Net Other Items</b>	<u>4,197.45</u>		<u>4,197.45</u>	
<b>Cash Flow</b>	<u>-4,810.25</u>		<u>-4,810.25</u>	
<b>Beginning Cash</b>	15,538.18		15,538.18	
<b>Beginning Cash + Cash Flow</b>	10,727.93		10,727.93	
<b>Actual Ending Cash</b>	10,967.93		10,967.93	

**Bill Detail**

Exported On: 2023-09-21 10:12:11 -0500

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

Payment Type: All  
Created By: All  
GL Accounts: All  
Bill Status: All

Date Range: 01/01/2022 to 12/31/2022

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Unit	Payee Name	Paid	Check #	Paid Date	Description
<b>2270 - Clearing-Tenant Deposits</b>									
07707-122152-01-5-ACH	05/09/2022	05/09/2022	2270 - Clearing-Tenant Deposits	#2105	Juan Wang, Jian Peng	120.00	7942	05/10/2022	Juan Peng, Juan Wang, RIVER RIDGE TOWNHOME ASSOCIATION - #2105. Move Out Refund
	05/16/2022	05/16/2022	2270 - Clearing-Tenant Deposits	#1805	Besson, Donnie & Michelle	240.00	7943	06/15/2022	Donnie & Michelle Besson, RIVER RIDGE TOWNHOME ASSOCIATION - #1805. Move Out Refund
	10/03/2022	10/03/2022	2270 - Clearing-Tenant Deposits	#1707	Popewitz, Juanita	720.00	8013	10/11/2022	Juanita Popewitz, Joe Popewitz, RIVER RIDGE TOWNHOME ASSOCIATION - #1707. Move Out Refund
<b>4600 - Homeowners Association Dues</b>									
	06/02/2022	06/02/2022	4600 - Homeowners Association Dues	#2003	Brazos County Titan Property LLC	180.27	7944	06/03/2022	Brazos County Titan Property LLC, RIVER RIDGE TOWNHOME ASSOCIATION - #2003. Move Out Refund
<b>6040 - A/C or Heating Repairs</b>									
8848	07/12/2022	07/12/2022	6040 - A/C or Heating Repairs		Advantage Cooling & Heating	147.45	7967	07/12/2022	Replaced 55/5mfd capacitor. Clubhouse
<b>6060 - Broadband service</b>									
07707-122152-01-5	12/27/2022	12/27/2022	6060 - Broadband service		Optimum	139.42	drafted	12/27/2022	monthly broadband bill paid by ACH from bank
<b>6101 - HOA Dues - Refund of Overpayment</b>									
	03/31/2022	03/31/2022	6101 - HOA Dues - Refund of Overpayment	#1105	Yixing, Xu	240.00	7921, 7934	04/14/2022	Xu Yixing, RIVER RIDGE TOWNHOME ASSOCIATION - #1105. Move Out Refund
	08/12/2022	08/12/2022	6101 - HOA Dues - Refund of Overpayment	#2104	Brazos County Titan Property LLC	480.00	7968	08/29/2022	Brazos County Titan Property LLC, RIVER RIDGE TOWNHOME ASSOCIATION - #2104. Move Out Refund
	08/19/2022	08/19/2022	6101 - HOA Dues - Refund of Overpayment	#1503	Guo, Huijing Patricia	300.00	7989	08/29/2022	Huijing Patricia Guo, RIVER RIDGE TOWNHOME ASSOCIATION - #1503. Move Out Refund
<b>6130 - Cable</b>									
07707-122152-01-5-ACH	01/25/2022	01/25/2022	6130 - Cable		Optimum	139.42	drafted	01/27/2022	Internet Clubhouse
07707-122152-01-5-ACH	03/25/2022	03/25/2022	6130 - Cable		Optimum	139.42	07707-122152-01-5 ACH	03/25/2022	February internet
07707-122152015-ach	04/25/2022	04/25/2022	6130 - Cable		Optimum	139.42	07707-122152015 ACH	04/25/2022	INTERNET
979-268-2705-120116-5 ACH	05/04/2022	05/04/2022	6130 - Cable		COMMUNICATION FRONTIER	149.76	979-268-2705-120116-5 ACH	05/04/2022	INTERNET
07707-122152-01-5-ACH	05/25/2022	05/25/2022	6130 - Cable		Optimum	139.42	07707-122152-01-5 ACH	05/25/2022	Internet
07707-122152-01-5-ACH	06/25/2022	06/25/2022	6130 - Cable		Optimum	139.42	07707-122152-01-5 ACH	06/25/2022	Internet
07707-122152-01-5	07/27/2022	07/27/2022	6130 - Cable		Optimum	139.42	ACH	07/27/2022	Cable
07707-122152-01-5	08/25/2022	08/25/2022	6130 - Cable		Optimum	139.42	ACH	08/25/2022	Internet
07707-122152-01-5	08/25/2022	08/25/2022	6130 - Cable		Optimum	139.42	ACH	08/25/2022	Internet
07707-122152-01-5	09/25/2022	09/25/2022	6130 - Cable		Optimum	139.42	ACH	09/25/2022	Internet
07707-122152-01-5	11/25/2022	11/25/2022	6130 - Cable		Optimum	139.42	ACH	11/25/2022	INTERNET
<b>6390 - Electrical Repairs</b>									
50665	04/12/2022	04/12/2022	6390 - Electrical Repairs		CC Electric	165.46	7928	04/12/2022	1806 - Replace building light next to 1806
30098	08/12/2022	08/12/2022	6390 - Electrical Repairs		McCafferty Electric CO. INC.	285.06	7983	08/12/2022	Replaced faulty photocell near unit 1205 & 1806
<b>6430 - Fence Repair</b>									
11014	08/12/2022	08/12/2022	6430 - Fence Repair		Brenham Technical Services LLC	3,244.79	7981	08/12/2022	installed new entry system at entrance of River Ridge (Final payment)
<b>6455 - General Maintenance</b>									
13499	01/07/2022	01/07/2022	6455 - General Maintenance		T. Fry Make Ready	111.96	7889	01/07/2022	Placed concrete parking stop at unit 1308
13493	01/07/2022	01/07/2022	6455 - General Maintenance		T. Fry Make Ready	281.18	7888	01/07/2022	1308, 1904 & 2001 - Fence repair, replaced several pickets, 2x4 runners
13495	01/07/2022	01/07/2022	6455 - General Maintenance		T. Fry Make Ready	217.01	7888	01/07/2022	Installed new handrails, painted leading up to clubhouse.
89444	01/12/2022	01/12/2022	6455 - General Maintenance		Chad's Mobile Wash	600.00	7891	01/12/2022	Pressure washed stone retaining walls, stone columns, stone entry sign
90359	02/07/2022	02/07/2022	6455 - General Maintenance	#2104	Rios, Johnathan	75.00	7925	01/12/2022	2104 - Caulked gaps with exterior silicone
13557	02/07/2022	02/07/2022	6455 - General Maintenance		T. Fry Make Ready	90.00	7902	02/07/2022	Cleaned graffiti from mail box area
13551	02/07/2022	02/07/2022	6455 - General Maintenance	#1102	T. Fry Make Ready	107.06	7903	02/07/2022	Replaced broken hinge brackets. Repaired gate lock latch.
13593	03/07/2022	03/07/2022	6455 - General Maintenance		T. Fry Make Ready	50.00	7903	02/07/2022	1102 - Gate repair - reset gate latch
13733	04/07/2022	04/07/2022	6455 - General Maintenance		T. Fry Make Ready	122.47	7914	03/07/2022	2001 - Gate repair and paint
13726	04/07/2022	04/07/2022	6455 - General Maintenance	#1303	T. Fry Make Ready	90.81	7925	04/07/2022	Installed new TV in clubhouse
13738	04/07/2022	04/07/2022	6455 - General Maintenance		T. Fry Make Ready	50.00	7925	04/07/2022	1303 - reattach fence pickets on fence
1503	04/12/2022	04/12/2022	6455 - General Maintenance		Capital Construction Services	80.00	7925	04/12/2022	1801 - fence repair - replaced several pickets. Secured fence
91341	05/06/2022	05/06/2022	6455 - General Maintenance		Rios, Johnathan	4,150.00	7929	04/12/2022	Take column apart and save stone, pour new foundation for stone column. Reinstall
91445	05/06/2022	05/06/2022	6455 - General Maintenance	#1801	Rios, Johnathan	55.00	7940	05/06/2022	1101 - tighten up the lock and latch, checked supporting 2x4's
7073	05/09/2022	05/09/2022	6455 - General Maintenance	#1301	Ag Town Property Maintenance	85.00	7951	05/09/2022	1801 - several panels in the back patio were loose, reattached panels to secure them.
