

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



*Annual HOA Meeting
Saturday October 19th 2019 10am
Beal Properties office*



CRIPPLE CREEK CONDOMINIUMS

Beal Properties
903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

Cripple Creek Condominiums Owners Association requests your attendance at the 2019 Annual Meeting to be held **Saturday, October 19, 2019 at 10 am, at Beal Properties Office, 903 S. Texas Ave., 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, October 18, 2019. You can mail the completed proxy (below) to **Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, or email to hoa@bealbcs.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. 2018-2019 Special Projects
5. Financial reports:
 - a. 2018-2019 Financials
 - b. Delinquencies
 - c. Budget for 2019-2020
6. Sales
7. Maintenance issues
8. Election of Directors
9. Unfinished business
10. New business
11. Adjournment

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Business (979)764-2500 Fax (979)764-0508

Owners' Association Annual Meeting

October 13, 2018

Meeting was called to order at 10:05 a.m. and roll call was completed showing 7 owners were present or had given proxy. This did not meet a quorum and the Annual Meeting was then Adjourned at 10:10 a.m., after the proof of meeting announcement was reviewed. BVPM HOA Liaison, Toni Myers, was also in attendance. The Cripple Creek Owners Association 2018 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: Renee Blamer and Creighton Bennett.

1. The previous annual meeting minutes were reviewed by the Board with corrections noted.
2. Board of Directors Elections:
 - i. The President nominated Joe Mahaffey as Vice President. Joe agreed to serve (via conference call) and the vote was unanimous.
3. Board of Directors Current Terms as follows:
 - i. Renee Blamer (Open) 2017-2020 (Renee - Interim)
 - ii. Joe Mahaffey 2018-2021
 - iii. Creighton Bennett: 2016-2019
 - iv. Open 2017-2020
 - v. Open 2017-2020
4. The Board chose to reinstate the current officers by unanimous vote as listed below.
 - i. Renee Blamer - Interim President; nominated by Creighton Bennett.
 - ii. Joe Mahaffey - Vice President; nominated by Renee Blamer
 - iii. Creighton Bennett - Secretary; nominated by Renee Blamer.
 - iv. Open - Treasurer
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 Toni Myers or Terry Thigpen of BVPM 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.



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Old Business - Update - PENDING Items:

Renee provided an update on items that were approved and voted on at previous meetings of the Board.

1. 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/projects have been completed throughout the complex. i.e., new landscape, new irrigation system, and, new/repair sidewalks. **Project on permanent hold.**
2. Replacement Tree - Building #11: *This tree will be installed during the Landscape/Irrigation Project that will begin in December 2018.* 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 that is 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.
3. Water Pressure/Irrigation Issue Buildings #10 and #11: *This project will be addressed during the new Landscape/Irrigation project that will begin in December 2018.*
4. Building #3 Foundation Review: Walt Childers, Brazos Valley Solutions Foundation Repair, inspected this building again in November 2017 and stated there were no foundation issues at that time.
5. Reciprocal Licensing Agreement: (**Recap**: Between Cripple Creek Partners and Martell Interests, involving the "alley" between the Cripple Creek complex and the adjacent Woodstone shopping center.) To date, our attorney has met with the representatives of Martell Interests regarding the maintenance of the area involved and an access agreement with an indemnity provision. Martell Interests completed their Phase 1 of the parking lot/alley way repairs as of 10/05/18, and plan on completing phase two sometime during the first quarter of 2019.

With regards to the Access Agreement, our attorney is working on this project.

6. Violation Log - Rules & Regulations: **Recap**: 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 by



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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 or higher than the surrounding area. **Project Ongoing.**

7. **New Irrigation System:** When the new landscape project begins in December 2018, a more thorough investigation of the current irrigation system will take place. As the work progresses, a better determination of what is actually needed to either upgrade or repair the system can be made. Renee made a motion that if immediate repairs are needed, they should be repaired. Creighton seconded and the vote was unanimous.
8. **Sidewalks - New or Finish Repair:** Once the landscape project is completed in early 2019, a final inspection of the sidewalks will be obtained. If it is determined that further repairs are indeed needed, the Board will request for bids to be presented for consideration.
9. **Dumpster:** An owner/proxy had asked if it was possible to add an additional dumpster closer to the Munson side of the complex. BVPM, Toni Myers, spoke with the City of College Station and asked for a review from the City. The City informed Toni that the only available location was at the end of building 6, across from the laundry facility. As previously noted, there has been a dumpster in this location before but it had to be removed due to the inappropriate use by the adjacent laundry facility and shopping center. The Board voted unanimously not to place a dumpster in this location again. The Board asked Toni to inform the owner/proxy that made the request of the City's and the Board's decisions.
10. **Limited Unit Ownership:** An owner asked the Board if there was a limit on how many units an individual could own. At this time, there is not. However, Toni Myers informed the Board that some of the other HOAs managed by BVPM have made changes to their By-laws stating such. The Board asked Toni to ask our attorney what the Board would need to do in order to make this change for the complex.
11. **Unit #99:** This unit was sold on 11/02/17. The new owner was informed that the Mirrored Film on all of the windows and the sliding glass door, *must be removed*. Toni confirmed for the Board that the new owner removed the film.



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12. Roofs: TNT Roofing service completed the installation of the new roofs by September 27, 2018.
13. New Landscape Design Project: This project will begin on or around December 26, 2018, to take advantage of the holiday break when the complex will have minimum tenants onsite. This project will also include the permanent removal of all first floor patio enclosures in order to help alleviate drainage issues surrounding those areas of each building. The entire project is estimated to be completed by the end of January 2019.

Adjournment:

Motion to adjourn by Renee Blamer, seconded by Creighton Bennett and vote was unanimous. Meeting adjourned at 11:00a.m. by President Renee Blamer.

