

*Cripple Creek  
Homeowners Association, Inc.  
Annual HOA Meeting*



*Annual HOA Meeting  
Saturday September 16th, 2017  
10:00 am  
Century 21 Office Training Room  
404 University Dr. College Station*



## **CRIPPLE CREEK CONDOMINIUMS**

**Brazos Valley Property Management**  
903 S Texas Avenue, College Station, TX 77840  
Business (979)764-2500 Fax (979)764-0508

Cripple Creek Condominiums Owners Association requests your attendance at the 2017 Annual Meeting to be held **Saturday, September 16, 2017 at 10 am, at Century 21, Beal, Training Room at 404 D University Dr. E, College Station, Texas 77840**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm, September 15, 2017. You can mail the completed proxy (below) to BVP Management, 903 Texas Ave. South, College Station, Texas 77840, and **Attention: Toni Myers or Terry Thigpin** or email to **c21hoa@century21bcs.com** or fax it to **(979) 764-0508**.

### **Agenda**

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2016-2017 Special Projects
5. Financial reports:
  - a. 2016-2017 Financials
  - b. Delinquencies
  - c. Budget for 2017-2018
6. Sales
7. Maintenance issues
8. Election of Directors
9. Unfinished business
10. New business
11. Adjournment

BVPM

903 Texas Ave South, College Station, Tx. 77840  
c21bcshoa@century21bcs.com

979-764-2500



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# 2017 Annual Meeting Proxy Statement

Know All by these Present: That I

---

Do hereby appoint

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Or (Circle one)

Creighton Bennett    Renee Blamer    BVP Management, Inc\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 Cripple Creek Condominiums Owners 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 September 16, 2017 annual meeting and may be revoked by me in writing at any time prior to the meeting.

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Owner

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Unit number(s)

---

Email Address

---

Current Phone Number

This proxy must be received by 5:30pm. September 15, 2017.  
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,  
Fax: 979-764-0508 or  
Email: [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com)

BVPM

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Owners' Association Annual Meeting

September 10, 2016

Meeting was called to order at 10:15 a.m. and roll call was completed showing 9 owners were present or had given proxy. This did not meet a quorum and the Annual Meeting was then Adjourned at 10:20 a.m., after the proof of meeting announcement was reviewed. BVPM HOA Liaison, Bob Walker, was also in attendance. The Cripple Creek Owners Association 2016 Annual Meeting packet was made available to the owners present. Before the CCHOA Board meeting was called to order, the President asked the owners who were in attendance if they had any concerns, questions, etc., for the Board.

The Cripple Creek HOA Board meeting was called to order by the President at 10:30 a.m. Board members present were: Jim Blamer, Renee Blamer, Creighton Bennett, and Constance Van Zandt.

1. Renee moved that the Tele-Meeting Minutes of 08/20/16 be accepted as printed. Creighton seconded and the vote was unanimous.
2. Board of Directors Elections:
  - i. Jim made motion to re-elect Creighton Bennett to the Board of Directors for the 3 year term from 2016-2019. Renee seconded and the vote was unanimous.
  - ii. Renee informed current Board Members of Alicia Cowley's resignation.
3. Board of Directors Current Terms as follows:
  - i. Renee Blamer: 2014-2017
  - ii. Constance Van Zandt: 2015-2017 (filled an unexpired term)
  - iii. Creighton Bennett: 2016-2019
  - iv. Alicia Cowley: 2013-2016 (Resigned)
  - v. Jim Blamer: 2015-2018
4. The Board chose to reinstate the current officers by unanimous vote as listed below.
  - i. Renee Blamer - President; nominated by Constance Van Zandt, seconded by Creighton Bennett.
  - ii. Open - Vice President;
  - iii. Creighton Bennett - Secretary; nominated by Jim Blamer, seconded by Constance Van Zandt.
  - iv. Constance Van Zandt - Treasurer; nominated by Jim Blamer, seconded by Creighton Bennett.
5. The President informed any owner who would be interested in joining the HOA Board to please consider doing so, and, if interested to contact Bob Walker or Terry Thigpen of BVPM



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and to provide a resume of prior experience. The Responsibilities of all Board members is keeping the best interest of all owners in mind when planning for expenditures and the future.

6. Prior email unanimous vote to accept and approve the 2014/2015 Audit as presented to the Board via email was ratified and made a matter of record via a motion by Renee, seconded by Jim and approved by unanimous consent.
7. Prior email unanimous vote to pay in full the Annual premium for the Complex Insurance Renewal to avoid the finance charges was ratified and made a matter of record via a motion by Jim, seconded by Creighton and approved by unanimous consent.
8. Prior email unanimous vote to accept and approve the 2015 Tax Return was ratified and made a matter of record via a motion by Renee, seconded by Constance and approved by unanimous consent.
9. Prior email unanimous vote to address two additional drainage issues located near Unit #87 (Building #6) and Unit #33 (Building #2) was ratified and made a matter of record via a motion by Renee, seconded by Jim and approved by unanimous consent.
10. Prior email unanimous vote to purchase 6 New chaise lounge chairs for the pool area was ratified and made a matter of record via a motion by Renee, seconded by Constance and approved by unanimous consent.

### **Old Business - Update - PENDING Items:**

Renee provided an update on items that were approved and voted on at the previous meeting of 08/20/16.

1. Dryer Ducts: After speaking with Legal (Kassi Horner) it was determined that any Dryer Duct issue will be addressed on a case by case basis. (Any and All Duct cleaning is to be performed by Kevin Slaten with Steamatic of Brazos Valley.)
2. Drainage Issues / Grading - Munson Side: All work along the Munson side of the property has been completed, including the installation of a sump pump in the area adjacent to unit #73.
3. Laundry Room Space: This space will remain closed due to vandalism and it becoming a Health and Safety issue of the complex. As funds become available, this space will be discussed in further detail. As of this meeting, it is placed permanently on hold until after all



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other repairs have been completed throughout the complex. I.E., new/repair sidewalks, new landscape, and, new irrigation system.

4. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a \$700.00 retail value. This tree is to be planted in the large square area at the end of Building 11, adjacent to the parking lot and the small retaining wall. The Board Approved tree is a Chinese Pistache. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold.
5. Irrigation Issue Building #11: As previously recorded in the *Minutes of 08/20/16*, the Board has not received the requested proposal/bid for the scope of work needed to correct the issue of water pressure to adequately water the new plants and sod within the new retaining walls, and, the new tree referenced in Paragraph 4. Renee will follow-up with Bob.
6. Parking Lot Small Retaining Wall: The wall has been completed. Justin (Agscapes) needs to place sod on top of the wall to complete the project. Renee will ask Bob to once again contact Justin for a timeframe of completion.
7. Large Retaining Wall - Building 11:
  - a. Plants: In August, it was determined that additional plants were needed within the retaining wall. After discussing with Justin (AgScapes), it was determined that funds were still available for additional plants. As previously recorded in *Minutes of 08/20/16*, this information was sent via email to Bob and Justin. However, the additional plants have not been planted as of this meeting. Renee will ask Bob to follow-up with Justin for a timeframe for completion.
  - b. Lower Sidewalk: BVPM has received complaints of standing water on the sidewalk next to the wall. After discussions with Chris Peterson, Attorney, it was determined that Cripple Creek is not responsible for this "standing" water as we did not change the "grade" or the "flow" of the water in this area, and, the sidewalk is not Cripple Creek property. Bob has been in discussions with Justin (AgScapes) to place additional crushed granite at the base of the large wall. Just explained that if we build up the area with more granite, it will wash out like the rest. The issue is the sidewalk slopes toward the walls, with both ends of the sidewalk being higher than the center, causing a bowl effect. Justin recommended to grade it out by re-packing the granite cutting an outlet through the curb (north) to get the water to flow into the



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parking lot, due to there not being enough of a slope variance to install any kind of a drain. Renee asked Bob to contact the adjacent complex to determine if Justin could indeed do the work in this area, as there seems to already be an "outlet" cut into the curb that Justin was referencing. (North side of building #11, closest to unit #155).

8. AgScapes Proposal #16020 - Unit #33: Work is set to commence the week of October 10, 2016. (Building #2).
9. AgScapes Proposals #15105 and #15104: Due to other more pressing drainage issues (Units #33, #85, #87, and, warranty work on Munson) and the weather, re-grading along the Pea Gravel walkway and buildings #6 and #9 and the tennis courts have not been started. Renee will ask Bob to contact Justin (AgScapes) to provide us an update as soon as possible.
10. Gutter Clean-Out: Board is waiting for estimates/bids from BVPM from companies that can do this on a regular basis, so as to add the expense to the Budget.
11. Building #3 Foundation Review: Wilt Childers, Brazos Valley Solutions Foundation Repair, stated he would need to review this building 6 months after the removal of the large tree adjacent to the parking lot. It has been one year since removal of the tree. Renee has emailed Bob for follow-up.
12. Follow-up to 08/19/16 Meeting with HOA Attorney: Kassi has since left the law firm. The Board has been in discussions via telephone calls and emails with Chris Peterson to discuss the previous meeting questions and additional items.
  - (1) Individual Unit Front Doors: It was the Legal Opinion that the front door is the individual owner's responsibility. However, the HOA can enforce the type, color and maintenance of the door as previously recorded in the *Cripple Creek Rules & Regulations*. The specifications for the door can be found on the website.
  - (2) Reciprocal Licensing Agreement: Between *Cripple Creek Partners* and *Martell Interests*. This Agreement includes the parking spaces adjacent to building 5 and the "alley" between the complex and the Woodstone Shopping Center. The Board is trying to determine whose responsibility it is to maintain this area specifically and the cost of maintenance to this area for budgetary purposes. It is believed the majority of the traffic in this area is directly related to the shopping center, including larger and heavier delivery trucks.



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### **New Items for Discussion:**

1. Reciprocal Licensing Agreement : Chris Peterson, HOA Attorney, recommended the Board have a Title search completed before moving forward with his recommendations. Board is waiting for the Title search of the property to be completed then will discuss further.
2. Mailbox Replacement: Renee has asked Bob for 2 or 3 choices of possible replacement boxes for the Board to vote on.

### **Adjournment:**

Motion to adjourn by Jim Blamer, seconded by Creighton Bennett and vote was unanimous. Meeting adjourned at 11:50a.m. by President Renee Blamer.





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### Minutes of CCHOA Board Tele-Meeting August 26, 2017 -- 6:30PM

Attendees: Renee Blamer and Creighton Bennett

Meeting was called to order by Renee at 6:30PM

Creighton moved that the minutes from the meeting of 06/17/17 be accepted as printed and Renee seconded. Approval was unanimous.

#### Update Old Items:

Renee provided an update on old, outstanding items.

#### 1. AgScapes - Justin - Ongoing Approved Projects:

(1) AgScapes Proposals #15105 and #15104 pertaining to the re-grading along the Pea Gravel walkways and buildings #6 and #9. (**Recap:** The sole purpose of the re-grade was to move the water off of all of the sidewalks, starting from the north parking lot down between buildings 8 and 7, also that pool gate, and past 6 on both sides of the pea gravel sidewalk to the alley, and, to do the same on the other side of the tennis courts and building 9. Justin stated with the re-grading and the addition of the gutter extensions, none to minimal water would be "standing" on the sidewalks.)

On 3/16/17, Terry forwarded pictures to the Board of the involved areas where the re-grading was to have taken place. Nothing appeared to have been "re-graded" just new sod was placed. Creighton traveled to the property to review AgScapes' work on 3/25/17 and did not approve the work. Terry was asked to contact Justin and have him redo the area.

On 04/20/17 Justin emailed Terry stating:

"We cut and repaired grades on both sides of the tennis court today. We still can't get sod in due to the rains. The sod farm still isn't cutting. It will probably be next week before they even attempt to cut. The soils are down and the new cuts are made. The old dead sod was pulled out and trashed. I measure the grades myself and supervised the cuts. If the measurements were within spec we left it, and if it was out we re-cut and re-graded. Some of the areas were in, and some were as much as 5" out. The north side is graded out at a minimum 3.75% from the fence to the sidewalk. The south side cut is a swale. The interior cuts are 2.5%, and the movement is 3.5%. All that's left is to lay sod in those areas, and possibly clean up some areas that settle in. When the sod is delivered we'll clean up any settled areas, throw the sod and roll it in."