7114	05/09/2022	05/09/2022	6455 - General Maintenance	#1503	Ag Town Property Maintenance	95.00	7951	05/10/2022	1301 - lintel under the silicone was rusted and the mortar is crumbling, repainted and used rust paint
7100	07/07/2022	07/07/2022	6455 - General Maintenance		Lopez Boyz	160.00	7963	06/10/2022	1503 - applied sealant along the lintel to stop water penetration. adjusted window
13934	07/07/2022	07/07/2022	6455 - General Maintenance	#1405	T. Fry Make Ready	163.71	7964	07/07/2022	1002 SL#2002 - cleaned gutter and drainage pipe
7279	08/12/2022	08/12/2022	6455 - General Maintenance	#1301	Ag Town Property Maintenance	110.00	7980	07/07/2022	1405 - repaired fence and paint (3 fence pickets, 1 2x4x10 runner.
7278	08/12/2022	08/12/2022	6455 - General Maintenance		Ag Town Property Maintenance	65.00	7980	08/12/2022	1301 - investigated area for leaks, water tested the window, no signs of intrusion
10345	08/12/2022	08/12/2022	6455 - General Maintenance		Walker, Robert	3.84	7986	08/12/2022	Removed excess dirt and placed landscaping stones back in place.
7489	09/09/2022	09/09/2022	6455 - General Maintenance	#1705	Ag Town Property Maintenance	65.00	7965	09/12/2022	Reimburse Bob Walker for Trash bags purchased at Lowes.
7470	09/09/2022	09/09/2022	6455 - General Maintenance		Ag Town Property Maintenance	65.00	7965	09/12/2022	Reattached fence to the side of the house
7410	09/09/2022	09/09/2022	6455 - General Maintenance		Ag Town Property Maintenance	75.00	7965	09/12/2022	Reattached gutter downspout
7605	10/11/2022	10/11/2022	6455 - General Maintenance	#1903	Ag Town Property Maintenance	325.00	8007	09/12/2022	1607 - Plate above the window was rusting, removed all old silicone and applied new silicone.
7564	10/11/2022	10/11/2022	6455 - General Maintenance	#1105	Ag Town Property Maintenance	85.00	8007	10/11/2022	Reseal air strikers and pickets
7546	10/11/2022	10/11/2022	6455 - General Maintenance	#1406	Ag Town Property Maintenance	65.00	8007	10/11/2022	Gutter Repairs
7689	11/11/2022	11/11/2022	6455 - General Maintenance	#1406	Ag Town Property Maintenance	65.00	8021	10/11/2022	Reattached Fence
7701	11/11/2022	11/11/2022	6455 - General Maintenance		Ag Town Property Maintenance	65.00	8021	11/11/2022	Repair Fence picket
7757	12/05/2022	12/05/2022	6455 - General Maintenance		Ag Town Property Maintenance	85.00	8031	12/08/2022	caulking on window
						8,168.04			Fence shared with K2 Share/ replaced 2 post and 10 pickets. Stained to match
<b>6465 - Inspection</b>									
1061-F165689	10/11/2022	10/11/2022	6465 - Inspection		American Fire Protection Group- College Station	95.00	8008	10/11/2022	Inspection Labor
<b>6470 - Insurance</b>									
100052127	01/24/2022	01/24/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7886	01/24/2022	Insurance Premium
100052021	01/24/2022	01/24/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	7887	01/24/2022	Insurance Premium
100052021	03/07/2022	03/07/2022	6470 - Insurance		The Cincinnati Insurance Companies	260.00	7917	03/07/2022	Monthly Insurance Premium
100052127	03/07/2022	03/07/2022	6470 - Insurance		The Cincinnati Insurance Companies	476.00	7918	03/07/2022	Monthly Insurance Premium
10219924-E-CHECK	03/18/2022	03/18/2022	6470 - Insurance		Safepoint Insurance	5,994.00	10219924 E-CHECK	03/18/2022	Insurance installment payment
100052127	04/12/2022	04/12/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7932	04/12/2022	Monthly Insurance Premium
100052021	04/12/2022	04/12/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	7933	04/12/2022	Monthly Insurance Premium
100052021	05/05/2022	05/05/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	7936	05/05/2022	Monthly Insurance Premium
10312745-ACH	05/18/2022	05/18/2022	6470 - Insurance		Safepoint Insurance	2,995.00	10312745 ACH	05/18/2022	Insurance payment
100052127	05/18/2022	05/18/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7943	04/12/2022	Monthly Insurance Premium
STCP0001039-03	06/03/2022	06/03/2022	6470 - Insurance		Safepoint Insurance	2,995.00	7948	06/03/2022	Monthly Insurance Premium
100052127	06/07/2022	06/07/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7949	06/07/2022	Monthly Insurance Premium
100052021	06/07/2022	06/07/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	7949	06/07/2022	Monthly Insurance Premium
STCP0001039-03	07/01/2022	07/01/2022	6470 - Insurance		Safepoint Insurance	2,995.00	7961	07/01/2022	Monthly Insurance Premium
100052127	07/18/2022	07/18/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7972	07/18/2022	Monthly Insurance Premium
100052021	07/18/2022	07/18/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	7973	07/18/2022	Monthly Insurance Premium
STCP0001039-03	07/31/2022	07/31/2022	6470 - Insurance		Safepoint Insurance	2,995.00	7974	07/31/2022	Monthly Insurance Premium
100052021	08/12/2022	08/12/2022	6470 - Insurance		The Cincinnati Insurance Companies	140.00	7985	08/12/2022	Monthly Insurance Premium
100052127	08/12/2022	08/12/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	7985	08/12/2022	Monthly Insurance Premium
STCP0001039-03	09/09/2022	09/09/2022	6470 - Insurance		Safepoint Insurance	2,995.00	7999	09/12/2022	Monthly Insurance Premium
100052021	09/09/2022	09/09/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	8001	09/12/2022	Monthly Insurance Premium
100052127	09/09/2022	09/09/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	8001	09/12/2022	Monthly Insurance Premium
100052021	10/04/2022	10/04/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	8006	10/10/2022	River Ridge - Insurance Payment
100052127	10/11/2022	10/11/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	8014	10/11/2022	Monthly Insurance
STCP0001039-03	10/19/2022	10/19/2022	6470 - Insurance		Safepoint Insurance	2,995.00	ACH	10/19/2022	Insurance Payment
100052021	11/01/2022	11/01/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	8017	11/01/2022	Monthly Insurance payment
100052127	11/08/2022	11/08/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	8019	11/08/2022	Monthly Insurance payment
STCP0001039-03	11/17/2022	11/17/2022	6470 - Insurance		Safepoint Insurance	2,995.00	drafted	11/17/2022	Monthly Insurance Premium
100052021	12/05/2022	12/05/2022	6470 - Insurance		The Cincinnati Insurance Companies	115.00	8036	12/08/2022	Monthly Insurance Premium
100052127	12/08/2022	12/08/2022	6470 - Insurance		The Cincinnati Insurance Companies	220.00	8037	12/08/2022	Monthly Insurance Premium
STCP0									