Submitted by Renee Blamer, President



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Minutes of CCHOA Board Meeting -- February 22, 2019 - 10:00AM

Attendees: Renee Blamer, Creighton Bennett, and Joe Mahaffey

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

This meeting was held on the Cripple Creek property specifically to inspect the property as a whole.

1) **New Landscape Design:** The landscape project has been completed with only a few small retaining walls to be installed along building 4 on the parking lot side. The new trees and plants have updated and enhanced the look of the property. The company recommended the installation of additional gutter downspouts and extensions to help direct the water flow.

2) **Gutter Additions:** Since the Board had accepted a bid in August 2018, from A.J.s Seamless Gutters for Clean-out service, we met with them today to discuss the recommendations from the Landscape company for additional downspouts and extensions and also replacing the "white" extension at unit 87. A rough estimate was provided to the Board at this time; however, A.J.s will forward a formal written bid.

3) **New Maintenance Company:** The Board met with the new maintenance company to specifically discuss repairs needed to all of the previous enclosure areas that had been permanently removed prior to the landscape project. We also discussed what was expected for the ongoing maintenance to the property. For example: inspection of all the fascia boards of the upper balconies; inspection of all the stairs and stair runners; inspection of the Hardee board siding for any cracks or loose boards; inspection of the brick; etc.

4) **Pool Gates:** When inspecting the new landscape surrounding the pool area, it was noted that most of the new landscape had been "dug" up or ruined by dogs. There was also dog feces within the fenced pool area and quite a bit of trash. At this time, the Board voted to have the pool gates locked from October 1 through May 1 moving forward. We also instructed Toni (BVPM) to issue a letter to all tenants and owners regarding the policy again of no pets in the pool area. There are signs on the fence for the pool area and the tennis area indicating no pets are allowed in these areas.



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5) **Drive-way between Shopping Center and Cripple Creek:** The Board inspected the repairs to this area that *Martell Interests* made during their Phase I project. We have been informed that Phase II will be completed during their 1st Quarter of this year.

6) **Sidewalks - New or Finish Repair:** Now that the landscape project is completed, a final inspection of the sidewalks will be obtained. At this time, we asked BVPM for a bid for the section of sidewalk at building 9, unit 139.

7) **Limited Unit Ownership:** During a previous annual meeting, an owner asked the Board if there was a limit on how many units an individual could own. Cripple Creek does not have a limit on ownership per reasons indicated below.

Our attorney informed the Board that this limitation is typical on unit ownership at 10% of the units in a community. This is done because *Fannie Mae* has a prohibition on providing mortgages secured by units in condo projects in which a single entity owns or controls more than 10% of the units.

The attorney stated that an Amendment would need to be made to The Declaration to add a provision restricting the number of units an individual could own. This type of Amendment would require 67% of the owners to approve. However, Cripple Creek already has more than one individual that own a large percentage of units. The Board will not be asking the owners to vote/approve an Amendment for this change to occur.

Adjournment:

Creighton moved to adjourn. Joe seconded and motion was unanimous at 1:00PM.

Submitted by Renee Blamer, President

Cash Flow

Exported On: 10/18/2019 08:46 AM

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

Date Range: 09/01/2018 to 08/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period
Operating Income & Expense	
Income	
Interest Income	82.07
Late Fees\NSF Rent	70.00
Homeowners Association Dues	272,667.63
Transfer Fee	100.00
Miscellaneous Income	40,000.00
Insurance Reimbursement	0.00
Total Operating Income	312,919.70
Expense	
Bank Fees/Office Expenses	407.00
Credit Card	844.26
Electrical Repairs	1,265.34
Emergency Water Extraction	1,441.41
Express Mail	0.00
Gas	13,987.88
General Maintenance	11,547.56
Insurance	21,924.48
Keys/Locks	75.00
Legal Fees	3,973.97
Lawn/Property Maintenance	25,819.93
Special Projects	91,448.00
Management Fee	18,000.00
Misc. Property Expense	187.91
Mortgage/Note Payment	45,046.93
Office Expenses	886.56
Parking Lot Repair	7,650.00
Pest Control	1,818.60
Plumbing Expense	5,616.22
Porter Service	8,220.97
Pool Expense	4,218.36
Postage	926.60
Professional Fees	9,250.00
Roofing Expense	188,877.90
Tax Expense	203.68
Telephone Service	925.52
Utilities	20,367.28
Total Operating Expense	484,931.36
NOI - Net Operating Income	-172,011.66
Total Income	312,919.70
Total Expense	484,931.36
Net Income	-172,011.66
Other Items	
Prepayments	1,803.33
Net Other Items	1,803.33
Cash Flow	-170,208.33
Beginning Cash	221,151.47
Beginning Cash + Cash Flow	50,943.14
Actual Ending Cash	51,093.63