On 05/20/17, Creighton once again visited the property to review the "new" work completed by Justin on 04/20/17. Again, not done to specifications. Creighton spray



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painted the areas that needed to be redone. Terry was once again asked to contact Justin. The Board will not release the final check for this project until the issue is corrected. As of this meeting, Terry has not been able to have further contact with Justin. **Not Completed.**

2. Water Pressure/Irrigation Issue Building #11: As previously recorded, the Board has not received the requested proposal/bid for the scope of work needed to correct the issue of water pressure to adequately water the new plants and sod within the new retaining walls, and, the new replacement tree (referenced in Paragraph 4 Annual Minutes 09/10/16). **Not completed.**

3. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a \$700.00 retail value. This tree is to be planted in the large square area at the end of Building 11, adjacent to the parking lot and the small retaining wall. The Board Approved tree is a Chinese Pistache. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold. **Not completed until Water Pressure/Irrigation Issue/Water Pressure is completed.**

4. Gutter Clean-Out: Board had requested BVPM to obtain estimates/bids from at least two separate companies that can do this on a regular basis, so as to add the expense to the Budget. **Not completed.**

5. Building #3 Foundation Review: BVPM was to have contacted Wilt Childers, Brazos Valley Solutions Foundation Repair, to review the foundation of this building 6 months after the removal of the large tree adjacent to the parking lot that was affecting the foundation. It has been almost two years since removal of the tree. This needs to be scheduled. **Not completed.**

6. Reciprocal Licensing Agreement: **To recap:** Between Cripple Creek Partners and Martell Interests. Renee sent an email to the HOA's previous attorney, Chris Peterson, on 10/04/16, outlining what was discussed at the Board's meeting of 10/02/16. In an email dated 11/16/16, Mr. Peterson asked for extended period of time to provide the Board with the information that was requested. On 01/06/17, BVPM

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informed Renee via email that BVPM and thus the Association, had a new law firm due to the Peterson Law Group's response time to pressing issues and not being available on a timely basis. The new law firm is The Rife Law Firm.

On 02/14/17, Terry Thigpen had a meeting with Wayne Rife to discuss the Agreement.

On 05/25/17, Terry emailed Creighton to please call the attorney regarding this matter. Creighton has left messages, but as of the date of this meeting, no communication has been received from the attorney in this regard!! Renee will follow-up with Terry.

7. Mailbox Replacement: The new mailboxes have been installed and the finish out of the mailroom was completed on 08/09/17. All of the mailboxes, including the larger package boxes, are now all within the one room. TLC was also able to install the lockable notice board at the back of the building. New flooring was also added at a cost of \$797.37. The cost of the new mailboxes was \$6,486.34, installation and finish out cost was \$3,200.00. Total cost for this project was: \$10,487.71. **Project Complete.**

8. Laundry Room Space: This space will remain closed due to vandalism and it becoming a Health and Safety issue of the complex. As funds become available, this space will be discussed in further detail. As of this meeting, it is placed permanently on hold until after all other repairs and/or updates have been completed throughout the complex. *(Examples: new drought resistant landscape; new irrigation system; and, finish the repair of old sidewalks and/or install new.)*

9. Violation Log - Rules & Regulations: Renee had asked BVPM over the past year to have a better record/recording/paper trail of tenant and/or owner Violations of the Rules & Regulations of the complex. Renee and Toni finalized the format of this Log and the first official Log was completed in November.

This Log is used to keep track of an individual unit's violations and subsequent fines and possible attorney involvement if the violation is not corrected. Since in many cases the fines increase depending on the number of violations or the delay in correcting the violation, it is necessary to maintain a record of each violation and by unit number. Also, this Log (paper trail) is necessary should the HOA need to institute legal action against an owner (tenant is owner responsibility).

The Log is to be emailed to the Board/President every other week, as the timeframe for a violation correction is 14 days. This is an ongoing project that needs to



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be monitored in order to maintain the uniformity and aesthetic look of the complex, thereby keeping the property values in line with the surrounding area. **Project Ongoing.**

### **Pending Projects - Waiting for Bids/Estimates:**

1. **New Landscape Design:** The Board has asked BVPM to obtain at least two bids from two different *Landscape Architects* (versus our current landscape maintenance company) to design a ***drought resistant*** landscape for the complex. The funds are available in the Reserve Account to hopefully complete not only this project, but the new irrigation system, and, to finish the sidewalk project. Terry has stated that he is having a difficult time receiving any bids for this project, but is continually searching for an architect.
2. **New Irrigation System:** This bid/estimate and design will need to coincide with the New Landscape Design.
3. **Sidewalks - New or Finish Repair:** This project will also need to coincide with the installation of the new landscape and the new irrigation system. Sidewalks should be done last.

### **New Items Approved / Voted via emails/telephone:**

1. Prior email unanimous vote on 06/21/17 to accept and approve the 2016 Audit as presented to the Board via email was ratified and made a matter of record via a motion by Renee, seconded by Creighton and approved by unanimous consent.
2. Prior email unanimous vote on 06/21/17 to accept and approve the 2016 Tax Return was ratified and made a matter of record via a motion by Renee, seconded by Creighton and approved by unanimous consent.
3. Prior email unanimous vote on 07/27/17 to renew the Complex Fidelity & Forgery Bond was ratified and made a matter of record via a motion by Renee, seconded by Creighton and approved by unanimous consent.

### **Adjournment:**

Creighton moved to adjourn. Renee seconded and motion was unanimous at 7:30PM.

Submitted by Renee Blamer, President

BVPM

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March  
26th &  
Dec. 10th

### Minutes of CCHOA Board Tele-Meeting June 17, 2017 -- 6:30PM

**Attendees:** Renee Blamer, Creighton Bennett, and Constance Van Zandt

Meeting was called to order by Renee at 6:30PM

Constance moved that the minutes from the meeting of 03/26/17 be accepted as printed and Constance seconded. Approval was unanimous.

#### Update Old Items:

Renee provided an update on old, outstanding items.

#### 1. AgScapes - Justin - Ongoing Approved Projects:

(1) Small retaining wall Building 11: Justin needs to place sod on top of the wall to complete this project. **Project Completed.**

(2) AgScapes Proposals #15105 and #15104 pertaining to the re-grading along the Pea Gravel walkways and buildings #6 and #9. (**Recap:** The sole purpose of the re-grade was to move the water off of all of the sidewalks, starting from the north parking lot down between buildings 8 and 7, also that pool gate, and past 6 on both sides of the pea gravel sidewalk to the alley, and, to do the same on the other side of the tennis courts and building 9. Justin stated with the re-grading and the addition of the gutter extensions, none to minimal water would be "standing" on the sidewalks.)

On 3/16/17, Terry forwarded pictures to the Board of the involved areas where the re-grading was to have taken place. Nothing appeared to have been "re-graded" just new sod was placed. Creighton traveled to the property to review AgScapes' work on 3/25/17 and did not approve the work. Terry was asked to contact Justin and have him redo the area.

On 04/20/17 Justin emailed Terry stating:

"We cut and repaired grades on both sides of the tennis court today. We still can't get sod in due to the rains. The sod farm still isn't cutting. It will probably be next week before they even attempt to cut. The soils are down and the new cuts are made. The old dead sod was pulled out and trashed. I measure the grades myself and supervised the cuts. If the measurements were within spec we left it, and if it was out we re-cut and re-graded. Some of the areas were in, and some were as much as 5" out. The north side is graded out at a minimum 3.75% from the fence to the sidewalk. The south side cut is a swale. The interior cuts are 2.5%, and the movement is 3.5%. All that's left is to lay sod in those areas, and possibly clean up some areas that settle in. When the sod is delivered we'll clean up any settled areas, throw the sod and roll it in."



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On 05/20/17, Creighton once again visited the property to review the "new" work completed by Justin on 04/20/17. Again, not done to specifications. Creighton spray painted the areas that needed to be redone. Terry was once again asked to contact Justin. The Board will not release the final check for this project until the issue is corrected. **Not Completed.**

2. Water Pressure/Irrigation Issue Building #11: As previously recorded, the Board has not received the requested proposal/bid for the scope of work needed to correct the issue of water pressure to adequately water the new plants and sod within the new retaining walls, and, the new replacement tree (referenced in Paragraph 4 Annual Minutes 09/10/16). **Not completed.**

3. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a \$700.00 retail value. This tree is to be planted in the large square area at the end of Building 11, adjacent to the parking lot and the small retaining wall. The Board Approved tree is a Chinese Pistache. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold. **Not completed until Water Pressure/Irrigation Issue is completed.**

4. Gutter Clean-Out: Board had requested BVPM to obtain estimates/bids from at least two separate companies that can do this on a regular basis, so as to add the expense to the Budget. **Not completed.**

5. Building #3 Foundation Review: Bob Walker was to contact Wilt Childers, Brazos Valley Solutions Foundation Repair, to review the foundation of this building 6 months after the removal of the large tree adjacent to the parking lot. It has been almost two years since removal of the tree. **Not completed.**

6. Reciprocal Licensing Agreement: **To recap:** Between *Cripple Creek Partners* and *Martell Interests*. Renee sent an email to our attorney, Chris Peterson on 10/04/16, outlining what was discussed at the Board's meeting of 10/02/16. In an email dated 11/16/16, Mr. Peterson asked for extended time to provide the Board with the information we requested. On 01/06/17, BVPM informed Renee via email that BVPM



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and, thus the Association, had a new law firm due to the Peterson Law Group's response time to pressing issues and not being available on a timely basis. The new law firm is The Rife Law Firm.

On 02/14/17, Terry Thigpen had a meeting with Wayne Rife to discuss the Agreement.

On 05/25/17, Terry emailed Creighton to please call the attorney regarding this matter. Creighton has left messages, but as of the date of this meeting, no communication has been received from the attorney in this regard!! Renee will follow-up with Terry.

7. Mailbox Replacement: Renee had requested BVPM to provide the Board with two or three choices of possible replacement boxes for the Board to vote on. In May, Toni Myers provided an email with specs for new mailboxes for a total price of \$6,000 plus tax and shipping, for 8 units. Additionally, TLC Maintenance provided an estimate of \$3,220. for installation and finish out, with an estimate for new flooring to come later. Renee moved to place an order for the mailboxes chosen by BVPM for the space and to accept TLC's bid for installation and finish out. Creighton seconded. **Approval was unanimous.**

8. Violation Log - Rules & Regulations: Renee had asked BVPM over the past year to have a better record/recording/paper trail of tenant and/or owner Violations of the Rules & Regulations of the complex. Renee and Toni finalized the format of this Log and the first official Log was completed in November.

This Log is used to keep track of an individual unit's violations and subsequent fines and possible attorney involvement if the violation is not corrected. Since in many cases the fines increase depending on the number of violations or the delay in correcting the violation, it is necessary to maintain a record of each violation and by unit number. Also, this Log (paper trail) is necessary should the HOA need to institute legal action against an owner (tenant is owner responsibility).

The Log is to be emailed to the Board/President every other week, as the timeframe for a violation correction is 14 days. This is an ongoing project that needs to be monitored in order to maintain the uniformity and aesthetic look of the complex, thereby keeping the property values in line with the surrounding area. **Project Ongoing.**



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### **New Items Approved / Voted via emails/telephone:**

1. On 06/06/17, Terry informed the Board that water was once again seeping into unit #85 through the weep holes of building #6. He contacted our current landscape maintenance company, Gilbert Castillo, to obtain a scope of the work and estimated cost to alleviate the water in this area. The total cost of the project was \$1,082.51. The plan is to dig down below the weep holes and away from the building and then to add a layer of rock along the entire building towards the tennis courts and around the AC units. Creighton approved the project and the estimate. Renee seconded. **Approval was unanimous. Project Completed.**

2. Prior email unanimous vote on 06/12/17 to pay in full the Annual premium of \$41,371.74 for the Complex Insurance Renewal to avoid the finance charges was ratified and made a matter of record via a motion by Renee, seconded by Constance and approved by unanimous consent.

3. Constance Van Zandt resigned from her position of Treasurer of the Board of Directors effective today, June 17, 2017, due to the selling of both of her units. Renee will inform BVPM that the Board is in need of new members and officers.

### **Adjournment:**

Creighton moved to adjourn. Renee seconded and motion was unanimous at 7:30PM.

Submitted by Renee Blamer, President





## CRIPPLE CREEK CONDOMINIUMS

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### **Minutes of CCHOA Board Tele-Meeting March 26, 2017 -- 10:00AM**

**Attendees:** Renee Blamer, Creighton Bennett, and Constance Van Zandt

Meeting was called to order by Renee at 10:00AM

Creighton moved that the minutes from the meeting of 12/12/16 be accepted as printed and Constance seconded. **Approval was unanimous.**

#### **Update Old Items:**

Renee provided an update on old, outstanding items.

1. **President Position:** On 03/14/17, Terry Thigpen received an email from Jana Beddingfield, Attorney, Rife Law Firm, stating:

" Sec. 3.1 of the Cripple Creek by-laws states that an individual's membership in the Condo Association terminates as soon as they cease to own a condominium unit. Thus, as soon as Ms. Blamer closed on the sale of her last unit, she no longer is a member of the Condo Association.

Sec. 4.2 of the by-laws states "The Owners of the Units will constitute the Association of Unit Owners, hereinafter referred to as "Association", who will have the responsibility of administering the Condominium Project through a Board of Directors." Although it could be implied, there is nothing in the by-laws that specifically says the Board of Directors must be comprised of Owners, just that the Owners administer the condos through a board of directors. Other than the liability that any board member has while acting in that role, I do not think she has any additional liability by not being a condo owner.