4119	04/07/2022	04/07/2022	6475 - Lawn/Property Maintenance	Lopez Boyz	80.00	7924	04/07/2022	Cleaned Drainage pipes at River Ridge so rain water would drain.
RR10	04/12/2022	04/12/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	7925	04/12/2022	Monthly Lawn Maintenance
RR11	05/06/2022	05/06/2022	6475 - Lawn/Property Maintenance	Lawn Stars	2,083.81	7930	05/06/2022	Monthly Lawn Maintenance & repaired sprinkler system
4268	06/07/2022	06/07/2022	6475 - Lawn/Property Maintenance	Lopez Boyz	80.00	7948	06/07/2022	Check to make sure drainage is clear.
RR12	06/09/2022	06/09/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	7954	06/10/2022	Monthly Lawn Maintenance
RR13	07/12/2022	07/12/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	7970	07/12/2022	Monthly Lawn Maintenance
4425	08/08/2022	08/08/2022	6475 - Lawn/Property Maintenance	Lopez Boyz	180.00	7978	08/08/2022	1202 - Trimmed trees in back area
RR14	08/12/2022	08/12/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,948.50	7982	08/12/2022	Monthly Lawn Maintenance / Sprinkler repair
4529	09/06/2022	09/06/2022	6475 - Lawn/Property Maintenance	Lopez Boyz	270.00	7992	09/07/2022	Check and Clean Drainage pipes
RR15	09/09/2022	09/09/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	7997	09/12/2022	Monthly Lawn Maintenance
RR16	10/11/2022	10/11/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	8011	10/11/2022	Monthly Maintenance
R1 zz	11/11/2022	11/11/2022	6475 - Lawn/Property Maintenance	Brazos Valley Stump Grinding and Tree	541.25	8022	11/11/2022	Haul off
RR17	11/11/2022	11/11/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,407.25	8025	11/11/2022	Monthly Maintenance / sprinkler repair
RR18	12/08/2022	12/08/2022	6475 - Lawn/Property Maintenance	Lawn Stars	1,299.00	8034	12/08/2022	Monthly Lawn Maintenance
						<b>6520 - Maintenance Supplies</b>		
402119	02/07/2022	02/07/2022	6520 - Maintenance Supplies	Ray Crisswell Distributing Company	24.20	7908	02/08/2022	Cleaning maintenance items for Clubhouse
9205686197	10/11/2022	10/11/2022	6520 - Maintenance Supplies	HD Supply Facilities Maintenance	79.66	8015	10/11/2022	Fido Baggies - Pet waste 10%
						<b>6531 - Special Projects</b>		
10426	02/07/2022	02/07/2022	6531 - Special Projects	Brenham Technical Services LLC	3,241.73	7905	02/08/2022	New Gate Entry System
892813371	06/15/2022	06/15/2022	6531 - Special Projects	Beal Properties	324.69	7956	06/15/2022	3 Pool chairs
						<b>6540 - Management Fee</b>		
	01/12/2022	01/12/2022	6540 - Management Fee	Beal Properties	952.00	7896	01/14/2022	Management Fee for 01/2022
	02/10/2022	02/10/2022	6540 - Management Fee	Beal Properties	1,000.00	7910	02/10/2022	Management Fee for 02/2022
	03/14/2022	03/14/2022	6540 - Management Fee	Beal Properties	1,000.00	7919	03/14/2022	Management Fee for 03/2022
	04/11/2022	04/11/2022	6540 - Management Fee	Beal Properties	1,000.00	7927	04/11/2022	Management Fee for 04/2022
	05/09/2022	05/09/2022	6540 - Management Fee	Beal Properties	1,000.00	7941	05/10/2022	Management Fee for 05/2022
	06/06/2022	06/06/2022	6540 - Management Fee	Beal Properties	1,000.00	7947	06/07/2022	Management Fee for 06/2022
	07/11/2022	07/11/2022	6540 - Management Fee	Beal Properties	1,000.00	7966	07/11/2022	Management Fee for 07/2022
	08/08/2022	08/08/2022	6540 - Management Fee	Beal Properties	1,000.00	7976	08/08/2022	Management Fee for 08/2022
	09/01/2022	09/01/2022	6540 - Management Fee	Beal Properties	1,000.00	7991	09/01/2022	Management Fee for 09/2022
	10/03/2022	10/03/2022	6540 - Management Fee	Beal Properties	1,000.00	8003	10/03/2022	Management Fee for 10/2022
	11/01/2022	11/01/2022	6540 - Management Fee	Beal Properties	1,000.00	8020	11/08/2022	Management Fee for 11/2022
	12/05/2022	12/05/2022	6540 - Management Fee	Beal Properties	1,000.00	8029	12/05/2022	Management Fee for 12/2022
						<b>6545 - Misc. Property Expense</b>		
Best Buy (Router for Clubhouse)	06/16/2022	06/16/2022	6545 - Misc. Property Expense	Beal Properties	194.84	7959	06/20/2022	Best Buy (Router for Clubhouse) Reimburse Beal CC
						<b>6600 - Cleaning Expense</b>		
0000205	01/12/2022	01/12/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7893	01/12/2022	Clean River Ridge Club House
0000209	02/07/2022	02/07/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7900	02/07/2022	Cleaning River Ridge HOA Clubhouse every Monday
0000213	03/07/2022	03/07/2022	6600 - Cleaning Expense	Hudson, Jessica	360.00	7912	03/07/2022	Cleaning River Ridge HOA Clubhouse every Monday
0000217	04/07/2022	04/07/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7923	04/07/2022	Monthly Cleaning River Ridge Clubhouse
0000220	05/06/2022	05/06/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7938	05/06/2022	Monthly Cleaning River Ridge Clubhouse
0000224	06/09/2022	06/09/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7952	06/10/2022	Monthly Cleaning River Ridge HOA Clubhouse every Monday
0000228	07/11/2022	07/11/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7969	07/12/2022	Monthly Cleaning River Ridge Clubhouse
0000231	08/08/2022	08/08/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7977	08/08/2022	Monthly Cleaning River Ridge Clubhouse
0000235	09/07/2022	09/07/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	7984	09/07/2022	Cleaning River Ridge HOA Clubhouse every Monday
0000238	10/11/2022	10/11/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	8010	10/11/2022	Cleaning's on 2nd, 9th, 22nd, and 29th.
0000242	11/11/2022	11/11/2022	6600 - Cleaning Expense	Hudson, Jessica	450.00	8024	11/11/2022	Monthly Cleaning
0000246	12/05/2022	12/05/2022	6600 - Cleaning Expense	Hudson, Jessica	500.00	8032	12/08/2022	Cleaning River Ridge HOA Clubhouse every Monday
						<b>6665 - Office Expenses</b>		
Purchase 50" TV and wall mount	03/16/2022	03/16/2022	6665 - Office Expenses	Beal Properties	617.00	7920	03/16/2022	Purchased 50" Samsung TV & Wall Mount (Beal CC)
						<b>6691 - Parking Lot Repair</b>		
2025	03/07/2022	03/07/2022	6691 - Parking Lot Repair	Beltrand Pavement Markings, LLC	869.06	7915	03/07/2022	power washed curbs, Painted additional numbers on the curbs or the parking spaces