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

Payees: All
Bill Date Range: 09/01/2018 to 08/31/2019

2270 - Clearing-Tenant Deposits						
	07/02/2019	Gary Cowley	771.54	6349	07/02/2019	Gary Cowley, Cripple Creek Condos - CC061: Move Out
4015 - Transfer From Reserve						
Landscape Transfer	01/28/2019	Cripple Creek Homeowner's Assn.	40,000.00	Landscape transfer approved by Renee	01/28/2019	Landscape transfer verbal approval from Renee
4600 - Homeowners Association Dues						
Cripple Creek #29	10/03/2018	Cripple Creek Homeowner's	128.68	6237	10/03/2018	HOA dues
CC152	12/31/2018	BVP Management, Inc.	200.00	6274	12/31/2018	Rent deposited into the HOA account
	08/15/2019	Hannah & Terri Laird	150.49	6380	08/29/2019	Hannah & Terri Laird, Cripple Creek Condos - CC058: Move
			479.17			
6305 - Credit Card						
merchant CC	09/04/2018	Prosperity Bank	60.76	drafted from banking account	09/04/2018	Credit Card expense from credit card use
merchant CC	10/01/2018	Prosperity Bank	90.02	drafted from banking account	10/01/2018	Credit Card expense from credit card use
merchant CC	11/02/2018	Prosperity Bank	88.57	drafted from banking account	11/02/2018	Credit Card expense from credit card use
merchant CC	12/03/2018	Prosperity Bank	72.00	drafted from banking account	12/03/2018	Credit Card expense from credit card use
merchant credit cards	01/03/2019	Prosperity Bank	112.30	drafted from account	01/03/2019	Credit card fee use
merchant credit cards	02/04/2019	Prosperity Bank	79.48	drafted from account	02/04/2019	Credit card fee use
merchant credit cards	03/04/2019	Prosperity Bank	46.98	drafted from account	03/04/2019	Credit card fee use
merchant credit cards	04/01/2019	Prosperity Bank	46.27	drafted from account	04/01/2019	Credit card fee use
merchant credit cards	05/31/2019	Prosperity Bank	45.37	drafted from account	05/31/2019	Credit card fee use
merchant credit cards	06/03/2019	Prosperity Bank	42.61	drafted from account	06/03/2019	Credit card fee use
merchant credit cards	07/01/2019	Prosperity Bank	117.45	drafted from account	07/01/2019	Credit card fee use
merchant credit cards	08/02/2019	Prosperity Bank	42.45	drafted from account	08/02/2019	Credit card fee use
			844.26			
6390 - Electrical Repairs						
11507	10/04/2018	Constant Current Electric	163.51	6242	10/12/2018	Building 5 / replaced bad photo cell
11590	12/07/2018	Constant Current Electric	150.23	6272	12/11/2018	building 7 photocell was faulty, replaced
11749	06/11/2019	Constant Current Electric	172.36	6341	06/11/2019	Removed faulty lamps, 13, 14, 15 16.. Installed and installed
11796	07/10/2019	Constant Current Electric	779.24	6353	07/11/2019	Building 6 had a bad fuse, replaced existing 400 amp.
			1,265.34			
6391 - Emergency Water Extraction						
75683	03/11/2019	Asure Carpet Cleaning	443.83	6304	03/11/2019	water extraction for 151, fans and dehumidifier
75680	03/11/2019	Asure Carpet Cleaning	124.49	6304	03/11/2019	water extraction for 153.. fans
75781	05/10/2019	Asure Carpet Cleaning	570.48	6326	05/10/2019	#89/ water extraction from water entering from the exterior.
75754	05/10/2019	Asure Carpet Cleaning	302.61	6326	05/10/2019	#89/ water extraction from water entering from the
			1,441.41			
6450 - Gas						
3036382716	09/06/2018	Atmos Energy	1,022.75	drafted from banking account	09/06/2018	Monthly Natural Gas Bill
3036382716	10/09/2018	Atmos Energy	588.11	drafted from banking account	10/09/2018	Monthly Natural Gas Bill
3036382716	11/06/2018	Atmos Energy Services	1,084.77	drafted from banking account	11/06/2018	Monthly Natural Gas Bill
3036382716	12/07/2018	Atmos Energy	1,379.21	drafted from banking account	12/14/2018	Monthly Natural Gas Bill