With the above confirmation from the HOA Attorney, Constance made a motion for Renee Blamer to continue in the role of President. Creighton seconded. **Approval was unanimous.**

2. **AgScapes - Justin - Ongoing Approved Projects:**

- (1) **Small retaining wall Building 11:** Justin needs to place sod on top of the wall to complete this project. **Not Completed.**

- (2) **Large retaining wall Building 11:**

- (a) **Plants:** Justin still needs to add the additional plants and replace the dead plants within the wall. This information was sent to Bob Walker and Justin via emails and noted in the 08/20/16 Minutes. Justin informed Terry via email, that he had placed the correct number of plants within the wall and states he was never informed by



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Bob Walker or Creighton to install additional plants. Justin also stated the budget for plants was used during the initial installation and if we wanted more, we would be invoiced for additional plants. Justin stated the large retaining wall was a "closed project".

Renee will ask Terry to contact Justin one more time to try to have *AgScapes at least replace the plants within the retaining wall that had died last August.* However, due to the ongoing issues that BVPM and the HOA seem to be having with Justin/AgScapes completing all of his ongoing projects throughout the property, *Renee moved to close the Large Retaining Wall project, believing that Justin will never replace the 3 or 4 plants that didn't survive the heat of last August. Creighton seconded.*

**Approval was unanimous.**

(b) Drainage Lower Sidewalk: Bob Walker spoke with the property manager of the adjacent complex, Victoria, via emails and received approval for Justin to cut through the curb of their parking lot (which is directly on our property line) to help alleviate the run-off. Once Justin cuts through that curb, he will then grade out the existing crushed granite and repack additional granite at the base of the new large retaining wall. Justin was to provide Bob with an estimate for this project. As of this meeting, an estimate has not been provided.

Due to the legal opinion of our previous attorney, Chris Peterson, determining that Cripple Creek was not responsible for the "standing" water on this lower sidewalk as we did not change the "grade" or the "flow" of the water in this area and that the sidewalk is not on Cripple Creek property, *Renee moved that **we do not** move forward with this expense or project. Creighton seconded. **Approval was unanimous.***

(3) AgScapes Proposal #16020 - Unit #33: Work began on 10/12/16 and is **now completed.** (Building #2).

(4) AgScapes Proposals #15105 and #15104 pertaining to the re-grading along the Pea Gravel walkways and buildings #6 and #9. (**Recap:** The sole purpose of the re-grade was to move the water off of all of the sidewalks, starting from the north parking lot down between buildings 8 and 7, also that pool gate, and past 6 on both sides of the pea gravel sidewalk to the alley, and, to do the same on the other side of the tennis courts and building 9. Justin stated with the re-grading and the addition of the gutter extensions, none to minimal water would be "standing" on the sidewalks. )

On 3/16/17, Terry forwarded pictures to the Board of the involved areas where the re-grading was to have taken place. Nothing appeared to have been "re-graded" just new sod was placed. Creighton traveled to the property to review



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AgScapes' work on 3/25/17 and did not approve the work. Terry was asked to contact Justin and have him redo the area. **Not completed.**

3. Water Pressure/Irrigation Issue Building #11: As previously recorded, the Board has not received the requested proposal/bid for the scope of work needed to correct the issue of water pressure to adequately water the new plants and sod within the new retaining walls, and, the new replacement tree (referenced in Paragraph 4 Annual Minutes 09/10/16). **Not completed.**

4. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a \$700.00 retail value. This tree is to be planted in the large square area at the south end of Building 11, adjacent to the parking lot and the small retaining wall. The Board Approved tree is a Chinese Pistache. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold. **Not completed until Water Pressure/Irrigation Issue is completed.**

5. Gutter Clean-Out: Board had requested BVPM to obtain estimates/bids from at least two separate companies that can do this on a regular basis to remove debris, so as to add the expense to the Budget. **Not completed.**

6. Building #3 Foundation Review: BVPM was to have contacted Wilt Childers, Brazos Valley Solutions Foundation Repair, to review the foundation of this building six months after the removal of the large tree adjacent to the parking lot. It has been almost two years since removal of the tree. **Not completed.**

7. Reciprocal Licensing Agreement: **To recap:** Between *Cripple Creek Partners* and *Martell Interests*. Renee sent an email to our attorney, Chris Peterson on 10/04/16, outlining what was discussed at the Board's meeting of 10/02/16. In an email dated 11/16/16, Mr. Peterson asked for extended time to provide the Board with the information we requested. On 01/06/17, BVPM informed Renee via email that BVPM and, thus the Association, had a new law firm due to the Peterson Law Group's



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response time to pressing issues and not being available on a timely basis. The new law firm is The Rife Law Firm.

On 02/14/17, Terry Thigpen had a meeting with Wayne Rife to discuss the Agreement. As of this meeting, we have received no update on the questions the Board presented.

8. Mailbox Replacement: Renee had requested Bob to provide the Board with two or three choices of possible replacement boxes for the Board to vote on.

### **New Items Approved / Voted via emails/telephone:**

1. Warren Thompson, owner of our landscape maintenance company Horizon Lawn & Irrigation passed away at the end of December. His family decided to sell the business to Gilbert Castillo, owner of Castillo Lawn & Irrigation. At this time, Castillo has agreed to continue on as the landscape maintenance company for the complex under the same contact terms as Horizon.

2. On 01/07/17, a two inch pipe / backflow preventer at the end of Building #5 froze and broke at the ground level. Holman's Plumbing made a temporary repair that day. Bob Walker emailed the Board an estimate for \$1,642. from Holman's Plumbing for a complete repair replacing the damaged backflow preventer and also modifying the one on University Oaks at Building #1 so that an insulated enclosure can be placed over both backflow preventers. Creighton asked Bob to obtain an estimate from our landscape maintenance company, as they are a licensed irrigator and can also repair the damaged backflow preventer, and, he also asked to have a *double check* valve installed. The estimate from Gilbert Castillo was for \$900 plus tax. **Creighton approved the estimate and the repair was made. Project completed.**

3. Bob Walker is no longer the HOA Coordinator, effective 02/01/17. Terry Thigpen will once again be assuming the role. Bob will continue with C21 in sales and he will be taking over the Porter service for the complex and also the hauling away of bulk/large items that are left next to the dumpster. Mel Morgan will be working for BVPM and will be their employee that will be "walking" Cripple Creek looking for Violations of the Rules & Regulations and a general eye on the property as a whole. Toni Myers will be handling the accounting and the day to day operations with Terry.

4. LED Security Lights Property Wide: Renee had asked for the HOA maintenance company, TLC Maintenance, Jon Carroll, to provide the Board with an estimate to  
BVPM 903 Texas Ave South, College Station, Tx. 77840 979-764-2500  
c21bcshoa@century21bcs.com



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replace all of the old big security/building lights with LED lights. Jon is a licensed electrician. The estimate, including the rental of a lift truck, was \$13,400. Renee made a motion to accept the bid. Creighton seconded. **Approval was unanimous. Project completed.**

5. Pool Gate - Building #8: Beach Brothers had to replace the lock at the gate closest to building #8 and building #7. Expense of \$742.61. **Project completed.**

6. Sump Pump - Building #6 / Unit #85: To help alleviate the water runoff between buildings #6 and #7, and, between the transformer located at the corner of building #6 and Unit #85, Creighton and Justin (AgScapes) discussed installing a sump pump. AgScapes bid for this project was \$2,775. Creighton moved to accept the bid. Constance seconded. **Approval was unanimous. Project completed.**

7. Violation Log - Rules & Regulations: Renee had asked BVPM over the past year to have a better record/recording/paper trail of tenant and/or owner Violations of the Rules & Regulations of the complex. Renee and Toni finalized the format of this Log and the first official Log was completed in November.

This Log is used to keep track of an individual unit's violations and subsequent fines and possible attorney involvement if the violation is not corrected. Since in many cases the fines increase depending on the number of violations or the delay in correcting the violation, it is necessary to maintain a record of each violation and by unit. Also, this Log (paper trail) is necessary should the HOA need to institute legal action against an owner (tenant is owner responsibility).

The Log is to be emailed to the Board/President every other week, as the timeframe for a violation correction is 14 days. This is an ongoing project that needs to be monitored in order to maintain the uniformity and aesthetic look of the complex, thereby keeping the property values in line with the surrounding area. **Project Ongoing.**

### **Adjournment:**

Creighton moved to adjourn. Constance seconded and motion was unanimous at 11:30AM.

Submitted by Renee Blamer, President

BVPM

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### **Minutes of CCHOA Board Tele-Meeting December 12, 2016 -- 4:30PM**

**Attendees:** Renee Blamer, Creighton Bennett, and Constance Van Zandt

Meeting was called to order by Renee at 4:30 PM

Creighton moved that the minutes from the meeting of 10/02/16 be accepted as printed and Constance seconded. Approval was unanimous.

This meeting was specifically called to discuss the resignation of Renee Blamer from the Board of Directors and as President of the HOA due to the selling of her final unit.

Renee discussed with the Board her conversation with Terry Thigpen, BVPM, regarding continuing in the role of President through the first of the year. Renee agreed only if the current Board agreed and if the Association's attorney could ascertain through the by-laws that she could continue in the position of President of the Association, as needed until the next Annual Board meeting.

Constance made a motion for Renee to continue in the role of President pending approval from our attorney. Creighton seconded. Approval was unanimous.

#### **Adjournment:**

Constance moved to adjourn. Renee seconded and motion was unanimous at 5:30PM.

Submitted by Renee Blamer, President



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*Handwritten:* Send this  
to the  
Attorney!

## Minutes of CCHOA Board Tele-Meeting October 2, 2016 -- 6:30PM

**Attendees:** Jim Blamer, Renee Blamer, Creighton Bennett, and Constance Van Zandt

Meeting was called to order by Renee at 6:41 PM

Creighton moved that the minutes from the Annual CCHOA Board meeting of 09/10/16 be accepted as printed and Constance seconded. Approval was unanimous.

This Board meeting was specifically called to discuss the Reciprocal Licensing Agreement. **To recap:** This Agreement is between *Cripple Creek Partners* and *Martell Interests*. This Agreement includes the parking spaces adjacent to building #5 and the "alley" between the complex and the Woodstone Shopping Center. The Board is trying to determine whose responsibility it is to maintain this area specifically and the cost of maintenance to this area for budgetary purposes. It is believed the majority of the traffic in this area is directly related to the shopping center, including larger and heavier delivery trucks.

The HOA attorney, Chris Patterson, recommended that we obtain a Title search of the property and the Agreement. This search was completed by Chad Kolbe of Aggieland Title on 09/15/16. Following is the information Mr. Kolbe emailed to Mr. Peterson, and Mr. Peterson forwarded onto Renee:

" Mr. Peterson-

I have completed the title search you requested regarding the parking spots for Cripple Creek Condos that encroach into the Woodstone Shopping Center/Martell Interests property. A Reciprocal License Agreement by and between Cripple Creek Partners, Ltd. and Martell Interest, recorded in Volume 493, page 800, Deed Records of Brazos County, Texas, gives Cripple Creek Partners Ltd. a license to permit the existing encroachment of six (6) parking spaces onto the Martell property. In an Assignment of License Agreement, Cripple Creek Partners, Ltd. assigns, conveys and transfers unto Stanford Associates, Inc. all of its right, title and interest in and to said license (493/800), that agreement being recorded in Volume 712, page 140, Deed Records of Brazos County, Texas. There have been no other conveyances, terminations, assignments, easements, or recordings of any kind pertaining to the encroachment of the six parking spots subsequent to Stanford Associates, Inc. being assigned the rights to this encroachment license. I have attached the two documents referenced above along with your invoice. Please let me know if there's anything else you need. Sincerely, *Chad Kolbe* Title Examiner"



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After reviewing the results of the Title search, Jim and Renee spoke with Chris Peterson by phone on 09/26/16 to discuss the Board's options moving forward. The discussion with Mr. Peterson included the following:

- (1) We can revoke the *Agreement* because there is no easement and inform them they can no longer use.
- (2) *Agreement* cannot be "grandfathered", because it has always been there.
- (3) Do Nothing and continue as is.
- (4) Woodstone property and Cripple Creek property still partly owned by *Martell Interests*.
- (5) The HOA needs to know the value of the 6 parking spaces across from building 5 at Munson, and, the value of the parking spaces directly adjacent to the Woodstone shopping center, as the Cripple Creek property line ends at the curb of the shopping center. (All parking spaces are on Cripple Creek property.) Mr. Peterson stated he would obtain this information on value and coordinate with Bob Walker and/or Terry Thigpen.
- (6) Mr. Peterson suggested we submit a "nice" or "soft" letter to *Martell Interests*, with a one week response time from them. If no response, start the process of revoking the agreement.

Additional discussion by this Board during this meeting included the following options:

- (1) Renegotiate the current *Agreement*, but make *Martell Interests* responsible for the maintenance of the parking spaces and the "alley".
- (2) Sell *Martell Interests* a portion of the "alley" from where the parking spaces end that are adjacent to our physical property to the end of the curb adjacent to the shopping center property, with them granting us an easement.
- (3) Split the property down the middle of the "alley".
- (4) Retain ownership. Have *Martell Interests* pay an annual fee for use.

Creighton moved that the Board retain ownership of the property involved in this *Agreement* and to charge a fee for use. Constance seconded. Approval was unanimous. The vote was also unanimous for our attorney to move forward with sending a "soft" letter to *Martell Interests* with our intentions noted.