2020	03/07/2022	03/07/2022	6691 - Parking Lot Repair	Beltrand Pavement Markings, LLC	3,436.94	7915	03/07/2022	Power washed all existing stripes and markings - restriped all car spaces.
						<b>6695 - Pest Control</b>		
25410	06/09/2022	06/09/2022	6695 - Pest Control	Joe Loudat DBA/	162.38	7953	06/10/2022	Bee/Wasp control
						<b>6700 - Plumbing Expense</b>		
4604	06/16/2022	06/16/2022	6700 - Plumbing Expense	Twin City Plumbing LLC	240.00	7957	06/16/2022	Replace pool shower valve - River Ridge swimming pool
36303	09/09/2022	09/09/2022	6700 - Plumbing Expense	Helm's Quality Plumbing	356.50	7996	09/12/2022	repaired broken male adapter between 1700 & 1800 buildings.
93359-1-10	09/09/2022	09/09/2022	6700 - Plumbing Expense	Sin Plumbing LLC	180.50	8000	09/12/2022	Reset women toilet in clubhouse
4841	09/09/2022	09/09/2022	6700 - Plumbing Expense	#1401 Twin City Plumbing LLC	620.00	8002	09/12/2022	Repaired 1 1/4 main later line for sprinkler system near 1401
						<b>6701 - Porter Service</b>		
2367	01/07/2022	01/07/2022	6701 - Porter Service	Walker, Robert	125.00	7890	01/10/2022	Monthly Porter Service
2362	01/07/2022	01/07/2022	6701 - Porter Service	Walker, Robert	165.00	7891	01/10/2022	Bulk Pick up
2384	02/07/2022	02/07/2022	6701 - Porter Service	Walker, Robert	125.00	7904	02/07/2022	January Porter Service
2376	02/07/2022	02/07/2022	6701 - Porter Service	Walker, Robert	150.00	7904	02/07/2022	Bulk Pick up
2388	03/07/2022	03/07/2022	6701 - Porter Service	Walker, Robert	90.00	7913	03/07/2022	Bulk Pick up
2404	03/07/2022	03/07/2022	6701 - Porter Service	Walker, Robert	125.00	7913	03/07/2022	Monthly Porter Service
2427	04/07/2022	04/07/2022	6701 - Porter Service	Walker, Robert	125.00	7926	04/07/2022	Monthly Porter Service
2417	04/07/2022	04/07/2022	6701 - Porter Service	Walker, Robert	225.00	7926	04/07/2022	Monthly Bulk Pick Up
2446	05/05/2022	05/05/2022	6701 - Porter Service	Walker, Robert	125.00	7937	05/05/2022	Monthly Porter Service
2436	05/06/2022	05/06/2022	6701 - Porter Service	Walker, Robert	120.00	7937	05/05/2022	Bulk Pick up
2472	06/07/2022	06/07/2022	6701 - Porter Service	Walker, Robert	125.00	7950	06/07/2022	Monthly Porter Service
2452	06/07/2022	06/07/2022	6701 - Porter Service	Walker, Robert	300.00	7950	06/07/2022	Monthly Bulk Pick Up
2479	07/07/2022	07/07/2022	6701 - Porter Service	Walker, Robert	240.00	7965	07/07/2022	Bulk Pick up June 2022
2495	07/07/2022	07/07/2022	6701 - Porter Service	Walker, Robert	125.00	7965	07/07/2022	Monthly Porter Service
2519	08/08/2022	08/08/2022	6701 - Porter Service	Walker, Robert	125.00	7979	08/08/2022	Monthly Porter Service
2546	09/06/2022	09/06/2022	6701 - Porter Service	Walker, Robert	125.00	7993	09/07/2022	Monthly Porter Service
2529	09/06/2022	09/06/2022	6701 - Porter Service	Walker, Robert	135.00	7993	09/07/2022	Monthly Bulk Pick Up
2567	10/07/2022	10/07/2022	6701 - Porter Service	Walker, Robert	150.00	8005	10/07/2022	Porter Service - September
2558	10/07/2022	10/07/2022	6701 - Porter Service	Walker, Robert	45.00	8006	10/07/2022	Bulk Pick up - September
2590	11/07/2022	11/07/2022	6701 - Porter Service	Walker, Robert	150.00	8018	11/07/2022	Monthly Porter Service
2581	11/07/2022	11/07/2022	6701 - Porter Service	Walker, Robert	60.00	8018	11/07/2022	Monthly Bulk Pick Up
2620	12/05/2022	12/05/2022	6701 - Porter Service	Walker, Robert	60.00	8030	12/07/2022	Monthly Bulk Pick Up
2629	12/05/2022	12/05/2022	6701 - Porter Service	Walker, Robert	150.00	8030	12/07/2022	Monthly Porter Service
						<b>6702 - Pool Expense</b>		
2022303	02/07/2022	02/07/2022	6702 - Pool Expense	Oasis Pools	405.94	7907	02/08/2022	Monthly Pool Cleaning & Supplies (December)
2022329	02/07/2022	02/07/2022	6702 - Pool Expense	Oasis Pools	405.94	7907	02/08/2022	Monthly Pool Maintenance - January
2022355	04/12/2022	04/12/2022	6702 - Pool Expense	Oasis Pools	405.94	7931	04/12/2022	Monthly Pool Maintenance - February
2022381	04/12/2022	04/12/2022	6702 - Pool Expense	Oasis Pools	442.20	7931	04/12/2022	Monthly Pool Maintenance - March
2022418	06/09/2022	06/09/2022	6702 - Pool Expense	Oasis Pools	856.80	7955	06/10/2022	Monthly Pool Cleaning & Supplies
2022458	06/09/2022	06/09/2022	6702 - Pool Expense	Oasis Pools	632.50	7955	06/10/2022	Replaced malfunction valve on pool filter
2022484	07/12/2022	07/12/2022	6702 - Pool Expense	Oasis Pools	487.30	7971	07/12/2022	Monthly Pool Cleaning & Supplies (may)
2022551	08/12/2022	08/12/2022	6702 - Pool Expense	Oasis Pools	168.13	7984	08/12/2022	3/25 - installed new beaker
2022556	08/12/2022	08/12/2022	6702 - Pool Expense	Oasis Pools	643.85	7984	08/12/2022	6/11 Replaced pool motor and refurbished front housing
2022532	08/12/2022	08/12/2022	6702 - Pool Expense	Oasis Pools	1,018.67	7984	08/12/2022	Monthly Pool Cleaning & Supplies (June)
2022575	09/09/2022	09/09/2022	6702 - Pool Expense	Oasis Pools	405.94	7998	09/12/2022	Monthly Pool Cleaning & Supplies (July)
2022600	10/11/2022	10/11/2022	6702 - Pool Expense	Oasis Pools	443.48	8012	10/11/2022	Monthly Pool Maintenance - August
2022637	11/11/2022	11/11/2022	6702 - Pool Expense	Oasis Pools	469.62	8026	11/11/2022	Monthly Pool Maintenance - September
2022664	12/05/2022	12/05/2022	6702 - Pool Expense	Oasis Pools	405.94	8035	12/08/2022	Monthly Pool Cleaning & Supplies (October)
						<b>6705 - Professional Fees</b>		
216727	11/11/2022	11/11/2022	6705 - Professional Fees	Thompson, Derrig and Craig, P.C.	380.00	8027	11/11/2022	Tax Preparation
						<b>6710 - Property Taxes</b>		
2022 423805	12/05/2022	12/05/2022	6710 - Property Taxes	Kristeen Roe, Tax A/C	2.13	8033	12/08/2022	Property Tax 2022 - 617257
						<b>6725 - Recreational Equipment Expense</b>		
1810	08/12/2022	08/12/2022	6725 - Recreational Equipment Expense	Beal Properties	790.23	7887	08/15/2022	River Ridge Pool Table Refelt used Beal CC
						<b>6753 - Sign Expense</b>		
465-1037	01/12/2022	01/12/2022	6753 - Sign Expense	Fast Signs	129.23	7892	01/12/2022	River Ridge signage around the pedestrian gate
465-6208	06/22/2022	06/22/2022	6753 - Sign Expense	Fast Signs	864.80	7960	06/27/2022	pool signs
						<b>6757 - Telephone Service</b>		
97926827051201165 ACH	02/03/2022	02/03/2022	6757 - Telephone Service	COMMUNICATION, FRONTIER	146.52	97926827051201165 ACH	02/03/2022	