3036382716	01/06/2019	Atmos Energy Services	1,617.37	Drafted from bank acct.	01/07/2019	Monthly Natural Gas
3036382716	01/29/2019	Atmos Energy	1,688.30	drafted from banking account	02/07/2019	Monthly Natural Gas Bill
3036382716	02/25/2019	Atmos Energy	1,508.80	drafted from account	03/08/2019	Monthly Natural Gas Bill
3036382716	04/08/2019	Atmos Energy Services	1,339.22	drafted from account	04/08/2019	Monthly Natural Gas Bill
3036382716	05/08/2019	Atmos Energy	1,080.03	drafted from account	05/08/2019	Monthly Natural Gas Bill
3036382716	06/06/2019	Atmos Energy Services	639.60	drafted from account	06/06/2019	Monthly Natural Gas Bill
3036382716	07/08/2019	Atmos Energy	1,011.28	drafted from account	07/08/2019	Monthly Natural Gas Bill
3036382716	08/07/2019	Atmos Energy Services	1,028.44	drafted from account	08/07/2019	Monthly Natural Gas Bill
			13,987.88			
6455 - General Maintenance						
1559	09/06/2018	TLC Property Solutions	55.63	6233	09/12/2018	Attach hand rail to wall
1558	09/06/2018	TLC Property Solutions	109.50	6233	09/12/2018	Repair Pool gate
1578	09/06/2018	Beach Brothers	1,193.30	6224	09/12/2018	Replaced Uican Mechanical Lock and 500lb spring
1631	10/04/2018	TLC Property Solutions	275.00	6250	10/12/2018	Drywall repair in mail room, person kicked hole in wall
1616	10/04/2018	TLC Property Solutions	1,500.00	6250	10/12/2018	Rewired sump pumps and buried electrical lines
1641	10/12/2018	TLC Property Solutions	69.45	6250	10/12/2018	Secured metal cover over sidewalk
9653	01/06/2019	Clean Up Crew	1,547.98	6278	01/14/2019	Building 10 / replaced rotten plywood behind siding
						1/14/19 met City of CS driver at dumpster area to verify that boards & bushes from landscape crew were previously removed from dumpsters. Concerned 1 specific dumpster that driver would not empty on previous Saturday.
1609	02/04/2019	Robert Walker	45.00	6299	02/11/2019	1/15/19 pick-up orange cones at storage shed. Post notices in vehicles concern City of CS plumbing repair by tennis courts.
1609	02/04/2019	Robert Walker	45.00	6299	02/11/2019	1/28/19 post all doors of building 4 concerning water shut off on 1/29/19, Tuesday in the afternoon.
1609	02/04/2019	Robert Walker	30.00	6299	02/11/2019	1/11/19 post notices concerning removal of patio enclosures as of 1/14/19. Replace light bulb at Unit 18. Call City of College Station about dumpsters needing to be emptied - issue of landscape materials being placed in dumpster.
1609	02/04/2019	Robert Walker	45.00	6299	02/11/2019	Requested Sat. pick-up.
621357	02/22/2019	Eliseo Castaneda	2,250.00	6302	03/01/2019	904 concrete repair due to water leak
3522	03/05/2019	Altesa Cleaning Services	100.00	6303	03/11/2019	Clean unit 153 and 151 from water leak
10735	03/06/2019	T. Fry Make Ready	262.88	6313	03/11/2019	Repaired sheetrock #153/152/151
621364	03/21/2019	Eliseo Castaneda	2,259.00	6318	04/11/2019	904 sidewalk
41794	04/11/2019	BVP Management, Inc.	330.41	6325	04/11/2019	Repaired water leak in 152 inside wall
10997	05/06/2019	T. Fry Make Ready	40.00	6334	05/10/2019	#52/ rewired exterior light fixture
10989	05/07/2019	T. Fry Make Ready	45.41	6334	05/10/2019	#89 caulk window master bedroom, water getting in from rain.
1498	06/04/2019	Petty-Faldyn Property Repair	181.00	6345	06/11/2019	repair decking
1485	06/11/2019	Petty-Faldyn Property Repair	130.00	6345	06/11/2019	#50/Removed several birds nest and sealed holes
1586	07/05/2019	Petty-Faldyn Property Repair	485.00	6365	07/11/2019	general repairs 75566 and 75970
1562	07/11/2019	Petty-Faldyn Property Repair	96.00	6365	07/11/2019	Cleared birds and sealed hole in side of building.
1618	08/08/2019	Petty-Faldyn Property Repair	452.00	6378	08/08/2019	Paint balcony support boards
			11,547.56			