Renee will send Mr. Peterson (attorney) a letter via email informing him as to the Board's decision: A renegotiation of the *Licensing Agreement* granting *Martell Interests* (Woodstone shopping center) an easement for restricted use of the alley for an annual fee. We would like to restrict the weight of the vehicles using the alley as the heavier vehicles cause more damage. We would also like to restrict the use of the alley for





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loading and unloading when there is other available space for the shopping center to receive deliveries.

Renee will also ask Mr. Peterson to coordinate with Terry Thigpen and Bob Walker to provide estimates on the property value of the land/property within the *Agreement* if we decided to sell it outright. This will help facilitate the decision on much the annual fee should be.

In other business, Jim Blamer resigned his Board Member position effective today, 10/02/16, due to the selling of his other units. However, since his family still owns one unit, he will be available for additional discussions if needed.

**Adjournment:**

Renee moved to adjourn. Constance seconded and motion was unanimous at 7:30PM.

Submitted by Renee Blamer, President



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September 12, 2017

Cripple Creek Property Owner,

Your unit has been identified as having a wood enclosure around the patio area in front of the unit. As such, you and/or your tenant are responsible for maintaining the appearance and/or upkeep of the actual enclosure, including the walls/sides of the enclosure and any decking material within the enclosure itself. The entire area within the enclosure should be kept free of all weeds and any grass should be cut regularly. Potted plants are allowed inside the enclosure, however, *cannot* grow above the walls of the enclosure. Additionally, no plants/flowers, etc., can be planted in the ground within the enclosure. If there is an existing wood deck or other decking material within the enclosure, this is also the owner's/ tenant's responsibility to maintain. The enclosure's sides or decking *cannot* be attached to building itself. Nothing within the enclosure can be attached to any part of the Hardie Siding of the building. Attaching it to the building will result in a fine and the expense of any repairs made by our maintenance company to detach from the building will be added to the owner's HOA account.

If you prefer, the enclosure and any decking material up to the concrete patio can be removed at the owner's expense. However, once an enclosure is removed, it *cannot* be replaced.

Should you have any questions, please feel free to contact Toni Myers at the BVPM office listed above.

## Cash Flow

BVP Management, Inc.

Properties: Cripple Creek Condos - 904 University Dr. College Station, TX 77840

Date Range: 01/01/2017 to 08/31/2017

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>				
Interest Income	46.61	0.03	46.61	0.03
Late Fees\NSF Rent	350.00	0.20	350.00	0.20
Homeowners Association Dues	172,711.40	99.47	172,711.40	99.47
Transfer Fee	525.00	0.30	525.00	0.30
<b>Total Operating Income</b>	<b>173,633.01</b>	<b>100.00</b>	<b>173,633.01</b>	<b>100.00</b>
<b>Expense</b>				
Phone Expense	472.48	0.27	472.48	0.27
Office Supplies & Serv.	387.84	0.22	387.84	0.22
Electrical Exp	440.00	0.25	440.00	0.25
Bank Fees/Office Expenses	60.00	0.03	60.00	0.03
Credit Card	862.78	0.50	862.78	0.50
Electrical Repairs	1,146.40	0.66	1,146.40	0.66
Express Mail	655.88	0.38	655.88	0.38
Gas	10,502.56	6.05	10,502.56	6.05
General Maintenance	7,740.88	4.46	7,740.88	4.46
Insurance	41,831.74	24.09	41,831.74	24.09
Transfer to Reserves	20,000.00	11.52	20,000.00	11.52
Legal Fees	702.00	0.40	702.00	0.40
Lawn/Property Maintenance	11,917.55	6.86	11,917.55	6.86
Maintenance Supplies	307.74	0.18	307.74	0.18
Special Projects	36,276.22	20.89	36,276.22	20.89
Management Fee	12,000.00	6.91	12,000.00	6.91
Mortgage/Note Payment	29,571.44	17.03	29,571.44	17.03
Office Expenses	568.31	0.33	568.31	0.33
Admin Fee / Credit card fee	30.00	0.02	30.00	0.02
Pest Control	1,212.40	0.70	1,212.40	0.70
Plumbing Expense	1,868.48	1.08	1,868.48	1.08
Porter Service	3,615.16	2.08	3,615.16	2.08
Pool Expense	2,275.26	1.31	2,275.26	1.31
Professional Fees	7,700.00	4.43	7,700.00	4.43
Tax Expense	34.00	0.02	34.00	0.02
Telephone Service	205.69	0.12	205.69	0.12
Trash Pick-up	459.75	0.26	459.75	0.26
Utilities	14,027.69	8.08	14,027.69	8.08
<b>Total Operating Expense</b>	<b>206,872.25</b>	<b>119.14</b>	<b>206,872.25</b>	<b>119.14</b>
<b>NOI - Net Operating Income</b>	<b>-33,239.24</b>	<b>-19.14</b>	<b>-33,239.24</b>	<b>-19.14</b>
Total Income	173,633.01	100.00	173,633.01	100.00
Total Expense	206,872.25	119.14	206,872.25	119.14

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Net Income	-33,239.24	-19.14	-33,239.24	-19.14
Other Items				
Prepayments	17,812.18		17,812.18	
Net Other Items	17,812.18		17,812.18	
Cash Flow	-15,427.06		-15,427.06	
Beginning Cash	82,610.05		82,610.05	
Beginning Cash + Cash Flow	67,182.99		67,182.99	
Actual Ending Cash	68,097.96		68,097.96	

# Expense Distribution Report

Property: Cripple Creek Condos - 904 University Dr. College Station, TX 77840

Payee: All

Bill Date Range: 01/01/2017 - 08/31/2017

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
4012 - Phone Expense											
979-696-3366-111109-5	01/05/2017	Cripple Creek Condos	CC128	904 University Dr. College Station, TX 77840	Kevin P. Brashear	2200	172.37	172.37			Kevin P. Brashear, Cripple Creek Condos - CC128: Move Out Refund
979-696-3366-111109-5	01/27/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	FRONTIER COMMUNICATION	2200	65.38	0.00	5979	01/10/2017	POOL PHONE
979-696-3366-111109-5	02/23/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	FRONTIER COMMUNICATION	2200	135.70	0.00	5988	02/09/2017	pool phone
979-696-3366-111109-5	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	FRONTIER COMMUNICATION	2200	140.64	0.00	6003	03/07/2017	cripple creek pool phone
979-696-3366-111109-5	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	FRONTIER COMMUNICATION	2200	130.76	0.00	6056	07/11/2017	Pool phone
							472.48	0.00			
4020 - Office Supplies & Serv.											
303367897	02/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	HD Supply Facilities Maintenance	2200	387.84	0.00	5993	02/09/2017	trash bags and doggie bags
4072 - Electrical Exp											
6712	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	G & W Electric Company	2200	440.00	0.00	6075	08/10/2017	Repaired Building 6 unit lights
4600 - Homeowners Association Dues											
	06/07/2017	Cripple Creek Condos	CC140	904 University Dr. College Station, TX 77840	Chevis Dodd	2200	622.11	0.00	6054	06/12/2017	Chevis Dodd, Cripple Creek Condos - CC140: Move Out Refund
	08/08/2017	Cripple Creek Condos	CC078	904 University Dr. College Station, TX 77840	Gary Gillen	2200	150.49	0.00	6076	08/10/2017	Gary Gillen, Cripple Creek Condos - CC078: Move Out Refund
							772.80	0.00			

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
5-740-00965	03/24/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Fed Ex	2200	125.48	0.00		6019 03/28/2017	overnight checks
5-777-08385	05/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Fed Ex	2200	167.84	0.00		6039 05/11/2017	overnight checks
1129-1598-8	07/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Fed Ex	2200	32.55	0.00		6060 07/11/2017	Fed EX to Renae Blamer
5-871-86478	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Fed Ex	2200	79.05	0.00		6074 08/10/2017	Fed EX to Renae Blamer
<b>6450 - Gas</b>							655.88	0.00			
3036382716	01/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy Services	2200	552.19	0.00		Drafted from Bank Account 01/05/2017	Natural Gas Bill
3036382716	02/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy Services	2200	2,065.46	0.00		Paid electronically through bank draft 02/08/2017	Natural Gas Bill
3036382716	03/09/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy	2200	1,088.54	0.00		Drafted from Bank Account 03/09/2017	Natural Gas Bill
3036382716	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy Services	2200	1,213.01	0.00	3036382716	04/06/2017	Natural Gas Bill
3036382716	05/09/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy Services	2200	2,018.77	0.00		Paid electronically through bank draft 05/09/2017	Natural Gas bill
3036382716	06/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy	2200	763.71	0.00		Paid electronically through bank draft 06/06/2017	Natural Gas Bill
3036382716	07/07/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy	2200	1,433.30	0.00		Drafted from Bank Account 07/07/2017	Natural Gas Bill
3036382716	08/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Almos Energy Services	2200	1,387.58	0.00		Drafted from Bank Account 08/08/2017	Natural Gas Bill
<b>6455 - General Maintenance</b>							10,502.56	0.00			
1158	01/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	50.00	0.00		5984 01/10/2017	Reset Breaker to restore power to lights
1181	01/27/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	114.38	0.00		5996 02/09/2017	exterior lighting on bldg 9 isn't working
1206	02/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	50.00	0.00		5996 02/09/2017	night time walk thru light bulb

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1289	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	55.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	front porch light is out
1040	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	79.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	144- repair siding above window
1039	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	625.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	replace double 2x8 beam and painted
1051	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	268.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	63 puttyd and painted hole and crack in siding
1050	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	54.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	88 cut cable away from door putty'd hole and painted
1048	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	54.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	137 detached enclosure from hardy siding and patch holes
1046	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	282.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	82 - trim around door & support beam
1044	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	625.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	62 2x8 support beams
1042	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	132.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	93 cracked siding
1052	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	162.00	0.00	6029, 6029, 6030	04/12/2017, 04/12/2017, 04/12/2017	replaced brick at top right side of window
1053	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	428.00	0.00	6029, 6029, 6031	04/12/2017, 04/12/2017, 04/12/2017	85 replaced siding planted door repainted wall
1047	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	54.00	0.00	6029, 6029, 6031	04/12/2017, 04/12/2017, 04/12/2017	141 removed cable from under window detached enclosure
1049	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	54.00	0.00	6029, 6029, 6031	04/12/2017, 04/12/2017, 04/12/2017	151 detached enclosure
1045	04/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	625.00	0.00	6029, 6029, 6031	04/12/2017, 04/12/2017, 04/12/2017	108 replaced and painted

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
13988	08/10/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	The Rife Law Firm	2200	200.00	0.00	6081	08/10/2017	support beams Finalize Collection letter
6475 - Lawn/Property Maintenance							702.00	0.00			
24090	01/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Horizon Lawn Care	2200	1,396.00	0.00	5982	01/10/2017	lawn service for december & trash pick up
3651	02/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,841.15	0.00	5989	02/06/2017	monthly lawn maintenance
3642	03/17/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,435.22	0.00	6018	03/28/2017	monthly lawn maintenance
3805	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,435.15	0.00	6022	04/12/2017	monthly lawn maint
3994	05/08/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,439.35	0.00	6036	05/11/2017	monthly lawn maint
11428	07/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Lopez Boyz	2200	65.00	0.00	6065	07/11/2017	Filled in hole and planted grass
4185	07/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,435.23	0.00	6057	07/11/2017	May 2017 Monthly Lawn Service
4379	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,435.22	0.00	6070	08/10/2017	Monthly Lawn Service / Drainage issues building 6
4572	08/10/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Castillo's Lawn & Irrigation LLC	2200	1,435.23	0.00	6070	08/10/2017	Monthly Lawn Service
							11,917.55	0.00			
6520 - Maintenance Supplies											
303420220	03/09/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	HD Supply Facilities Maintenance	2200	99.95	0.00	6014	03/14/2017	doggie bags
9153167262	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	HD Supply Facilities Maintenance	2200	43.29	0.00	6025	04/12/2017	pet waste bag
9155659881	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	HD Supply Facilities Maintenance	2200	164.50	0.00	6077	08/10/2017	Doggy Poop Bags
							307.74	0.00			



## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	04/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	BVP Management, Inc.	2200	1,500.00	0.00	6021	04/12/2017	Management Fee for 04/ 2017
	05/02/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	BVP Management, Inc.	2200	1,500.00	0.00	6035	05/11/2017	Management Fee for 05/ 2017
	06/07/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	BVP Management, Inc.	2200	1,500.00	0.00	6051	06/12/2017	Management Fee for 06/ 2017
	07/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	BVP Management, Inc.	2200	1,500.00	0.00	6055	07/11/2017	Management Fee for 07/ 2017
	08/01/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	BVP Management, Inc.	2200	1,500.00	0.00	6068	08/10/2017	Management Fee for 08/ 2017
							12,000.00	0.00			
6560 - Mortgage/Note Payment											
Renovation loan	01/27/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Paid electronically through bank draft		01/27/2017 Renovation Loan
	02/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Mortgage Renovation loan		02/27/2017 February 2017 - Siding Renovation Loan
	03/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Mortgage Renovation loan		03/27/2017 March 2017 - Siding Renovation Loan
	04/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	6032, 6033, Mortgage Renovation loan		04/25/2017, 04/25/2017, 04/25/2017, 04/25/2017 April 2017 - Siding Renovation Loan
	05/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Mortgage Renovation loan		05/25/2017 May 2017 - Siding Renovation Loan
	06/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Drafted from Bank Account		06/28/2017 June 2017 - Siding Renovation Loan
	07/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Drafted from Bank Account		07/25/2017 July 2017 - Siding Renovation Loan
	08/25/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Prosperity Bank.	2200	3,696.43	0.00	Drafted from Bank Account		08/25/2017 August 2017 - Siding Renovation Loan
							29,571.44	0.00			

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1041	03/14/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	185.00	0.00	6016	03/14/2017	Removed bulk items from dumpster area
1061	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	400.00	0.00	6028	04/12/2017	porter service
1077	05/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	400.00	0.00	6041	05/11/2017	porter service
170508-02	06/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Mel Morgan	2200	75.00	0.00	6047	06/12/2017	One time campus cleanup Cripple Creek
1111	06/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	325.00	0.00	6050	06/12/2017	Cripple Creek Porter Service
1138	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	45.00	0.00	6067	07/11/2017	Bulk Pick up at Cripple Creek
1139	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	400.00	0.00	6067	07/11/2017	Monthly Porter Service
1122	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	45.00	0.00	6067	07/11/2017	Bulk Pick up at Cripple Creek
1126	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	30.00	0.00	6067	07/11/2017	Bulk Pick up at Cripple Creek
1130	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	30.00	0.00	6067	07/11/2017	Bulk Pick up at Cripple Creek
1133	07/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	30.00	0.00	6067	07/11/2017	Bulk Pick up at Cripple Creek
170731-02	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Mel Morgan	2200	150.00	0.00	6079	08/10/2017	Temporary Porter Service
1147	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	45.00	0.00	6080	08/10/2017	Bulk Pick up at Cripple Creek
1152	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	30.00	0.00	6080	08/10/2017	Bulk Pick up at Cripple Creek
1161	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	50.00	0.00	6080	08/10/2017	Bulk Pick up at Cripple Creek
1170	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	185.00	0.00	6080	08/10/2017	Bulk Pick up at Cripple Creek
1171	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	45.00	0.00	6080	08/10/2017	Post notices on all doors about

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
978696336611109-5	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	FRONTIER COMMUNICATION	2200	145.31	0.00		6089 08/10/2017	Telephone bill
<b>6776 - Trash Pick-up</b>							205.69	0.00			
1159	01/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	TLC Maintenance Services	2200	78.50	0.00		5984 01/10/2017	Picked up trash around dumpster
1010	02/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	87.50	0.00		5957 02/09/2017	bulk pick up
1034	03/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	58.75	0.00		6012 03/07/2017	bulk pick up
1051	03/28/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	20.00	0.00		6020 03/28/2017	Bulk Pick up wooden door and wooden chair
1054	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	25.00	0.00		6028 04/12/2017	remove dead animal
1064	04/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	25.00	0.00		6028 04/12/2017	bulk pick up
1069	05/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	50.00	0.00		6041 05/11/2017	bulk pick up
1095	06/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	45.00	0.00		6050 06/12/2017	Bulk pick up mattress and box springs
1107	06/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	Robert Walker	2200	90.00	0.00		6050 06/12/2017	Removed bulk items from dumpster area
<b>6810 - Utilities</b>							459.75	0.00			
122073-181834	01/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	11.25	0.00		5980 01/10/2017	sl
122073-182302	01/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	87.60	0.00		5980 01/10/2017	
122073-182476	01/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	1,531.02	0.00		5980 01/10/2017	
122073-183274	01/05/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	494.07	0.00		5980 01/10/2017	
122073-181834	02/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	11.25	0.00		5981 02/09/2017	

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-183274	06/12/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	483.24	0.00		6053 06/12/2017	Utilities
122073-181834	07/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	11.25	0.00		6059 07/11/2017	utilities
122073-182302	07/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	33.74	0.00		6059 07/11/2017	utilities
122073-182476	07/06/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	1,538.20	0.00		6059 07/11/2017	utilities
122073-183274	07/11/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	452.67	0.00		6059 07/11/2017	utilities
122073-181834	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	11.25	0.00		6072 08/10/2017	utilities
122073-182302	08/03/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	34.04	0.00		6072 08/10/2017	utilities
122073-183274	08/04/2017	Cripple Creek Condos		904 University Dr. College Station, TX 77840	College Station Utilities	2200	477.21	0.00		6072 08/10/2017	utilities
Total							14,027.89	0.00			
							206,205.06	172.37			

**Cash Flow (Cash)**  
**904 University Dr. - (cripplec)**  
**September 2016 - December 2016**

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Prepared For:  
Cripple Creek  
904 University Oaks  
College Station, TX 77840

Prepared By:  
BVP Management, Inc.  
903 Texas Ave S  
College Station, TX 77840

	<u>Period to Date</u>	<u>%</u>
<b>INCOME</b>		
RENT INCOME		
Late Fees\NSF Rent	123.49	0.14
Homeowners Association Dues	85,892.55	99.41
Transfer Fee	375.00	0.43
NET RENT INCOME	123.49	0.14
OTHER INCOME		
Interest Credit	13.80	0.02
TOTAL OTHER INCOME	388.80	0.45
<b>TOTAL INCOME</b>	<b>86,404.84</b>	<b>100.00</b>
<b>EXPENSES</b>		
Bank Fees/Office Expenses	10.00	0.01
Carpet Cleaning	140.73	0.16
Flooring Replacement	250.62	0.29
Credit Card Fee	302.12	0.35
Electrical Repairs	800.00	0.93
Express Mail	200.34	0.23
Foundation Repair	0.00	0.00
Gas	5,341.20	6.18
General Maintenance	1,202.61	1.39
HOA/Dues Violations	-1,055.00	-1.22
Insurance	0.00	0.00
Transfer to Reserve Acct	6,567.00	7.60
Keys/Locks	937.61	1.09
Legal Fees (HOA)	1,674.75	1.94
Lawn/Property Maintenance	15,858.86	18.35
Specials Projects	4,875.00	5.64
Management Fee	6,000.00	6.94
Mortgage/Note Payment	14,785.72	17.11
Office Expenses	429.90	0.50
Parking Lot Repair	0.00	0.00
Parking Passes	0.00	0.00
Pest Control	606.20	0.70
Animal/Bat Removal	0.00	0.00
Plumbing Expense	8,820.65	10.21
Porter Service	1,496.00	1.73
Pool Expense	1,421.65	1.65
Postage	178.17	0.21
Professional Fees	0.00	0.00
Sign Expense	0.00	0.00
Tax Expense	14.78	0.02
Telephone Service	201.75	0.23
Trash Pick-up	0.00	0.00

**Cash Flow (Cash)**  
**904 University Dr. - (cripplec)**  
**September 2016 - December 2016**

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	Period to Date	%
Utilities	9,665.50	11.19
TOTAL DIRECT EXPENSES	80,726.16	93.43
<b>TOTAL EXPENSES</b>	80,726.16	93.43
<b>NET INCOME</b>	5,678.68	6.57
ADJUSTMENTS		
Prepaid Rent	-1,271.28	
Prepaid HOA	0.00	
TOTAL CAPITAL	0.00	
TOTAL ADJUSTMENTS	-1,271.28	
CASH FLOW	4,407.40	
Beginning Cash	-23,815.22	
Ending Balance	-19,407.82	

**Expense Distribution**  
**cripplec - 904 University Dr.**  
**Invoice Date: 09/2016 - 12/2016**  
**Check Date: 09/2016 - 12/2016**

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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
<b>4540 Reimbursement from Office Acct</b>										
220458	Cripple cree	09/01/16	cripplec	bvinc	2200	173.00		5938	10/17/16	Deposited into Cripple Creek
220465	904#149	10/17/16	cripplec	bvinc	2200	425.00		5938	10/17/16	Reimburse BVPM Rental
220868	CC#22	12/04/16	cripplec	bvinc	2200	755.00		5971	12/09/16	Reimburse BVP Management,
						1,353.00	0.00			
<b>6045 Bank Fees/Office Expenses</b>										
220456	bank fee	09/12/16	cripplec	first	2200	10.00		990095	09/12/16	bank fee NSF
						10.00	0.00			
<b>6150 Carpet Cleaning</b>										
219996	72636	09/06/16	cripplec	asure	2200	140.73		5915	09/09/16	#72 - WATER EXTRACTION
220656	72503	11/09/16	cripplec	asure	2200	-482.80		5960	11/17/16	#94 WATER EXTRACTION
220656	72503	11/09/16	cripplec	asure	2200	482.80		5960	11/17/16	#94 WATER EXTRACTION
						140.73	0.00			
<b>6200 Flooring Replacement</b>										
220764	6161	12/02/16	cripplec	floresf	2200	250.62		5968	12/02/16	72 carpet and pad install
						250.62	0.00			
<b>6305 Credit Card Fee</b>										
220455	credit card f	09/02/16	cripplec	cripplec	2200	119.44		990094	09/02/16	Credit card charge for August
220687	credit card c	10/03/16	cripplec	first	2200	112.90		990097	10/03/16	Online credit card charges
220881	credit card f	11/02/16	cripplec	first	2200	122.68		990099	11/02/16	credit card fee from on line
220964	credit card c	12/02/16	cripplec	first	2200	142.10		990102	12/02/16	credit card fee
						497.12	0.00			
<b>6390 Electrical Repairs</b>										
220018	1029	09/01/16	cripplec	tlcmaint	2200	600.00		5928	09/09/16	after hours emergency call no
						600.00	0.00			
<b>6391 Emergency Water Extraction</b>										
220706	16941	09/03/16	cripplec	holman1	2200	90.00		5961	11/17/16	#90, water leak after hours, ice
220707	1160930611	09/03/16	cripplec	locksmi	2200	97.43		5962	11/17/16	#90, emergency water shut off..
220708	72495	09/06/16	cripplec	asure	2200	265.21		5960	11/17/16	Water extraction from unit 90
220708	72495	09/06/16	cripplec	asure	2200	-265.21		5960	11/17/16	Water extraction from unit 90
220716	72495	09/06/16	cripplec	asure	2200	265.21		5965	11/17/16	Unit 90/ water extraction, from
						452.64	0.00			
<b>6410 Express Mail</b>										
220638	1129-1596-	11/04/16	cripplec	fedex	2200	119.04		5952	11/08/16	
220780	1129-1596-	12/02/16	cripplec	fedex	2200	81.30		5967	12/02/16	fed ex
						200.34	0.00			
<b>6450 Gas</b>										
220562	303638271	11/01/16	cripplec	atmos	2200	1,549.54		5949	11/08/16	
220781	303638271	12/06/16	cripplec	atmos	2200	1,353.01		5966	12/02/16	gas bill
220936	natural gas	12/22/16	cripplec	atmos	2200	1,353.01		990101	12/22/16	Paid GAS bill on line due to the
						4,255.56	0.00			
<b>6455 General Maintenance</b>										
219991	1088	09/06/16	cripplec	dirt	2200	-75.78		5929	09/09/16	38-repaired sheet rock in closet
219991	1088	09/06/16	cripplec	dirt	2200	75.78		5929	09/09/16	38-repaired sheet rock in closet
220095	1015	08/24/16	cripplec	tlcmaint	2200	50.00		5928	09/09/16	Exterior porch light hanging by
220096	1022	08/19/16	cripplec	tlcmaint	2200	446.90		5930	09/09/16	Sheetrock repair #72, from
220397	1042	10/01/16	cripplec	tlcmaint	2200	50.00		5947	10/17/16	#141 REATTACHED DOOR
220459	1072	10/15/16	cripplec	tlcmaint	2200	288.29		5947	10/17/16	AFTER DARK WALK THRU
220641	1093	11/04/16	cripplec	tlcmaint	2200	60.36		5958	11/08/16	LIGHT OUT CHANGED BULB
220703	914995124	11/15/16	cripplec	hdsupply	2200	292.06		5964	11/17/16	doggie waste bags
						1,187.61	0.00			
<b>6471 Transfer to Reserve Acct</b>										
220097	transfer to r	09/01/16	cripplec	cripple	2200	6,567.00		5931	09/09/16	Transfer to reserves 2016