324505-208400 ACH	06/23/2022	06/23/2022	6810 - Utilities	College Station Utilities	746.56	324505-208400 ACH	06/23/2022	Electric, Water, Sprinkler, Sewer, Drainage
324505-145746 ACH	06/27/2022	06/27/2022	6810 - Utilities	College Station Utilities	327.91	324505-145746 ACH	06/27/2022	Electric, Sprinkler, Sanitation
324505-208400	07/25/2022	07/25/2022	6810 - Utilities	College Station Utilities	836.66	ACH	07/25/2022	Utility Bill
324505-208400	09/26/2022	09/26/2022	6810 - Utilities	College Station Utilities	781.58	ACH	09/26/2022	Clubhouse
324505-145746	09/27/2022	09/27/2022	6810 - Utilities	College Station Utilities	571.83	ACH	09/27/2022	
324505-208400	10/24/2022	10/24/2022	6810 - Utilities	College Station Utilities	729.53	ACH	10/24/2022	1000 Spring Loop Clubhouse
324505-145746	10/26/2022	10/26/2022	6810 - Utilities	College Station Utilities	304.65	ACH	10/26/2022	1000 Spring Loop
324505-211954	10/26/2022	10/26/2022	6810 - Utilities	College Station Utilities	28.65	ACH	10/26/2022	1000 Spring Loop Irrigation
324505-211958	10/26/2022	10/26/2022	6810 - Utilities	College Station Utilities	22.15	ACH	10/26/2022	1000 Spring Loop Irrigation 2
324505-208400	11/23/2022	11/23/2022	6810 - Utilities	College Station Utilities	841.09	ACH	11/23/2022	1000 SPRING LOOP CLUB
324505-145746	11/28/2022	11/28/2022	6810 - Utilities	College Station Utilities	369.26	ACH	11/28/2022	1000 SPRING LOOP
324505-211954	11/28/2022	11/28/2022	6810 - Utilities	College Station Utilities	35.15	ACH	11/28/2022	1000 SPRING LOOP IRRIG
324505-211958	11/28/2022	11/28/2022	6810 - Utilities	College Station Utilities	28.65	drafted	11/28/2022	utilities - sprinkler
324505-208400	12/05/2022	12/23/2022	6810 - Utilities	College Station Utilities	866.01	drafted	12/23/2022	autodraft
324505-145746	12/06/2022	12/06/2022	6810 - Utilities	College Station Utilities	257.95	drafted	01/03/2023	utilities - electrical - sprinkler - sanitation
324505-211954	12/06/2022	12/06/2022	6810 - Utilities	College Station Utilities	12.40	drafted	01/03/2023	utilities - sprinkler
					11,178.09			
<b>6820 - Utilities - electric</b>								
324505-145746 ACH	05/25/2022	05/25/2022	6820 - Utilities - electric	College Station Utilities	260.81	324505-145746 ACH	05/25/2022	Electric
324505-145746	07/26/2022	07/26/2022	6820 - Utilities - electric	College Station Utilities	309.58	ACH	07/26/2022	Electric
324505-208400	08/22/2022	08/22/2022	6820 - Utilities - electric	College Station Utilities	613.31	ACH	08/22/2022	River Ridge Clubhouse
324505-145746	08/24/2022	08/24/2022	6820 - Utilities - electric	College Station Utilities	184.17	ACH	08/24/2022	Utility Bill
					1,367.87			
<b>6830 - Utilities - Sewer/Drainage</b>								
324505-208400	08/22/2022	08/22/2022	6830 - Utilities - Sewer/Drainage	College Station Utilities	63.77	ACH	08/22/2022	River Ridge Clubhouse
<b>6835 - Utilities - Sprinkler</b>								
324505-211954 ACH	04/25/2022	04/25/2022	6835 - Utilities - Sprinkler	College Station Utilities	12.40	324505-211954 ACH	04/25/2022	Sprinkler
324505-211958 ACH	04/25/2022	04/25/2022	6835 - Utilities - Sprinkler	College Station Utilities	12.40	324505-211958 ACH	04/25/2022	sPRINKLER
324505-211954 ACH	05/25/2022	05/25/2022	6835 - Utilities - Sprinkler	College Station Utilities	25.40	324505-211954 ACH	05/25/2022	Sprinkler
324505-211958 ACH	05/25/2022	05/25/2022	6835 - Utilities - Sprinkler	College Station Utilities	28.65	324505-211958 ACH	05/25/2022	Sprinkler
324505-211954 ACH	06/27/2022	06/27/2022	6835 - Utilities - Sprinkler	College Station Utilities	51.40	324505-211954 ACH	06/27/2022	Sprinkler
324505-211958 ACH	06/27/2022	06/27/2022	6835 - Utilities - Sprinkler	College Station Utilities	61.15	324505-211958 ACH	06/27/2022	Sprinkler
324505-211954	07/26/2022	07/26/2022	6835 - Utilities - Sprinkler	College Station Utilities	48.15	ACH	07/26/2022	Sprinkler
324505-211958	07/26/2022	07/26/2022	6835 - Utilities - Sprinkler	College Station Utilities	61.15	ACH	07/26/2022	Sprinkler
324505-208400	08/22/2022	08/22/2022	6835 - Utilities - Sprinkler	College Station Utilities	61.15	ACH	08/22/2022	River Ridge Clubhouse
324505-145746	08/24/2022	08/24/2022	6835 - Utilities - Sprinkler	College Station Utilities	307.56	ACH	08/24/2022	Utility Bill
324505-211954	08/24/2022	08/24/2022	6835 - Utilities - Sprinkler	College Station Utilities	64.40	ACH	08/24/2022	Irrigation Bill
324505-211958	08/24/2022	08/24/2022	6835 - Utilities - Sprinkler	College Station Utilities	61.15	ACH	08/24/2022	Irrigation 2
324505-211954	09/27/2022	09/27/2022	6835 - Utilities - Sprinkler	College Station Utilities	64.40	ACH	09/27/2022	irrigation
324505-211958	09/27/2022	09/27/2022	6835 - Utilities - Sprinkler	College Station Utilities	61.15	ACH	09/27/2022	Irrigation 2
					920.51			
<b>6840 - Utilities - Water</b>								
324505-208400	08/22/2022	08/22/2022	6840 - Utilities - Water	College Station Utilities	30.70	ACH	08/22/2022	River Ridge Clubhouse
<b>Total</b>								
					138,185.98			