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Payees: All

Bill Date Range: 09/01/2018 to 08/31/2019

6470 - Insurance						
CRIPCRE-01	10/04/2018	Dexter Insurance	460.00	6243	10/12/2018	Fidelity Insurance
9998	06/11/2019	Service Ins. Group, Inc.	13,000.00	6347	06/11/2019	2019-2020 Annual insurance down payment
TXH-910515	07/11/2019	IPFS Corporation	4,002.24	6357	07/11/2019	Monthly Insurance
TXH-910515	08/06/2019	IPFS Corporation	4,002.24	6371	08/08/2019	monthly insurance
CRIPCRE-01	08/15/2019	Dexter Insurance	460.00	6379	08/15/2019	Renewal of Crime Effective 09/29/2019
			21,924.48			
6472 - Keys/Locks						
1764	03/05/2019	Beach Brothers	75.00	6306	03/11/2019	change unican codes for pool area
6473 - Legal Fees						
14951	11/09/2018	Rife & Beddingfield, P.C.	357.50	6260	11/09/2018	Legal issues with Right of Way
15019	12/05/2018	Rife & Beddingfield, P.C.	220.00	6269	12/11/2018	Cripple Creek Right a way
15085	01/06/2019	Rife & Beddingfield, P.C.	330.00	6284	01/14/2019	Legal issues with patio enclosures
14266	01/16/2019	Rife & Beddingfield, P.C.	220.00	6288	01/16/2019	Declaration on how many units in the bylaws
15144	01/16/2019	Rife & Beddingfield, P.C.	2,763.97	6287	01/16/2019	Patio enclosures legal matters
15268	03/29/2019	Rife & Beddingfield, P.C.	82.50	6323	04/11/2019	904 legal fees
			3,973.97			
6475 - Lawn/Property Maintenance						
2018-551	09/06/2018	Brazos Valley Stump	1,921.44	6225	09/12/2018	Remove limbs from tops of roofs and parking area
332	09/06/2018	Lopez Boyz	1,500.00	6232	09/12/2018	Monthly Lawn Maintenance
5857	09/12/2018	EnviroCare	1,112.26	6229	09/12/2018	Repaired irrigation system, new valve
10218	10/04/2018	Green Magic, Lawn, Tree and Shrub Health	736.10	6245	10/12/2018	Weed control, fertilizer, fire ant control
407	10/04/2018	Lopez Boyz	1,500.00	6248	10/12/2018	Monthly Lawn Maintenance
497	11/06/2018	Lopez Boyz	1,500.00	6259	11/09/2018	Monthly Lawn Maintenance
518	11/06/2018	Lopez Boyz	250.00	6259	11/09/2018	Topsoil and Plant Grass in 3 Different areas
678	12/04/2018	Lopez Boyz	1,500.00	6268	12/11/2018	Monthly Lawn Maintenance
737	01/06/2019	Lopez Boyz	1,500.00	6283	01/14/2019	Monthly Lawn Maintenance
763	02/06/2019	Lopez Boyz	1,500.00	6298	02/11/2019	1/4, 1/11, 1/18, 1/25 mow, edge, weed-eat
21519	03/05/2019	Green Magic, Lawn, Tree and Shrub Health	736.10	6310	03/11/2019	Lawn Treatment
858	03/06/2019	Lopez Boyz	1,500.00	6312	03/11/2019	Monthly Lawn Maintenance
938	04/05/2019	Lopez Boyz	1,500.00	6322	04/11/2019	lawn maintenance
1008	05/06/2019	Lopez Boyz	120.00	6333	05/10/2019	#89/ flooded from previous rain, Removed some landscaping
1037	05/06/2019	Lopez Boyz	1,500.00	6333	05/10/2019	Monthly Lawn Maintenance
1179	06/06/2019	Lopez Boyz	1,500.00	6344	06/11/2019	Monthly Lawn Maintenance
1198	06/06/2019	Lopez Boyz	120.00	6344	06/11/2019	Building 1, dug trench to keep rain water out of building. 4
1233	07/05/2019	Lopez Boyz	65.00	6360	07/11/2019	lawn maintenance-cut branches
1295	07/05/2019	Lopez Boyz	1,500.00	6360	07/11/2019	lawn maintenance
13305	07/11/2019	Green Rite Lawn Spraying	514.19	6355	07/11/2019	Fertilize, broad spectrum insecticide for chinchbugs and
5968	07/11/2019	EnviroCare	2,214.84	6354	07/11/2019	Sprinkler system being repaired from landscape renovation
1383	08/06/2019	Lopez Boyz	1,500.00	6373	08/08/2019	lawn maintenance-July 4,11,18,25
1601	08/07/2019	Cheryl Mullins	30.00	6374	08/08/2019	Bulk pick up / water trees
			25,819.93			
6531 - Special Projects						
749	01/10/2019	Lopez Boyz	5,998.00	6275	01/11/2019	Removed trees and shrubs throughout the complex
750.00	01/16/2019	Lopez Boyz	4,200.00	6289	01/16/2019	Removed and hauled off 28 enclosures at 150.00 a piece
19003	01/25/2019	Creighton Bennett and Associates, LLC	79,800.00	6290	01/25/2019	Complete Landscaping Renovation of entire complex
19009	03/01/2019	Creighton Bennett	1,450.00	6301	03/01/2019	Removal and replacement of RR tie retaining walls.. Building 4
			91,448.00			
6540 - Management Fee						
	09/04/2018	BVP Management, Inc.	1,500.00	6223	09/12/2018	Management Fee for 09/2018
	10/01/2018	BVP Management, Inc.	1,500.00	6238	10/12/2018	Management Fee for 10/2018
	11/02/2018	BVP Management, Inc.	1,500.00	6254	11/09/2018	Management Fee for 11/2018
	12/03/2018	BVP Management, Inc.	1,500.00	6271	12/11/2018	Management Fee for 12/2018
	01/03/2019	BVP Management, Inc.	1,500.00	6276	01/14/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	1,500.00	6291	02/11/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	1,500.00	6315	03/11/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	1,500.00	6316	04/11/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	1,500.00	6327	05/10/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	1,500.00	6337	06/11/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	1,500.00	6363	07/11/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	1,500.00	6367	08/08/2019	Management Fee for 08/2019
			18,000.00			
6545 - Misc. Property Expense						
9167071523	12/04/2018	BVP Management, Inc.	187.91	6263	12/11/2018	Dog Poop Bags
6560 - Mortgage/Note Payment						
	09/25/2018	Prosperity Bank.	3,696.43	drafted from banking account	09/28/2018	September 2018 - Siding Renovation Loan
	10/25/2018	Prosperity Bank.	3,696.43	drafted from banking account	10/30/2018	October 2018 - Siding Renovation Loan
	11/25/2018	Prosperity Bank.	3,696.43	drafted by bank	11/25/2018	November 2018 - Siding Renovation Loan
	12/25/2018	Prosperity Bank.	3,696.43	drafted from banking account	12/26/2018	December 2018 - Siding Renovation Loan
	01/25/2019	Prosperity Bank.	3,696.43	drafted from banking account	01/25/2019	January 2019 - Siding Renovation Loan
	02/25/2019	Prosperity Bank.	3,696.43	drafted from account	02/25/2019	February 2019 - Siding Renovation Loan
	03/25/2019	Prosperity Bank.	3,696.43	drafted from account	03/25/2019	March 2019 - Siding Renovation Loan
	04/25/2019	Prosperity Bank.	3,696.43	drafted from account	04/25/2019	April 2019 - Siding Renovation Loan
	05/25/2019	Prosperity Bank.	3,696.43	drafted from account	05/28/2019	May 2019 - Siding Renovation Loan
	06/28/2019	Prosperity Bank.	4,048.08	drafted from account	06/28/2019	June 2019 - Siding Renovation Loan
Renovation refinancing	08/02/2019	Prosperity Bank	3,759.84	drafted from account	08/02/2019	Monthly renovation payment, loan modication fee, attorney
Interest due on	08/08/2019	Prosperity Bank	211.30	drafted from account	08/08/2019	Interest due on refinance
	08/25/2019	Prosperity Bank.	3,759.84	drafted from account	08/26/2019	August 2019 - Siding Renovation Loan
			45,046.93			