**Expense Distribution**  
**cripplec - 904 University Dr.**  
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
						6,567.00	0.00			
<b>6472 Keys/Locks</b>										
219970	160809-01	09/06/16	cripplec	mel	2200	65.00		5923	09/09/16	121 -installed new replacement
219971	160811-01	09/01/16	cripplec	mel	2200	65.00		5923	09/09/16	150- mailbox lock key change
219972	160812-01	09/06/16	cripplec	mel	2200	65.00		5923	09/09/16	103 - mailbox lock change
220646	161021-01	11/04/16	cripplec	mel	2200	65.00		5956	11/08/16	#141 MAILBOX LOCK
220700	967	11/15/16	cripplec	beachb	2200	742.61		5963	11/17/16	replace lock
						1,002.61	0.00			
<b>6473 Legal Fees (HOA)</b>										
220158	2773	09/15/16	cripplec	aggttitle	2200	324.75		5932	09/16/16	Title Search Cripple
220842	12457	12/02/16	cripplec	peterso	2200	1,350.00		5976	12/09/16	Telephone conferences about
						1,674.75	0.00			
<b>6475 Lawn/Property Maintenance</b>										
219973	160831-01	09/06/16	cripplec	mel	2200	291.00		5923	09/09/16	watering the lawns
220001	23261	09/01/16	cripplec	horizon	2200	1,435.00		5922	09/09/16	
220172	3174	09/15/16	cripplec	agscapes	2200	8,790.00		5933	09/29/16	parking lot retaining wall
220337	1638	10/04/16	cripplec	mel	2200	217.80		5944	10/17/16	Watering Building 11
220406	23485	10/01/16	cripplec	horizon	2200	1,841.16		5942	10/17/16	
220643	23724	11/04/16	cripplec	horizon	2200	1,466.16		5954	11/08/16	LAWN CARE TRASH
220645	1649	11/04/16	cripplec	mel	2200	150.00		5956	11/08/16	WATERING NEW SHRUBBERY
220818	23897	12/01/16	cripplec	horizon	2200	1,434.84		5974	12/09/16	Monthly lawn maintenance and
						15,625.96	0.00			
<b>6531 Specials Projects</b>										
220460	3219	10/15/16	cripplec	agscapes	2200	2,100.00		5937	10/17/16	DAMAGE AT NORTHEAST OF
220640	16068	11/04/16	cripplec	agscapes	2200	2,775.00		5948	11/08/16	Invoice #3296 INSTALLATION
						4,875.00	0.00			
<b>6540 Management Fee</b>										
219952	notes-2199	09/01/16	cripplec	office	2200	1,500.00		5927	09/09/16	Cripple Creek Monthly
220270	notes-2202	10/01/16	cripplec	office	2200	1,500.00		5945	10/17/16	Cripple Creek Monthly
220546	notes-2205	11/01/16	cripplec	office	2200	1,500.00		5957	11/08/16	Cripple Creek Monthly
220798	notes-2207	12/01/16	cripplec	office	2200	1,500.00		5975	12/09/16	Cripple Creek Monthly
						6,000.00	0.00			
<b>6560 Mortgage/Note Payment</b>										
220196	renovation	09/28/16	cripplec	first	2200	3,696.43		990093	09/28/16	Mortgage payment for Cripple
220531	renovation	10/27/16	cripplec	first	2200	3,696.43		990096	10/26/16	Renovation mortgage
220746	renovation I	11/28/16	cripplec	first	2200	3,696.43		990098	11/28/16	Renovation loan payment
220935	renovation I	12/28/16	cripplec	first	2200	3,696.43		990100	12/29/16	Renovation Loan Automatic draft
						14,785.72	0.00			
<b>6665 Office Expenses</b>										
220093	A-1 Towing	08/11/16	cripplec	bvinc	2200	429.90		5920	09/09/16	Reimburse owners and BVPM
						429.90	0.00			
<b>6695 Pest Control</b>										
220006	1353	09/01/16	cripplec	lonestar	2200	151.55		5918	09/09/16	MONTHLY BLD 5-8
220383	1353	10/01/16	cripplec	lonestar	2200	151.55		5943	10/17/16	
220642	1353	11/04/16	cripplec	lonestar	2200	151.55		5955	11/08/16	MONTHLY EXTERIOR
220766	1353	12/02/16	cripplec	lonestar	2200	151.55		5969	12/02/16	monthly pest ldg 5-8
						606.20	0.00			
<b>6700 Plumbing Expense</b>										
219994	485136	09/01/16	cripplec	katejack	2200	85.00		5917	09/09/16	REIMBURSEMENT FOR
220014	16779	09/01/16	cripplec	holman1	2200	898.28		5926	09/09/16	bldg 11 water leak
220015	16849	09/01/16	cripplec	holman1	2200	779.12		5926	09/09/16	bld 11 leak
220068	16889	09/01/16	cripplec	holman1	2200	1,500.00		5926	09/09/16	descaled 10 heaters
220461	15737	10/15/16	cripplec	holman1	2200	191.25		5941	10/17/16	AFTER HOURS CALL UNIT
220462	16155	10/15/16	cripplec	holman1	2200	180.00		5959	11/08/16	#36 AFTHOURS CALL CLEAN
220463	16792	10/15/16	cripplec	holman1	2200	145.00		5959	11/08/16	#111 AFTER HOURS CLEAN
220490	17336	10/19/16	cripplec	holman1	2200	1,000.00		5959	11/08/16	bldg 11 replaced circulating



**Expense Distribution**  
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
220811	17766	12/02/16	cripplec	holman1	2200	3,575.00		5973	12/09/16	repaired 10' of main water line
						8,353.65	0.00			
<b>6701 Porter Service</b>										
219969	000030	09/06/16	cripplec	oneal	2200	135.32		5925	09/09/16	hauled off furniture from around
220001	23261	09/01/16	cripplec	horizon	2200	406.16		5922	09/09/16	
220432	000039	10/04/16	cripplec	oneal	2200	173.20		5946	10/17/16	Bulk trash pick up
220643	23724	11/04/16	cripplec	horizon	2200	375.00		5954	11/08/16	LAWN CARE TRASH
220818	23897	12/01/16	cripplec	horizon	2200	406.32		5974	12/09/16	Monthly lawn maintenance and
						1,496.00	0.00			
<b>6702 Pool Expense</b>										
220082	294	09/07/16	cripplec	clear	2200	420.01		5921	09/09/16	monthly maint
220414	332	10/03/16	cripplec	clear	2200	497.41		5940	10/17/16	Pool Cleaning September 2016
220644	360	11/04/16	cripplec	clear	2200	314.79		5951	11/08/16	MONTHLY POOL SERVICE
220876	398	12/05/16	cripplec	clear	2200	189.44		5978	12/09/16	Pool maintenance for
						1,421.65	0.00			
<b>6703 Postage</b>										
220092	1129-1596-	08/08/16	cripplec	fedex	2200	53.55		5919	09/09/16	express mail postage
220115	CC1010	09/15/16	cripplec	office	2200	124.62		5936	09/29/16	2 SEPERATE MAIL OUTS
						178.17	0.00			
<b>6755 Tax Expense</b>										
220188	0001	09/15/16	cripplec	irs	2200	14.78		5935	09/29/16	
						14.78	0.00			
<b>6757 Telephone Service</b>										
220178	979-696-33	09/21/16	cripplec	frontier	2200	70.99		5934	09/29/16	
220639	979-696-33	11/04/16	cripplec	frontier	2200	65.38		5953	11/08/16	
220779	979-696-33	12/02/16	cripplec	frontier	2200	65.38		5970	12/02/16	phone
						201.75	0.00			
<b>6810 Utilities</b>										
220042	122073-181	09/01/16	cripplec	city	2200	11.25		5914	09/09/16	
220043	122073-182	09/01/16	cripplec	city	2200	71.94		5914	09/09/16	bldg 1
220044	122073-182	09/01/16	cripplec	city	2200	2,364.54		5914	09/09/16	
220065	122073-183	09/01/16	cripplec	city	2200	511.38		5914	09/09/16	
220343	122073-181	10/01/16	cripplec	city	2200	11.25		5939	10/17/16	utilities
220344	122073-182	10/01/16	cripplec	city	2200	70.56		5939	10/17/16	utilities
220345	122073-182	10/01/16	cripplec	city	2200	1,884.33		5939	10/17/16	utilities
220430	122073-183	09/23/16	cripplec	city	2200	450.99		5939	10/17/16	utilities (pool)
220631	122073-181	11/04/16	cripplec	city	2200	11.25		5950	11/08/16	
220632	122073-182	11/04/16	cripplec	city	2200	1,239.91		5950	11/08/16	
220633	122073-182	11/04/16	cripplec	city	2200	72.51		5950	11/08/16	
220653	122073-183	10/24/16	cripplec	city	2200	462.68		5950	11/08/16	Utilities
220847	122073-181	11/18/16	cripplec	city	2200	11.25		5972	12/09/16	utilities Reversed by ctrl#
220847	122073-181	11/18/16	cripplec	city	2200	-11.25		5972	12/09/16	utilities Reversed by ctrl#
220848	122073-182	11/18/16	cripplec	city	2200	-74.19		5972	12/09/16	Utilities Reversed by ctrl#
220848	122073-182	11/18/16	cripplec	city	2200	74.19		5972	12/09/16	Utilities Reversed by ctrl#
220849	122073-182	11/18/16	cripplec	city	2200	1,978.75		5972	12/09/16	utilities Reversed by ctrl#
220849	122073-182	11/18/16	cripplec	city	2200	-1,978.75		5972	12/09/16	utilities Reversed by ctrl#
220875	122073-183	11/21/16	cripplec	city	2200	438.72		5977	12/09/16	utilities
220877	122073-181	11/18/16	cripplec	city	2200	11.25		5977	12/09/16	utilities
220878	122073-182	11/18/16	cripplec	city	2200	74.19		5977	12/09/16	utilities
220879	122073-182	11/18/16	cripplec	city	2200	1,978.75		5977	12/09/16	utilities including water
						9,665.50	0.00			
						81,846.26	0.00			

# Cripple Creek 5 Year Budgeting

	2013 Original Annual Budget	2013 Revised Budget (Dues Increase)	2013 Actual Amounts	2013 Variance to Budget	2014 Budget (7.5% Dues Increase)	2015 Budget	2016 Budget	2017 Budget	2018 Budget
Total Revenue <sup>1</sup>	\$213,483.84	\$241,948.35	\$266,945.61	\$24,897.26	\$268,989.64	\$275,394.15	\$275,394.15	\$275,394.15	\$275,394.15
Property Management	\$ 18,000.00	\$ 18,000.00	\$ 16,500.00	-\$1,500.00	\$ 19,500.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Pool Phone	\$ 552.00	\$ 600.00	\$ 361.00	-\$239.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00
Lawn Care	\$ 24,000.00	\$ 18,650.00	\$ 20,368.94	\$1,718.94	\$ 18,650.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00
Cleaning <sup>2</sup>	\$ 3,600.00	\$ 3,600.00	\$ 1,343.00	-\$2,257.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00
Water Electric	\$ 28,200.00	\$ 28,200.00	\$ 27,338.50	-\$861.50	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00
Gas	\$ 20,400.00	\$ 20,400.00	\$ 19,818.27	-\$581.73	\$ 20,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Pest Control <sup>3</sup>	\$ 3,300.00	\$ 4,800.00	\$ 5,580.80	\$780.80	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Insurance <sup>4</sup>	\$ 51,000.00	\$ 14,000.00	\$ 23,407.92	\$9,407.92	\$ 55,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Pool Maintenance	\$ 6,960.00	\$ 4,509.00	\$ 5,601.59	\$1,092.59	\$ 3,000.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00
Electrical <sup>5</sup>	\$ 7,800.00	\$ 7,800.00	\$ 552.00	-\$7,248.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00
Plumbing <sup>6</sup>	\$ 15,000.00	\$ 15,000.00	\$ 13,718.75	-\$1,281.25	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Legal Fees/Supplies/Postage	\$ 7,800.00	\$ 7,800.00	\$ 6,342.85	-\$1,457.15	\$ 2,250.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Annual Required Audit			\$ 3,125.00	\$3,125.00	\$ 3,125.00	\$ 3,125.00	\$ 3,125.00	\$ 3,125.00	\$ 3,125.00
Other Maintenance <sup>7</sup>			\$ 23,785.03	\$23,785.03	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Special Projects	\$ 18,000.00	\$ 40,000.00	\$ 26,730.00	-\$13,270.00	\$120,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 20,000.00
Reconciliation Discrepancy			\$ 110.48	\$110.48	\$ -	\$ 9,250.00	\$ 9,250.00	\$ 9,250.00	\$ 9,250.00
Reserve Contribution			\$ 54,950.00	\$54,950.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Siding Project Expense			\$249,634.13	\$ 66,275.13	\$345,735.00	\$275,385.00	\$275,385.00	\$275,385.00	\$235,385.00
Total Expenses	\$201,012.00	\$183,359.00	\$249,634.13	\$ 66,275.13	\$345,735.00	\$275,385.00	\$275,385.00	\$275,385.00	\$235,385.00
Cash on Hand - Year Beginning			\$207,630.00		\$197,153.16	\$120,407.80	\$129,666.95	\$138,926.11	\$148,185.26
Cash on Hand - Year End					\$120,407.80	\$129,666.95	\$138,926.11	\$148,185.26	\$197,444.41
Minimum Reserve Account			\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Operating Account Minimum			\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
"Excess" Cash Reserves			\$127,630.00		\$40,407.80	\$49,666.95	\$58,926.11	\$68,185.26	\$117,444.41

## Notes:

- <sup>1</sup>Includes Interest, Late Fees, Fines, Transfers, Past Due Collections
- <sup>2</sup>Includes Trash Pick Up and Sprinkler Operation
- <sup>3</sup>Includes regular ant & pest spraying plus Bat and other pest control
- <sup>4</sup>Costs expected to decrease due to claim for fire rolling from underwriting criteria dates
- <sup>5</sup>Plumbing Expenses included replacement/repair of Water Heaters that will be rolled into Special projects as these will be moving to an interior location within the next year.
- <sup>6</sup>Other Maintenance 2013 includes costs more properly allocated under special projects and will be moved there in future accounting records
- <sup>7</sup>Special Projects in 2013 included foundation repair on Buildings 10 & 11, plus interior repairs resulting from that action. It should have also included removal of archways and other activities accounted for in Other Maintenance.