2761	05/08/2023	05/08/2023	6701 - Porter Service	Walker, Robert	200.00	8090	05/08/2023	April - Porter Service	
2783	06/06/2023	06/06/2023	6701 - Porter Service	Walker, Robert	200.00	8100	06/07/2023	May Porter Service	
2809	07/06/2023	07/06/2023	6701 - Porter Service	Walker, Robert	200.00	8109	07/07/2023	June Porter Service	
2840	08/05/2023	08/05/2023	6701 - Porter Service	Walker, Robert	225.00	8119	08/07/2023	July Porter Service	
					<b>2,005.97</b>				
<b>6702 - Pool Expense</b>									
2022693	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	405.94	8047	01/12/2023	Monthly Pool Maintenance - November	
2022716	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	405.94	8047	01/12/2023	Monthly Pool Maintenance - December	
2022738	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	616.54	8059	02/13/2023	Replaced Hot Tube Motor	
20230792	03/07/2023	03/07/2023	6702 - Pool Expense	Oasis Pools	235.97	8066	03/07/2023	Small Leak on hot tub pump - repaired with kit	
2023786	03/07/2023	03/07/2023	6702 - Pool Expense	Oasis Pools	702.48	8066	03/07/2023	Monthly Pool Maintenance - January	
20230830	04/06/2023	04/06/2023	6702 - Pool Expense	Oasis Pools	380.00	8078	04/06/2023	Install New Time Clock for Pool Lights - Replace Breaker + Labor + Materials	
20230810	04/06/2023	04/06/2023	6702 - Pool Expense	Oasis Pools	405.94	8078	04/06/2023	Monthly Pool Maintenance - February	
20230826	05/05/2023	05/05/2023	6702 - Pool Expense	Oasis Pools	759.27	8068	05/08/2023	Monthly Pool Maintenance - March	
20231787	06/06/2023	06/06/2023	6702 - Pool Expense	Oasis Pools	774.08	8099	06/07/2023	Monthly Pool Maintenance - April	
20231813	06/06/2023	06/06/2023	6702 - Pool Expense	Oasis Pools	108.48	8099	06/07/2023	Replaced O-ring on hot tub	
20231809	06/06/2023	06/06/2023	6702 - Pool Expense	Oasis Pools	409.19	8099	06/07/2023	yearly Maintenance	
20231837	07/06/2023	07/06/2023	6702 - Pool Expense	Oasis Pools	603.78	8108	07/07/2023	Monthly Pool Maintenance - May	
20231967	08/05/2023	08/05/2023	6702 - Pool Expense	Oasis Pools	957.08	8117	08/07/2023	July Monthly Pool Maintenance	
					<b>6,764.69</b>				
<b>6710 - Property Taxes</b>									
108670	01/11/2023	01/11/2023	6710 - Property Taxes	Kristeen Roe, Tax A/C	2.13	8048	01/12/2023	Tax 2022	
<b>6753 - Sign Expense</b>									
485-66914	04/06/2023	04/06/2023	6753 - Sign Expense	Fast Signs	94.19	8075	04/06/2023	Pool Hours Sign	
<b>6757 - Telephone Service</b>									
979-268-2705-120116-5	01/31/2023	01/31/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	213.64	ACH	01/31/2023		
979-268-2705-120116-5	02/03/2023	02/03/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	216.80	ACH	02/03/2023	FEBRUARY BILL	
979-268-2705-120116-5	03/06/2023	03/06/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	216.80	ACH	03/06/2023	March Bill	
979-268-2705-120116-5	04/03/2023	04/03/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	216.80	ACH	04/03/2023	April Bill	
979-268-2705-120116-5	05/04/2023	05/04/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	213.72	ACH	05/04/2023	May Bill	
979-268-2705-120116-5	06/05/2023	06/05/2023	6757 - Telephone Service	COMMUNICATION, FRONTIER	215.08	ACH	06/05/2023	June Bill	
					<b>1,292.24</b>				
<b>6776 - Trash Pick-up</b>									
2896	03/07/2023	03/07/2023	6776 - Trash Pick-up	Walker, Robert	75.00	8067	03/07/2023	Trash Pick up - February	
2729	04/06/2023	04/06/2023	6776 - Trash Pick-up	Walker, Robert	150.00	8080	04/06/2023	Trash pick Up - March	
2754	05/08/2023	05/08/2023	6776 - Trash Pick-up	Walker, Robert	75.00	8090	05/08/2023	Trash Pick up	
2775	06/06/2023	06/06/2023	6776 - Trash Pick-up	Walker, Robert	150.00	8100	06/07/2023	Trash Pick up	
2794	07/06/2023	07/06/2023	6776 - Trash Pick-up	Walker, Robert	136.00	8109	07/07/2023	Trash Pick Up - June	
5343	08/05/2023	08/05/2023	6776 - Trash Pick-up	Lopez Boyz	40.00	8115	08/07/2023	Trash pick Up July	
2823	08/05/2023	08/05/2023	6776 - Trash Pick-up	Walker, Robert	136.00	8119	08/07/2023	Trash Pick Up July	
					<b>760.00</b>				
<b>6810 - Utilities</b>									
	01/27/2023	01/27/2023	6810 - Utilities	College Station Utilities	262.14	ACH	01/27/2023		
	01/27/2023	01/27/2023	6810 - Utilities	College Station Utilities	12.40	ACH	01/27/2023	Irrigation	
	01/31/2023	01/31/2023	6810 - Utilities	College Station Utilities	257.95	ACH	01/31/2023	1000 Spring Loop	
	01/31/2023	01/31/2023	6810 - Utilities	College Station Utilities	12.40	ACH	01/31/2023	1000 Spring Loop Irrig2	
	01/31/2023	01/31/2023	6810 - Utilities	College Station Utilities	12.40	ACH	01/31/2023	1000 Spring Loop Irrig	
	01/31/2023	01/31/2023	6810 - Utilities	College Station Utilities	815.71	ACH	01/31/2023	1000 Spring Loop Club	
324505-208400	02/23/2023	02/23/2023	6810 - Utilities	College Station Utilities	862.05	ACH	02/23/2023	CLUBHOUSE	
324505-211958	02/24/2023	02/24/2023	6810 - Utilities	College Station Utilities	12.40	ACH	02/24/2023	Irrigation	
324505-145746	02/24/2023	02/24/2023	6810 - Utilities	College Station Utilities	271.50	ACH	02/24/2023	COMPLEX	
324505-211954	02/24/2023	02/24/2023	6810 - Utilities	College Station Utilities	12.40	ACH	02/24/2023	IRRIGATION 2	
324505-208400	03/24/2023	03/24/2023	6810 - Utilities	College Station Utilities	981.43	ACH	03/27/2023	1000 Spring Loop Clubhouse	
324505-211958	03/27/2023	03/27/2023	6810 - Utilities	College Station Utilities	12.40	ACH	03/27/2023	1000 Spring Loop Irrigation 2	
324505-145746	03/27/2023	03/27/2023	6810 - Utilities	College Station Utilities	245.91	ACH	03/27/2023	1000 Spring Loop Complex	
324505-211954	03/27/2023	03/27/2023	6810 - Utilities	College Station Utilities	12.40	ACH	03/27/2023	1000 Spring Loop Irrigation	
324505-208400	04/24/2023	04/24/2023	6810 - Utilities	College Station Utilities	848.06	ACH	04/24/2023	1000 Spring Loop Clubhouse	
324505-145746	04/25/2023	04/25/2023	6810 - Utilities	College Station Utilities	247.75	ACH	04/25/2023	1000 Spring Loop	
324505-211958	04/25/2023	04/25/2023	6810 - Utilities	College Station Utilities	12.40	ACH	04/25/2023	1000 Spring Loop Irrigation 2	
324505-211954	04/25/2023	04/25/2023	6810 - Utilities	College Station Utilities	12.40	ACH	04/25/2023	1000 Spring Loop Irrigation	
324505-208400	05/23/2023	05/23/2023	6810 - Utilities	College Station Utilities	811.47	ACH	05/23/2023	1000 Spring Loop Clubhouse	
324505-145746	05/24/2023	05/24/2023	6810 - Utilities	College Station Utilities	239.38	ACH	05/24/2023	1000 Spring Loop	
324505-211954	05/24/2023	05/24/2023	6810 - Utilities	College Station Utilities	12.40	ACH	05/24/2023	1000 Spring Loop - Irrigation	
324505-211958	05/24/2023	05/24/2023	6810 - Utilities	College Station Utilities	12.40	ACH	05/24/2023	1000 Spring Loop - Irrigation 2	
324505-208400	06/28/2023	06/28/2023	6810 - Utilities	College Station Utilities	953.69	ACH	06/28/2023	Clubhouse	
324505-211954	06/27/2023	06/27/2023	6810 - Utilities	College Station Utilities	18.90	ACH	06/27/2023	Irrigation	
324505-211958	06/27/2023	06/27/2023	6810 - Utilities	College Station Utilities	18.90	ACH	06/27/2023	Irrigation 2	
324505-145746	06/27/2023	06/27/2023	6810 - Utilities	College Station Utilities	267.49	ACH	06/27/2023	1000 Spring Loop Complex	
324505-208400	07/28/2023	07/28/2023	6810 - Utilities	College Station Utilities	841.30	ACH	07/28/2023	1000 Spring Loop - Irrigation	
324505-145746	07/27/2023	07/27/2023	6810 - Utilities	College Station Utilities	269.82	ACH	07/27/2023	1000 Spring Loop - Complex	
324505-211954	07/27/2023	07/27/2023	6810 - Utilities	College Station Utilities	61.15	ACH	07/27/2023	1000 Spring Loop - Irrigation	
324505-211958	07/27/2023	07/27/2023	6810 - Utilities	College Station Utilities	54.65	ACH	07/27/2023	1000 Spring Loop - Irrigation 2	
324505-208400	08/24/2023	08/24/2023	6810 - Utilities	College Station Utilities	722.52	ACH	08/24/2023	1000 Spring Loop - Clubhouse	
324505-211954	08/28/2023	08/28/2023	6810 - Utilities	College Station Utilities	41.65	ACH	08/28/2023	1000 Spring Loop Irrigation	
324505-145746	08/28/2023	08/28/2023	6810 - Utilities	College Station Utilities	313.72	ACH	08/28/2023	1000 Spring Loop	
324505-211958	08/28/2023	08/28/2023	6810 - Utilities	College Station Utilities	61.15	ACH	08/28/2023	1000 Spring Loop Irrigation 2	
					<b>9,624.69</b>				
<b>Total</b>					<b>87,746.01</b>				