Properties: Cripple Creek Condos - 904 University Dr. College Station, TX 77840
Payees: All
Bill Date Range: 09/01/2018 to 08/31/2019

6665 - Office Expenses						
9165221779	09/06/2018	HD Supply Facilities	743.68	6234	09/12/2018	Parking pass stickers
6691 - Parking Lot Repair						
18310027	09/28/2018	Pavecon	5,950.00	6249	10/12/2018	Parking Lot Striping Cripple Creek
411360	10/19/2018	Eliseo Castaneda	1,700.00	6253	10/19/2018	Repaired curb in Munson side of Road.
			7,650.00			
6695 - Pest Control						
18770	09/05/2018	Joe Loudat DBA/	151.55	6231	09/12/2018	monthly pest control
18942	10/04/2018	Joe Loudat DBA/	151.55	6247	10/12/2018	monthly pest control
19085	11/05/2018	Joe Loudat DBA/	151.55	6258	11/09/2018	monthly pest control
19234	12/04/2018	Joe Loudat DBA/	151.55	6267	12/11/2018	monthly pest control
19363	01/06/2019	Joe Loudat DBA/	151.55	6282	01/14/2019	Monthly Pest Control Service
19495	02/05/2019	Joe Loudat DBA/	151.55	6297	02/11/2019	monthly pest control
19826	03/04/2019	Joe Loudat DBA/	151.55	6311	03/11/2019	Monthly Pest Control
1353	04/04/2019	Joe Loudat DBA/	151.55	6321	04/11/2019	monthly pest control
1353	05/05/2019	Joe Loudat DBA/	151.55	6331	05/10/2019	monthly pest control
20032	06/04/2019	Joe Loudat DBA/	151.55	6343	06/11/2019	Monthly Pest Control/Bldg 5-8
20168	07/11/2019	Joe Loudat DBA/	151.55	6358	07/11/2019	Monthly Pest Control
20310	08/06/2019	Joe Loudat DBA/	151.55	6372	08/08/2019	pest control-exterior roach/ant Bldg 1-4
			1,818.60			
6700 - Plumbing Expense						
23132	10/04/2018	Holman's Quality Plumbing	300.00	6246	10/12/2018	Replaced 3 hose bibs and vac breakers on building 1
23231	11/09/2018	Holman's Quality Plumbing	1,250.00	6262	11/09/2018	Water repair near building #8, dug down 3 ft.
23232	11/09/2018	Holman's Quality Plumbing	1,025.00	6262	11/09/2018	Building #2 - dug down 4' located leak on 1 1/2" main water
23822	01/06/2019	Holman's Quality Plumbing	874.72	6281	01/14/2019	Descaled all tankless water heaters
24113	02/05/2019	Holman's Quality Plumbing	980.25	6296	02/11/2019	Repaired Navien units, removed worn components, and
24117	02/05/2019	Holman's Quality Plumbing	966.25	6296	02/11/2019	repaired water main leak on private side
25234	06/11/2019	Holman's Quality Plumbing	45.00	6342	06/11/2019	#108, turned hot water back on at circulating pump
25511	07/05/2019	Holman's Quality Plumbing	175.00	6356	07/11/2019	plumbing repair #144
			5,616.22			
6701 - Porter Service						
1494	09/05/2018	Robert Walker	305.00	6235	09/12/2018	Bulk Pick up
1515	09/05/2018	Robert Walker	325.00	6235	09/12/2018	monthly porter service
323	09/06/2018	Lopez Boyz	100.00	6232	09/12/2018	Removal of trash & bulk trash throughout the complex.
1520	10/04/2018	Robert Walker	250.00	6251	10/12/2018	Bulk Pick up & Porter service
1527	10/04/2018	Robert Walker	425.00	6251	10/12/2018	monthly porter service
1543	11/05/2018	Robert Walker	175.00	6261	11/09/2018	Bulk Pick up
1553	11/05/2018	Robert Walker	425.00	6261	11/09/2018	monthly porter service
1572	12/04/2018	Robert Walker	175.00	6270	12/11/2018	Bulk Pick up
1576	12/04/2018	Robert Walker	425.00	6270	12/11/2018	monthly porter service
1588	01/06/2019	Robert Walker	440.00	6285	01/14/2019	Bulk Pick Up
1599	01/06/2019	Robert Walker	425.00	6285	01/14/2019	Monthly Porter Service
9168819300	01/23/2019	HD Supply Facilities	126.91	6295	02/11/2019	Pet waste bags
1609	02/04/2019	Robert Walker	75.00	6299	02/11/2019	1/4/19 bulk pick-up two sets full size mattress & springs &
1609	02/04/2019	Robert Walker	10.00	6299	02/11/2019	dump fee
1609	02/04/2019	Robert Walker	45.00	6299	02/11/2019	1/7/19 bulk pick-up of full size mattress & springs
1609	02/04/2019	Robert Walker	5.00	6299	02/11/2019	dump fee
1609	02/04/2019	Robert Walker	30.00	6299	02/11/2019	1/18/19 bulk pick-up of 2 large flat panel TVs & double size
1609	02/04/2019	Robert Walker	5.00	6299	02/11/2019	dump fee
1619	02/12/2019	Robert Walker	425.00	6300	02/12/2019	January porter service. Mailroom.
1637	03/04/2019	Robert Walker	30.00	6314	03/11/2019	Monthly Bulk Pick Up
1639	03/04/2019	Robert Walker	425.00	6314	03/11/2019	Monthly Porter Service
1652	04/02/2019	Robert Walker	210.00	6324	04/11/2019	904 porter service
1661	04/02/2019	Robert Walker	425.00	6324	04/11/2019	904 porter service
1672	05/05/2019	Robert Walker	70.00	6335	05/10/2019	bulk pick up
1680	05/05/2019	Robert Walker	425.00	6335	05/10/2019	monthly porter service
1690	06/04/2019	Robert Walker	135.00	6346	06/11/2019	Porter Service-bulk pickup and dump fee
1698	06/04/2019	Robert Walker	425.00	6346	06/11/2019	Monthly Porter Service
1709	07/11/2019	Robert Walker	75.00	6362	07/11/2019	Monthly Bulk Pick Up
1500	07/11/2019	Michael Mullins	425.00	6361	07/11/2019	Monthly Porter Service
1501	07/11/2019	Michael Mullins	70.00	6361	07/11/2019	Monthly Bulk Pick Up
9173683802	07/21/2019	HD Supply Facilities	228.38	6370	08/08/2019	pet waste supplies
1726	08/06/2019	Robert Walker	300.00	6376	08/08/2019	porter service-July (3weeks)
1717	08/06/2019	Robert Walker	715.68	6376	08/08/2019	porter service- remove bulk items/dump fee
1601	08/07/2019	Cheryl Mullins	70.00	6374	08/08/2019	Bulk pick up / water trees
			8,220.97			
6702 - Pool Expense						
948	09/06/2018	Clear Water Pool Company	580.54	6227	09/12/2018	Monthly Pool Maintenance
963	10/04/2018	Clear Water Pool Company	340.00	6240	10/12/2018	Monthly Pool Maintenance
986	11/07/2018	Clear Water Pool Company	378.88	6256	11/09/2018	pool cleaning
1011	12/04/2018	Clear Water Pool Company	189.44	6265	12/11/2018	Monthly Pool Maintenance
1030	01/06/2019	Clear Water Pool Company	151.55	6279	01/14/2019	Monthly Pool Service
1050	02/08/2019	Clear Water Pool Company	189.44	6293	02/11/2019	January pool cleaning
1070	03/06/2019	Clear Water Pool Company	319.61	6308	03/11/2019	Monthly Pool Service
1095	04/03/2019	Clear Water Pool Company	162.92	6319	04/11/2019	904 pool maintenance
1124	05/05/2019	Clear Water Pool Company	157.23	6329	05/10/2019	monthly pool service
1144	06/11/2019	Clear Water Pool Company	207.30	6339	06/11/2019	Monthly Pool Service
1164	06/11/2019	Clear Water Pool Company	37.89	6339	06/11/2019	Monthly Pool Service
2019189	07/17/2019	Oasis Pools	357.29	6375	08/08/2019	monthly pool service-equipment
2019188	07/17/2019	Oasis Pools	189.45	6375	08/08/2019	pool maintenance- pool pump room
2019174	07/17/2019	Oasis Pools	956.82	6375	08/08/2019	monthly pool maintenance
			4,218.36			
6703 - Postage						
1129-1596-6	09/06/2018	BVP Management, Inc.	141.68	6223	09/12/2018	Fed ex postage
1129-1596-6	10/04/2018	BVP Management, Inc.	61.71	6252	10/12/2018	Fed ex postage