Revenue for 2014 includes only dues and no fine, interest or Past Due collection amounts as there is no certainty that any of those will be applicable. Past experience indicates that there will be amounts collected but they are not reflected as part of the budgeting process.

HOA Delinquency

Properties: Cripple Creek Condos - 904 University Dr. College Station, TX 77840

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 260.00

Unit	Name	Amount Receivable
Cripple Creek Condos - 904 University Dr. College Station, TX 77840		
CC087		271.47
CC018		385.77
CC117		632.18
		1,289.42
Total		1,289.42

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract' Status is 'Sold' Status Contractual Search Date is 01/01/2017+ Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 09/12/2017 to 03/16/2017 Subdivision Code is 'Cripple Creek Condos'

**Residential****Active Properties**

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
17011340	904 University Oaks Drive 99	2	2/-			Cripple Creek Condos	1979	908	\$121.15	\$110,000	34

**# LISTINGS:**

1	Medians:	1979	908	\$121.15	\$110,000	34
	Minimums:	1979	908	\$121.15	\$110,000	34
	Maximums:	1979	908	\$121.15	\$110,000	34
	Averages:	1979	908	\$121.15	\$110,000	34

**Option Contract Properties**

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
17010405	904 UNIVERSITY OAKS B63	1	1/-		NONE	Cripple Creek Condos	1979	790	\$110.13	\$87,000	64

**# LISTINGS:**

1	Medians:	1979	790	\$110.13	\$87,000	64
	Minimums:	1979	790	\$110.13	\$87,000	64
	Maximums:	1979	790	\$110.13	\$87,000	64
	Averages:	1979	790	\$110.13	\$87,000	64

**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
17000690	904 University Oaks Boulev	1	1/-		NONE	Cripple Creek Condos	1979	677	\$114.48	\$77,500	\$70,000	\$103.40	03/27/2017	90.32	48
17002056	904 University Oaks #40	40	1	1/-		Cripple Creek Condos	1979	677	\$117.43	\$79,500	\$78,000	\$115.21	04/12/2017	98.11	62
17006147	904 UNIVERSITY OAKS #36	1	1/-			Cripple Creek Condos	1979	677	\$125.55	\$85,000	\$81,500	\$120.38	08/10/2017	95.88	105
17000085	904 University Oaks #54 #54	1	1/-		NONE	Cripple Creek Condos	1979	677	\$125.41	\$84,900	\$82,000	\$121.12	03/16/2017	96.58	48
17000594	904 University Oaks #67	67	1	1/-		Cripple Creek Condos	1979	677	\$125.55	\$85,000	\$83,500	\$123.34	04/21/2017	98.24	86
17006781	904 University Oaks Boulev3	1	1/-		NONE	Cripple Creek Condos	1979	677	\$125.41	\$84,900	\$83,500	\$123.34	06/16/2017	98.35	25
16002468	904 University Oaks Boulev5	1	1/-			Cripple Creek Condos	1979	790	\$113.80	\$89,900	\$86,000	\$108.86	02/14/2017	95.66	110
16004340	904 University Oaks Boulev1	1	1/-		NONE	Cripple Creek Condos	1979	677	\$135.89	\$92,000	\$87,500	\$129.25	02/10/2017	95.11	64
17005159	904 University Oaks #114	114	1	1/-		Cripple Creek Condos	1979	677	\$132.94	\$90,000	\$88,750	\$131.09	05/05/2017	98.61	31

\*\*\* This is a broker price opinion or comparative market analysis and should not be considered an appraisal. \*\*\*  
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 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.

**Residential****Sold Properties**

M/S #	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
17005706	904 University Oaks Boule79		1	1/-	NONE	Cripple Creek	1979	790	\$112.66	\$89,000	\$89,000	\$112.66	07/28/2017	100.00	86
						Condos									
17005997	904 University Oaks #66	66	1	1/-	NONE	Cripple Creek	1979	790	\$121.39	\$85,900	\$89,000	\$112.66	07/17/2017	92.81	84
						Condos									
17009991	904 University Oaks #48	48	1	1/-		Cripple Creek	1979	790	\$118.86	\$93,900	\$89,500	\$113.29	09/06/2017	95.31	72
						Condos									
17002502	904 University Oaks #6 #6		1	1/-	NONE	Cripple Creek	1979	677	\$135.89	\$92,000	\$91,750	\$135.52	04/26/2017	99.73	58
						Condos									
17002718	904 University Oaks #65	65	1	1/-		Cripple Creek	1979	790	\$125.95	\$99,500	\$94,000	\$118.99	04/21/2017	94.47	53
						Condos									
17002488	904 University Oaks Boule140		2	2/-	NONE	Cripple Creek	1979	908	\$115.64	\$105,000	\$99,900	\$110.02	05/31/2017	95.14	101
						Condos									
17005895	904 University Oaks Boule96		2	2/-	NONE	Cripple Creek	1979	908	\$120.59	\$109,500	\$107,000	\$117.84	05/18/2017	97.72	16
						Condos									
17002454	904 University Oaks #148	148	2	2/-		Cripple Creek	1979	908	\$123.35	\$112,000	\$111,500	\$122.80	05/19/2017	99.55	88
						Condos									
17002152	904 University Oaks Boule92		2	2/-	NONE	Cripple Creek	1979	908	\$126.65	\$115,000	\$115,000	\$126.65	04/07/2017	100.00	55
						Condos									
17005184	904 University Oaks #153	153	2	2/-		Cripple Creek	1979	908	\$126.65	\$115,000	\$115,000	\$126.65	05/08/2017	100.00	37
						Condos									
17007799	904 University Oaks #128	128	2	2/-	NONE	Cripple Creek	1979	908	\$145.93	\$132,500	\$126,500	\$139.32	07/20/2017	95.47	64
						Condos									

# LISTINGS:	20	Medians:	1979	790	\$125.41	\$92,000	\$89,000	\$120.75	97.15	63
		Minimums:	1979	677	\$112.66	\$77,500	\$70,000	\$103.40	90.32	16
		Maximums:	1979	908	\$145.93	\$132,500	\$126,500	\$139.32	100.00	110
		Averages:	1979	775	\$124.50	\$96,400	\$93,445	\$120.62	96.85	65

**Quick Statistics ( 22 Listings Total )**

	Min	Max	Average	Median
List Price	\$77,500	\$132,500	\$96,591	\$92,000
Sold Price	\$70,000	\$126,500	\$93,445	\$89,000

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



# COMMERCIAL INSURANCE APPLICATION

## APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)  
06/07/2017

<b>AGENCY</b> Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		<b>CARRIER</b> Scottsdale Insurance Company	<b>NAIC CODE</b>	<b>UNDERWRITER</b>	<b>UNDERWRITER OFF.</b>
<b>PHONE</b> (979) 774-3900 <b>FAX</b> (979) 774-3955 <b>E-MAIL</b> clliana.milioto@sigbcs.com		<b>POLICIES OR PROGRAM REQUESTED</b> Commercial General Liability		<b>POLICY NUMBER</b>	
<b>AGENCY CUSTOMER ID</b> 0008		<b>INDICATE SECTIONS ATTACHED</b>		<b>ELECTRONIC DATA PROC</b>	
		<input type="checkbox"/> ACCOUNTS RECEIVABLE <input type="checkbox"/> INVOICES/PAPERS <input type="checkbox"/> BOILER & MACHINERY <input type="checkbox"/> BUSINESS AUTO <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CROWN/MISCELLANEOUS DRIVE <input type="checkbox"/> DEALERS <input type="checkbox"/> DRIVER INFO SCHEDULE		<input type="checkbox"/> EQUIPMENT FLOATER <input type="checkbox"/> GARAGE AND DEALERS <input type="checkbox"/> GLASS AND SIGN <input type="checkbox"/> INSTALLATION/BUILDERS RISK <input type="checkbox"/> OPEN CARGO <input type="checkbox"/> PROPERTY <input type="checkbox"/> TRANSPORTATION <input type="checkbox"/> TRUCKERS/MOTOR CARRIER <input type="checkbox"/> UMBRELLA <input type="checkbox"/> VEHICLE SCHEDULE <input type="checkbox"/> WORKERS COMPENSATION <input type="checkbox"/> YACHT	

<b>STATUS OF TRANSACTION</b>				<b>PACKAGE POLICY INFORMATION</b>				
<input type="checkbox"/> QUOTE	<input checked="" type="checkbox"/> ISSUE POLICY	<input type="checkbox"/> RENEW	ENTER THIS INFORMATION WHEN DOWNPAY DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MULTIPLE POLICIES.					
<b>CHANGE</b>	<b>DATE</b>	<b>TWE</b>	<input checked="" type="checkbox"/> AM	<b>PROPOSED EFF DATE</b>	<b>PROPOSED EXP DATE</b>	<b>BILLING PLAN</b>	<b>PAYMENT PLAN</b>	<b>ALERT</b>
CANCEL	06/10/2017	12:01	PM	06/10/2017	06/10/2018	<input checked="" type="checkbox"/> DIRECT BILL	<input type="checkbox"/> AGENCY BILL	

<b>APPLICANT INFORMATION</b>	
<b>NAME</b> (First Name of Insured & Other Named Insured) Cripple Creek Condo Owners Association	
<b>MAILING ADDRESS</b> (incl ZIP+4 of First Named Insured) c/o Century 21 Bcal 903 S Texas Ave College Station TX 77840-	
<b>PHONE</b> (979) 764-2500 <b>FAX</b> (979) 764-2500 <b>E-MAIL</b> terryt@century21bcs.com	<b>PHONE</b> (979) 764-2500 <b>FAX</b> (979) 764-2500 <b>E-MAIL</b> terryt@century21bcs.com
<b>INDIVIDUAL</b> <input checked="" type="checkbox"/> <b>CORPORATION</b> <input type="checkbox"/> <b>BUSINESS</b> <input type="checkbox"/> <b>LLC</b> <input type="checkbox"/> <b>NO. OF MEMBERS AND MANAGERS</b>	<b>OR BUREAU NAME</b>
<b>INSPECTION CONTACT</b> Terry Thiapin	<b>ACCOUNTING RECORDS CONTACT</b> Terry Thiapin
<b>PHONE</b> (979) 764-2500 <b>FAX</b> (979) 764-2500 <b>E-MAIL</b> terryt@century21bcs.com	<b>PHONE</b> (979) 764-2500 <b>FAX</b> (979) 764-2500 <b>E-MAIL</b> terryt@century21bcs.com

<b>PREMISES INFORMATION</b>									
ACORD 823 attached for additional premises									
LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTEREST	YR BUILT	# EMPLOYEES	ANNUAL REVENUES	% OCCUPIED	
01	01	904 University Oaks Blvd College Station Brazos TX 77840	<input checked="" type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT	1979	0	210,000 in HOA fees	90	
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT					
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT					
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT					

<b>NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)</b>
156 unit condominium complex. 10+ buildings. Very well maintained. Exterior was totally updated in '08 and interiors have been updated as needed. Complex is about 50% owner occupied. There is one swimming pool, one tennis court and one laundry/mail facility. Located in stable area. Association switched property managers to the current one in '08.
There was a fire loss in April '11 that destroyed one building. That building was rebuilt....totally new construction.

# GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES		YES	NO	EXPLAIN ALL "YES" RESPONSES		YES	NO
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		6. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR 3 YEARS? (Not applicable in MD)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1b. DOES THE APPLICANT HAVE ANY MISDEMEANORS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		7. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		8. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, ROBBERY, ARSON OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an action constituting a misdemeanor punishable by a sentence of up to one year of imprisonment.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		9. ANY UNCORRECTED FIRE CODE VIOLATIONS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. ANY CATASTROPHE EXPOSURES?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		10. ANY BANKRUPTCIES, TAX OR CREDIT LENS AGAINST THE APPLICANT IN THE PAST 5 YEARS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		11. HAS BUSINESS BEEN PLACED IN A TRUST? IF YES, NAME OF TRUST:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
				12. ANY FOREIGN OPERATIONS, FOREIGN PRODUCTS DISTRIBUTED IN USA, OR US PRODUCTS SOLD/DISTRIBUTED IN FOREIGN COUNTRIES? (If YES, attach ACORD 315 for Liability Exposure and/or ACORD 316 for Property Exposure)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
REMARKS/PROCESSING INSTRUCTIONS (Attach additional sheets if more space is required)							
<p>ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND CIVIL PENALTIES. (Not applicable in CO, HI, NE, NH, OK, OR, or VT; in DC, LA, ME, TN, VA and WA, insurance benefits may also be denied)</p> <p>THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND CERTIFIES THAT REASONABLE ENQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HEREBY CERTIFIES THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.</p>							
APPLICANT'S SIGNATURE <i>Terry Thippin</i>		08/09/2017		PRODUCER'S SIGNATURE <i>Changhua</i>		NATIONAL PRODUCER NUMBER	

**PRIOR CARRIER INFORMATION**

LINE	CATEGORY	CARRIER	Scottsdale	Scottsdale	Scottsdale	Scottsdale	Scottsdale
		POLICY NUMBER	CPS2496382	CPS2257010	CPS2021604	CPS1791683	CPS1604120
		POLICY TYPE	BLANK PAGE X OCCURRENCE	BLANK PAGE X OCCURRENCE	BLANK PAGE X OCCURRENCE	BLANK PAGE X OCCURRENCE	BLANK PAGE X OCCURRENCE
		RETRO DATE	06/10/2016	06/10/2017	06/10/2015	06/10/2014	06/10/2013
		EFF/EXP DATE	06/10/2016	06/10/2017	06/10/2015	06/10/2014	06/10/2013
		GENERAL AGGREGATE	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
		PRODUCTS GROUP OF AGGREGATE	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
		PERSONAL & ADJING	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		EACH OCCURRENCE	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		FIRE DAMAGE	100,000	100,000	100,000	100,000	100,000
		MODAL EXPENSE	5,000	5,000	5,000	5,000	5,000
		BODILY INJURY OCCURRENCE					
		BODILY INJURY AGGREGATE					
		PROPERTY DAMAGE OCCURRENCE					
		PROPERTY DAMAGE AGGREGATE					
		COMBINED SINGLE LIMIT					
		MODIFICATION FACTOR					
		TOTAL PREMIUM					
		CARRIER	Scottsdale	Scottsdale	Scottsdale	Scottsdale	Scottsdale
		POLICY NUMBER	CPS2496382	CPS2257010	CPS2021604	CPS1791683	CPS1604120
		POLICY TYPE	HNOA	HNOA	HNOA	HNOA	HNOA
		EFF/EXP DATE	06/10/2016	06/10/2017	06/10/2015	06/10/2014	06/10/2013
		COMBINED SINGLE LIMIT	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		BODILY INJURY PERSONAL & ADJING					
		PROPERTY DAMAGE					
		MODIFICATION FACTOR					
		TOTAL PREMIUM					
		CARRIER	Pelcus	Pelcus	General Star	Scottsdale	Scottsdale
		POLICY NUMBER	S312660	8887	IAG935346	CPS1791683	CPS1604120
		POLICY TYPE	Commercial Property	Commercial Property	Commercial Property	Commercial Package	Commercial Package
		EFF/EXP DATE	06/10/2016	06/10/2017	06/10/2015	06/10/2014	06/10/2013
		X BUILDING AMT	7,488,000	7,488,000	7,488,000	7,488,000	7,488,000
		PERM/PROP AMT					
		MODIFICATION FACTOR					
		TOTAL PREMIUM					
		CARRIER	Torus National	Torus National	Torus National	Scottsdale	Commerce & Industry
		POLICY NUMBER	852841162A11	852841151A11	852841140A11	XBS0031025	EDU061234145
		POLICY TYPE	Umbrella	Umbrella	Umbrella	Umbrella	Umbrella
		EFF/EXP DATE	06/10/2016	06/10/2017	06/10/2015	06/10/2014	06/10/2013
		UNIT	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
		MODIFICATION FACTOR					
		TOTAL PREMIUM					

LOSS HISTORY						
ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (5 YEARS IN K.S. & MO.)						CHK HERE IF NONE X
DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS OPEN/CLOSED
REMARKS NOTE: FIDELITY REQUIRES A FIVE-YEAR LOSS HISTORY						ATTACHMENTS
						STATE SUPPLEMENT(S) (If Applicable)
COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)						
NOTICE OF INSURANCE INFORMATION PRACTICES PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US.						





# COMMERCIAL GENERAL LIABILITY SECTION

DATE (MM/DD/YYYY)  
06/07/2017

<b>AGENCY</b> PHONE (979) 774-3900 FAX (979) 774-3955 Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	<b>APPLICANT</b> (First Name Initial) Cripple Creek Condo Owners Association
<b>CODE:</b> AGENCY CUSTOMER ID: 9998	<b>SLU CODE:</b> FOR COMPANY USE ONLY
<b>EFFECTIVE DATE</b> 06/10/2017	<b>EXPIRATION DATE</b> 06/10/2018
<b>DIRECT BILL</b> AGENCY BILL	<b>PAYMENT PLAN</b> AUDIT

COVERAGES	LIMITS
<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS ONLY <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE	<b>GENERAL AGGREGATE</b> \$ 2,000,000 <b>PRODUCTS &amp; COMPLETED OPERATIONS AGGREGATE</b> \$ 2,000,000 <b>PERSONAL &amp; ADVERTISING INJURY</b> \$ 1,000,000 <b>EACH OCCURRENCE</b> \$ 1,000,000 <b>DAMAGE TO RENTED PREMISES (each occurrence)</b> \$ 100,000 <b>MEDICAL EXPENSE (any one person)</b> \$ 5,000 <b>EMPLOYED BENEFITS</b> \$
<b>DEDUCTIBLES</b> PROPERTY DAMAGE \$ BODILY INJURY \$	<b>PREMIUMS</b> PREMISES OPERATIONS PRODUCTS OTHER TOTAL

OTHER COVERAGES, RESTRICTIONS AND/OR ENDORSEMENTS (For licensed-owned auto coverages attach the applicable state Business Auto Section, ACORD 137)

HNOA \$1,000,000 Included

## SCHEDULE OF HAZARDS

LOC #	HAZ #	CLASSIFICATION	CLASS CODE	PREMIUM BASIS	EXPOSURE	TERM	RATE		PREMIUM	
							PREM/OPS	PRODUCTS	PREM/OPS	PRODUCTS
01	01	Condos - Residential	62003	LSB	Units	006				
01	01	Swimming Pools NOC	48925	I	Pool	006				
01		Blanket AI CG2004 - Condo Unit Owners		Flat		006				

RATING AND PREMIUM BASIS: (B) GROSS SALES - PER \$1,000 SALES (F) PAYROLL - PER \$1,000 PAY (J) TOTAL COST - PER \$1,000 COST (U) UNIT - PER UNIT  
 (S) GROSS SALES - PER \$1,000 SALES (N) AREA - PER 1,000 SQ FT (K) COMMISSIONS - PER 1,000 GROSS (V) OTHER

## CLAIMS MADE (Explain all "Yes" responses)

1. PROPOSED RETROACTIVE DATE:	1. DEDUCTIBLE PER CLAIM: \$
2. ENTRY DATE INTO UNINTERRUPTED CLAIMS MADE COV:	2. NUMBER OF EMPLOYEES:
3. HAS ANY PRODUCT, WORK, ACCIDENT, OR LOCATION BEEN EXCLUDED, UNINSURED OR SELF-INSURED FROM ANY PREVIOUS COVERAGE?	3. NUMBER OF EMPLOYEES COVERED BY EMPLOYEE BENEFITS PLANS:
4. WAS THE COVERAGE PURCHASED UNDER ANY PREVIOUS POLICY?	4. RETROACTIVE DATE:
REMARKS:	REMARKS:

# CONTRACTORS

EXPLAIN ALL "YES" RESPONSES (For part or present operations)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For part or present operations)		YES	NO
1. DOES APPLICANT DRAW PLANS, DESIGNS, OR SPECIFICATIONS FOR OTHERS?				4. DO YOUR SUBCONTRACTORS CARRY COVERAGES OR LIMITS LESS THAN YOURS?			
2. DO ANY OPERATIONS INCLUDE BLASTING OR UTILIZE OR STORE EXPLOSIVE MATERIAL?				5. ARE SUBCONTRACTORS ALLOWED TO WORK WITHOUT PROVIDING YOU WITH A CERTIFICATE OF INSURANCE?			
3. DO ANY OPERATIONS INCLUDE EXCAVATION, TUNNELING, UNDERGROUND WORK OR EARTH MOVING?				6. DOES APPLICANT LEASE EQUIPMENT TO OTHERS WITH OR WITHOUT OPERATORS?			
REMARKS DESCRIBE THE TYPE OF WORK SUBCONTRACTED:		\$ PAID TO SUB-CONTRACTORS:		% OF WORK SUBCONTRACTED:		\$ FULL-TIME STAFF:	

# PRODUCTS/COMPLETED OPERATIONS

PRODUCTS	ANNUAL GROSS SALES	# OF UNITS	TIME IN MARKET	EXPECTED LIFE	INTENDED USE	PRINCIPAL COMPONENTS
Included	210,000 in fees 156	28				

EXPLAIN ALL "YES" RESPONSES (For any part or present product or operation)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For any part or present product or operation)		YES	NO
1. DOES APPLICANT INSTALL, SERVICE OR DEMONSTRATE PRODUCTS?		X		2. PRODUCTS RECALLED, DISCONTINUED, CHANGED?		X	
2. FOREIGN PRODUCTS SOLD, DISTRIBUTED, USED AS COMPONENTS?		X		3. PRODUCTS OF OTHERS SOLD OR RE-PACKAGED UNDER APPLICANT LABEL?		X	
3. RESEARCH AND DEVELOPMENT CONDUCTED OR NEW PRODUCTS PLANNED?		X		4. PRODUCTS UNDER LABEL OF OTHERS?		X	
4. GUARANTEES, WARRANTIES, HOLD HARMLESS AGREEMENTS?		X		5. VENDOR'S COVERAGE REQUIRED?		X	
5. PRODUCTS RELATED TO AIRCRAFT/SPACE INDUSTRY?		X		6. DOES ANY NAMED INSURED SELL TO OTHER NAMED INSURED?		X	
PLEASE ATTACH LITERATURE, BROCHURES, LABELS, WARNINGS, ETC.							

# ADDITIONAL INTEREST/CERTIFICATE RECIPIENT

ACORD 45 attached for additional names

INTEREST	NAME	NAME AND ADDRESS	REFERENCE #	CERTIFICATE REQUIRED	INTEREST ITEM NUMBER
ADDITIONAL INSURED					LOCATION: BUILDING:
LOSS PAYEE					VEHICLE: BOAT:
MORTGAGEE					SCHEDULED ITEM NUMBER:
LIENHOLDER					OTHER:
EMPLOYEE AS LESSOR					
ITEM DESCRIPTION:					

# GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES (For all part or present operations)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For all part or present operations)		YES	NO
1. ANY MEDICAL FACILITIES PROVIDED OR MEDICAL PROFESSIONALS EMPLOYED OR CONTRACTED?		X		12. ANY STRUCTURAL ALTERATIONS CONTEMPLATED?		X	
2. ANY EXPOSURE TO RADIOACTIVE/NUCLEAR MATERIAL?		X		13. ANY DEMOLITION EXPOSURE CONTEMPLATED?		X	
3. DO I HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. liquids, wastes, fuel tanks, etc.)		X		14. HAS APPLICANT BEEN ACTIVE IN OR IS CURRENTLY ACTIVE IN JOINT VENTURES?		X	
4. ANY OPERATIONS SOLD, ACQUIRED, OR DISCONTINUED IN LAST 5 YEARS?		X		15. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?		X	
5. MACHINERY OR EQUIPMENT LOANED OR RENTED TO OTHERS?		X		16. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS OR SUBSIDIARIES?		X	
6. ANY WATERCRAFT, DOCKS, FLOATS OWNED, HIRED OR LEASED?		X		17. ARE DAY CARE FACILITIES OPERATED OR CONTROLLED?		X	
7. ANY PARKING FACILITIES OWNED/RENTED?		X		18. HAVE ANY CRIMES OCCURRED OR BEEN ATTEMPTED ON YOUR PREMISES WITHIN THE LAST THREE YEARS?		X	
8. IS A FEE CHARGED FOR PARKING?		X		19. IS THERE A FORMAL WRITTEN SAFETY AND SECURITY POLICY IN EFFECT?		X	
9. RECREATION FACILITIES PROVIDED?		X		20. DOES THE BUSINESSES' PROMOTIONAL LITERATURE MAKE ANY REPRESENTATIONS ABOUT THE SAFETY OR SECURITY OF THE PREMISES?		X	
10. IS THERE A SWIMMING POOL ON THE PREMISES?		X					
11. SPORTING OR SOCIAL EVENTS SPONSORED?		X					
REMARKS: There is one volleyball court and one tennis court. Pool is fenced with self locking gate. Rules are posted.							
ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERE TO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY-SUBSTANTIAL) CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR or VT; in DC, LA, ME, TN and VA, Insurance benefits may also be denied).							

ACORD 126 (2005/08)

ATTACH TO APPLICANT INFORMATION SECTION