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Statement Date

12/31/2022

2201 1 AV 0.455
RIVER RIDGE TOWNHOMES
A CONDOMINIUM HOMEOWNERS ASSOCIATION INC
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Account No

\*\*\*\*0132

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STATEMENT SUMMARY

TX Business Premier Money Market Account No \*\*\*\*0132

Table with 4 columns: Date, Description, Days in Statement Period, Amount. Rows include Beginning Balance, Deposits/Other Credits, Checks/Other Debits, Ending Balance, and Total Enclosures.

DEPOSITS/OTHER CREDITS

Table with 3 columns: Date, Description, Amount. Rows include Deposit and Accr Earning Pymt Added to Account.

DAILY ENDING BALANCE

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Shows ending balances for 12-01, 12-05, and 12-31.

EARNINGS SUMMARY

\*\* Below is an itemization of the Earnings paid this period. \*\*

Table with 4 columns: Description, Amount, Description, Amount. Rows include Interest Paid This Period, Interest Paid YTD, Annual Percentage Yield Earned, and Days in Earnings Period.

9001



103011 : 00220101



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# PROSPERITY BANK®

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Statement Date

8/31/2023

1743 1 AV 0.498

Account No

\*\*\*\*0132

RIVER RIDGE TOWNHOMES

A CONDOMINIUM HOMEOWNERS ASSOCIATION INC

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

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### STATEMENT SUMMARY

TX Business Premier Money Market Account No \*\*\*\*0132

08/01/2023	Beginning Balance		\$195,048.01
	2 Deposits/Other Credits	+	\$1,300.44
	0 Checks/Other Debits	-	\$0.00
08/31/2023	Ending Balance	31 Days in Statement Period	\$196,348.45
	Total Enclosures		1

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
08/09/2023	Deposit	\$943.00
08/31/2023	Accr Earning Pymt Added to Account	\$357.44

### DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
08-01	\$195,048.01	08-09	\$195,991.01	08-31	\$196,348.45

### EARNINGS SUMMARY

\*\* Below is an itemization of the Earnings paid this period. \*\*

Interest Paid This Period	\$357.44	Annual Percentage Yield Earned	2.17 %
Interest Paid YTD	\$2,605.01	Days in Earnings Period	31

9001

103331 : 00174301



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# RIVER RIDGE TOWNHOME ASSOCIATION

## 2023 BUDGET

	2022 BUDGET	2022 ACTUAL	2023 BUDGET \$120	2023 BUDGET \$140
<b>INCOME:</b>				
HOA Dues	118080	116989.7	118080	137760
Insurance				
Club Rent		125		
Late/NSF		502		
Transfer				
Fines		150		
<b>TOTAL:</b>	<b>118080</b>	<b>117766.7</b>	<b>118080</b>	<b>137760</b>
<b>EXPENSE:</b>				
Refund Dues	0	750	420	420
Broadband	1500	1822.8	1900	1900
Cleaning	3200	5463.86	6500	6500
Electrical	1500	450.52	500	500
Pest Contr.	150	162.38	175	175
Porter	2500	3165	2750	2750
Insurance	34570	34064	51786	51786
Lawn Care	17500	18856.56	17000	17000
Clubhouse	500	1602.07	500	500
Gen. Maint	2000	8410.49	3750	3750
PM Fee	11424	11952	12000	12000
Special Proj	5000	7899.48	0	0
Plumbing	1000	1397	1000	1000
Pool Maint	7775	7190.53	7775	7775
Fence Repair	2000	3244.79	1000	1000
Key Fobs	500	1445.13	750	750
Signage	250	993.03	100	100
Telephone	1000	1617	1500	1500
Utilities	13000	13280.59	14103	14103
Bank/CC	25	14.7	75	75
Tax Exp.	510	382.13	400	400
Trans. Reserve		11316	11808	13776
<b>TOTAL EXP</b>	<b>105904</b>	<b>135480.1</b>	<b>135792</b>	<b>137760</b>
<b>Net Income</b>	<b>12176</b>	<b>-17713.3</b>	<b>-17712</b>	<b>0</b>



September 21, 2023

## **River Ridge Townhomes Management Report**

**Delinquency Status:** At the end of 2022, the total outstanding amount owed to the association was \$240.00. Four accounts make up the total balance mainly consisting of unpaid dues, and late fees that were charged to the account.

At the end of August, the total outstanding amount owed to the association was \$130.00. Three accounts make up the total balance mainly consisting of unpaid dues, unpaid fobs, and late fees that were charged to the account.

Beal Properties has actively communicated with the Delinquent account holders via phone, email, and mail to ensure that the accounts were addressed promptly and efficiently to collect the outstanding fees owed to the association. Moving forward, we will continue to use this process with any future delinquent account holders.

**Violation Report:** At the end of 2022, The HOA did not have any outstanding violations to present. However, at the end of August 2023 there was only one violation to present which was for a homeowner not maintaining the common area due to their bird feeder.

**Maintenance Report:** There were not any uncompleted work orders for River Ridge at the end of 2022. However, Beal is currently working with the Board on future projects for the complex for 2023.