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

Payees: All
Bill Date Range: 09/01/2018 to 08/31/2019

1129-1596-6	12/07/2018	BVP Management, Inc.	107.77	6273	12/11/2018	express mail/reimburse BVPM
1129-1596-6	01/06/2019	BVP Management, Inc.	118.44	6286	01/14/2019	Express Postage
1129-1596-6	03/04/2019	BVP Management, Inc.	87.59	6305	03/11/2019	Express Mail Postage
6-497-22919	04/05/2019	BVP Management, Inc.	90.25	6316	04/11/2019	Express Mail Postage
1129-1596-6	05/10/2019	BVP Management, Inc.	59.02	6336	05/10/2019	Express Mail Postage
1129-1596-6	06/11/2019	BVP Management, Inc.	80.43	6348	06/11/2019	Express Mail Postage
6-589-08450	07/11/2019	BVP Management, Inc.	67.60	6350	07/11/2019	Express Mail Postage
6-616-82939	08/08/2019	BVP Management, Inc.	112.11	6377	08/08/2019	Fed Ex postage
			926.60			
6705 - Professional Fees						
23134	05/05/2019	Knox Cox & Company, LLP	750.00	6332	05/10/2019	2018 financial audit
23218	07/11/2019	Knox Cox & Company, LLP	1,250.00	6359	07/11/2019	Annual Audit, form 1120, corporate income tax, TX margin
23169	07/11/2019	Knox Cox & Company, LLP	5,900.00	6364	07/11/2019	2018 HOA Audit
Renovation refinancing	08/02/2019	Prosperity Bank	1,350.00	drafted from account	08/02/2019	Monthly renovation payment, loan modification fee, attorney
			9,250.00			
6750 - Roofing Expense						
1/2 Down payment	09/06/2018	TNT Roofing Services	93,838.95	6222	09/11/2018	Down payment for replacement of the roofs
Cripple Creek Roof	09/28/2018	TNT Roofing Services	93,838.95	6236	09/28/2018	Final payment on roof replacement
Cripple Creek Roof	10/04/2018	Grandchamp Roofing	1,200.00	6244	10/12/2018	Dried in one building after the Hail storm in March
			188,877.90			
6755 - Tax Expense						
74-2341302	07/12/2019	Internal Revenue Service	203.68	6366	07/12/2019	2018 Income taxes
6757 - Telephone Service						
97969633661111095	09/06/2018	FRONTIER	150.34	6226	09/12/2018	Monthly Pool Telephone (2 months)
97969633661111095	10/04/2018	FRONTIER	75.17	6239	10/12/2018	Monthly Telephone Bill
110/9/18	11/06/2018	FRONTIER	67.82	6255	11/09/2018	telephone
979-696-3366-111109-5	12/04/2018	FRONTIER	60.47	6264	12/11/2018	Monthly Telephone Service
979-696-3366-111109-5	01/06/2019	FRONTIER	61.54	6277	01/14/2019	Monthly Telephone bill
97969633661111095	01/23/2019	FRONTIER	78.95	6292	02/11/2019	Monthly Telephone Bill
979-696-3366-111109-5	02/26/2019	FRONTIER	95.29	6307	03/11/2019	904 telephone
979-696-3366-111109-5	03/28/2019	FRONTIER	95.65	6317	04/11/2019	904 telephone
979-696-3366-111109-5	04/23/2019	FRONTIER	79.55	6328	05/10/2019	telephone bill
979-696-3366-111109-5	06/11/2019	FRONTIER	54.09	6338	06/11/2019	Monthly Telephone Service
979-696-3366-111109-5	07/11/2019	FRONTIER	44.73	6351	07/11/2019	Monthly Telephone Service
979-696-3366-111109-5	07/24/2019	FRONTIER	61.92	6368	08/08/2019	telephone service-pool
			925.52			
6810 - Utilities						
122073-182302	10/12/2018	College Station Utilities	68.57	6241	10/12/2018	utilities
122073-181834	10/12/2018	College Station Utilities	25.50	6241	10/12/2018	utilities
122073-182476	10/12/2018	College Station Utilities	3,081.00	6241	10/12/2018	utilities
122073-183274	10/12/2018	College Station Utilities	603.25	6241	10/12/2018	utilities
122073-181834	11/06/2018	College Station Utilities	11.25	6257	11/09/2018	utilities
122073-182302	11/06/2018	College Station Utilities	35.40	6257	11/09/2018	utilities
122073-182476	11/06/2018	College Station Utilities	1,157.44	6257	11/09/2018	utilities
122073-183274	11/06/2018	College Station Utilities	379.20	6257	11/09/2018	utilities
122073-181834	12/07/2018	College Station Utilities	11.25	6266	12/11/2018	utilities
122073-182302	12/07/2018	College Station Utilities	36.29	6266	12/11/2018	utilities
122073-182476	12/07/2018	College Station Utilities	1,056.42	6266	12/11/2018	utilities
122073-183274	12/11/2018	College Station Utilities	421.38	6266	12/11/2018	utilities
122073-183274	01/10/2019	College Station Utilities	331.14	6280	01/14/2019	utilities
122073-181834	01/10/2019	College Station Utilities	11.25	6280	01/14/2019	utilities
122073-182302	01/10/2019	College Station Utilities	36.00	6280	01/14/2019	utilities
122073-182476	01/10/2019	College Station Utilities	969.61	6280	01/14/2019	utilities
122073-181834	02/06/2019	College Station Utilities	11.25	6294	02/11/2019	security light
122073-182302	02/06/2019	College Station Utilities	38.42	6294	02/11/2019	electric
122073-182476	02/06/2019	College Station Utilities	1,008.41	6294	02/11/2019	electric, sprinkler, water
122073-183274	02/06/2019	College Station Utilities	433.43	6294	02/11/2019	electric
122073-182302	03/04/2019	College Station Utilities	37.51	6309	03/11/2019	Utilities
122073-182476	03/04/2019	College Station Utilities	1,348.81	6309	03/11/2019	Utilities
122073-181834	03/04/2019	College Station Utilities	11.25	6309	03/11/2019	Utilities
122073-183274	03/08/2019	College Station Utilities	354.05	6309	03/11/2019	Utilities
122073-183274	04/04/2019	College Station Utilities	353.74	6320	04/11/2019	pool electric
122073-182302	04/04/2019	College Station Utilities	32.68	6320	04/11/2019	electric
122073-181834	04/04/2019	College Station Utilities	11.25	6320	04/11/2019	electric
122073-182476	04/04/2019	College Station Utilities	1,418.59	6320	04/11/2019	electric and water
122073-182302	05/05/2019	College Station Utilities	32.99	6330	05/10/2019	monthly utilities
122073-181834	05/05/2019	College Station Utilities	11.25	6330	05/10/2019	monthly utilities
122073-182476	05/05/2019	College Station Utilities	1,724.89	6330	05/10/2019	monthly insurance
122073-182476	06/04/2019	College Station Utilities	1,193.46	6340	06/11/2019	monthly utilities
122073-181834	06/04/2019	College Station Utilities	11.25	6340	06/11/2019	monthly utilities-security light
122073-182302	06/04/2019	College Station Utilities	29.27	6340	06/11/2019	monthly utilities-1
122073-183274	06/11/2019	College Station Utilities	775.31	6340	06/11/2019	Utilities
122073-182302	07/11/2019	College Station Utilities	29.75	6352	07/11/2019	Utilities
122073-181834	07/11/2019	College Station Utilities	11.25	6352	07/11/2019	Utilities
122073-182476	07/11/2019	College Station Utilities	1,007.03	6352	07/11/2019	Utilities
122073-183274	07/11/2019	College Station Utilities	312.32	6352	07/11/2019	Utilities
122073-182476	08/06/2019	College Station Utilities	1,522.05	6369	08/08/2019	monthly utilities-electricity/water
122073-182302	08/06/2019	College Station Utilities	34.18	6369	08/08/2019	monthly utilities-electricity BL1
122073-181834	08/06/2019	College Station Utilities	11.25	6369	08/08/2019	monthly utilities-Munson security light
122073-183274	08/06/2019	College Station Utilities	366.69	6369	08/08/2019	monthly utilities-electricity club pool
			20,367.28			
Total						
			525,632.19			