### **Projects in Progress:**

Gutter Clean Out  
Exterior Building Lights

**Beal would like to request your valuable input on any outstanding maintenance issues or future projects for the Association.**



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

5/5/2023

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

<b>AGENCY</b> Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274  License#: 2081754		<b>PHONE</b> (A/C, No, Ext): 979-871-3161		<b>COMPANY</b> Wesco Insurance Company	
<b>FAX</b> (A/C, No): 979-871-3164		<b>E-MAIL ADDRESS:</b>		<b>LOAN NUMBER</b>	
<b>CODE:</b>		<b>SUB CODE:</b>		<b>POLICY NUMBER</b> WPP2011510 00	
<b>AGENCY CUSTOMER ID #:</b>		<b>INSURED</b> River Ridge Townhomes, A Condominium Homeowners Association, Inc. c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		<b>EFFECTIVE DATE</b> 03/17/2023	
				<b>EXPIRATION DATE</b> 03/17/2024	
				<input type="checkbox"/> <b>CONTINUED UNTIL TERMINATED IF CHECKED</b>	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

## PROPERTY INFORMATION

**LOCATION/DESCRIPTION**  
 Loc # 1, Bldg # 1, 1000 Spring Loop, College Station, TX, 77840  
 Loc # 1, Bldg # 10, 1000 Spring Loop, College Station, TX, 77840  
 Loc # 1, Bldg # 11, 1000 Spring Loop, College Station, TX, 77840  
 Loc # 1, Bldg # 12, 1000 Spring Loop, College Station, TX, 77840  
 Loc # 1, Bldg # 2, 1000 Spring Loop, College Station, TX, 77840  
 Loc # 1, Bldg # 3, 1000 Spring Loop, College Station, TX, 77840  
 See Attached...

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 EVIDENCE OF PROPERTY INSURANCE 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.

## COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED		BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
Equipment Breakdown Coverage							
Equipment Breakdown Coverage							\$5,000
Equipment Breakdown Coverage							\$5,000
Loc # 1, Bldg # 1							
Building, Replacement Cost, Special (Including theft)						\$1,955,520	\$5,000
Ordin, Replacement Cost, Special (including theft)						\$30,000	\$5,000
Loc # 1, Bldg # 10							
Building, Replacement Cost, Special (Including theft)						\$791,568	\$5,000
Ordin, Replacement Cost, Special (including theft)						\$30,000	\$5,000
Loc # 1, Bldg # 11							
Building, Replacement Cost, Special (Including theft)						\$1,107,360	\$5,000
Ordin, Replacement Cost, Special (Including theft)						\$30,000	\$5,000
Loc # 1, Bldg # 12							
See Attached...							

## REMARKS (Including Special Conditions)

REMARKS (Including Special Conditions)

## 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.

## ADDITIONAL INTEREST

NAME AND ADDRESS	<input type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
	<input type="checkbox"/>	MORTGAGEE				
INSUREDS COPY INFORMATION ONLY		LOAN #				
		AUTHORIZED REPRESENTATIVE				



**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Higginbotham Insurance Agency, Inc.		<b>NAMED INSURED</b> River Ridge Townhomes, A Condominium Homeowners Association, Inc. c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	
<b>POLICY NUMBER</b> WPP2011510 00			
<b>CARRIER</b> Wesco Insurance Company	<b>NAIC CODE</b>	<b>EFFECTIVE DATE:</b> 03/17/2023	

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 27 **FORM TITLE:** EVIDENCE OF PROPERTY INSURANCE

**LOCATION/DESCRIPTION:**

- Loc # 1, Bldg # 4, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 5, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 6, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 7, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 8, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 9, 1000 Spring Loop, College Station, TX, 77840

**COVERAGE INFORMATION:**

- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$357,000, Deductible: \$5,000
- Loc # 1, Bldg # 2
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,427,328, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 3
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,263,168, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 4
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,423,152, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 5
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,418,976, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 6
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,422,000, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 7
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,263,168, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 8
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$947,376, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000
- Loc # 1, Bldg # 9
- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$631,584, Deductible: \$5,000
- Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$5,000

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
5/5/2023

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 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).


<b>PRODUCER</b> Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan TX 77803-3274	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 979-871-3161      FAX (A/C, No): 979-871-3164	
	<b>E-MAIL ADDRESS:</b>	
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> River Ridge Townhomes, A Condominium Homeowners Association, Inc. c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	License#: 2081754 RIVERID-02	<b>INSURER A:</b> Wesco Insurance Company      25011 <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES**      **CERTIFICATE NUMBER:** 1147925644      **REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			WPP2011510 00	3/17/2023	3/17/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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)

<b>CERTIFICATE HOLDER</b>  INSUREDS COPY INFORMATION ONLY	<b>CANCELLATION</b>  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 
--	--





**Bob Walker**  
 Real Properties  
 bobw@realprops.com  
 PA

Need a REALTOR? What About BOB?

**CMA 1 - Line**

Prepared By: Robert Walker

Listings as of 09/21/23 at 12:46 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 09/21/2023 to 09/17/2022 Street Number Search is 1000 Street Name is like 'spring loop'

**Residential**

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%/LP	DOM
22009453	1000 Spring Loop #1503	1503	2	2/1		NONE	River Ridge Townhomes	2008	1,168		\$170.38	\$199,000	\$202,000	\$172.95	08/19/2022	101.51	39
23000242	1000 Spring Loop #1201		2	2/1		NONE	River Ridge Townhomes	2007	1,168		\$192.64	\$225,000	\$220,000	\$188.36	01/23/2023	97.78	14
22014567	1000 Spring Loop #1803	1803	2	2/1		NONE	River Ridge Townhomes	2007	1,168		\$192.64	\$225,000	\$223,000	\$190.92	12/08/2022	99.11	48
22017371	1000 Spring Loop #1701	1701	2	2/1		NONE	River Ridge Townhomes	2008	1,168		\$196.83	\$229,900	\$230,000	\$196.92	01/30/2023	100.04	33
22013422	1000 Spring Loop #1707	1707	2	2/1		NONE	River Ridge Townhomes	2008	1,168		\$192.64	\$225,000	\$234,000	\$200.34	10/03/2022	104.00	18
23007636	1000 Spring Loop #1508	1508	2	2/1		NONE	River Ridge Townhomes	2010	1,133		\$210.06	\$238,000	\$240,250	\$212.05	06/26/2023	100.95	24
23004102	1000 Spring Loop #1605	1605	2	2/1		NONE	River Ridge Townhomes	2008	1,168		\$199.06	\$232,500	\$241,000	\$206.34	05/15/2023	103.66	48
23006017	1000 Spring Loop #2004	2004	2	2/-		NONE	River Ridge Townhomes	2007	1,133		\$207.41	\$235,000	\$241,000	\$212.71	05/25/2023	102.55	34
<b># LISTINGS: 8</b>																	
			<b>Medians:</b>					2008	1,168		\$194.73	\$227,450	\$232,000	\$198.63		101.23	34
			<b>Minimums:</b>					2007	1,133		\$170.38	\$199,000	\$202,000	\$172.95		97.78	14
			<b>Maximums:</b>					2010	1,168		\$210.06	\$238,000	\$241,000	\$212.71		104.00	48
			<b>Averages:</b>					2008	1,159		\$195.21	\$226,175	\$228,906	\$197.57		101.20	32

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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.

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**Bob Walker**  
 Real Properties  
 bobw@realps.com  
 PH

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Robert Walker

Listings as of 09/21/23 at 12:46 pm

Quick Statistics ( 8 Listings Total )				
	Min	Max	Average	Median
List Price	\$199,000	\$238,000	\$226,175	\$227,450
Sold Price	\$202,000	\$241,000	\$228,906	\$232,000

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

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