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 173.00

Unit	Name	Amount Receivable
Cripple Creek Condos - 904 University Dr. College Station, TX 77840		
CC021		282.27
CC075		257.18
CC100		517.11
		1,056.56
Total		1,056.56



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Statement Date

9/30/2019

4467 1 AV 0.383
CRIPPLE CREEK OWNERS ASSOCIATION INC
RESERVE FUNDS
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

Page 1 of 3



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STATEMENT SUMMARY

TX Business Premier Money Market Account No 807987743

09/01/2019	Beginning Balance			\$88,276.66
	1 Deposits/Other Credits	+		\$63.85
	0 Checks/Other Debits	-		\$0.00
09/30/2019	Ending Balance	30	Days in Statement Period	\$88,340.51

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/30/2019	Accr Earning Pymt Added to Account	\$63.85

DAILY ENDING-BALANCE

Date	Balance	Date	Balance
09-01	\$88,276.66	09-30	\$88,340.51

EARNINGS SUMMARY

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

Interest Paid This Period	\$63.85	Annual Percentage Yield Earned	0.88 %
Interest Paid YTD	\$618.13	Days in Earnings Period	30

MEMBER FDIC



NYSE Symbol "PB"

14

9001



102071 : 0046701

CRIPPLE CREEK HOA 2019-2020 BUDGET

	2018-2019 Budget	Actual	2019-2020 Budget	
INCOME:				
HOA Dues		274771.9	273294.2	100%
Late Fees		70		
Transfer from Reserves		40000		
Misc:		182.07		
TOTAL INCOME:	275394	315024	273294.2	
EXPENSES:				
Annual Audit	3125	7900	8000	
Bank/CC fees	0	1251.26	500	
Special Projects	20000	286776		
Electrical Repairs	2750	1265.34	2000	
Natural Gas	18000	13987.88	15000	
General Maintenance	12000	12988.97	14000	
Insurance	45000	21924.48	50000	
Keys/Locks	0	75	0	
Lawn Maintenance	19000	25819.93	30000	
Legal Fees	1000	3973.97	2500	
Management Fee	18000	18000	20400	
Renovation Bank Payment	45000	45046.93	45118.08	
Office Expense	0	1074.47	1250	
Pest Control	2200	1818.6	2000	
Plumbing	5000	5616.22	6000	
Pool Maintenance	2800	4218.36	4500	
Porter Service	3600	8220.97	8000	
Professional Fees	0	1350	1000	
Postage	0	926.6	1000	
Reserve Contribution	9250	0	27329.42	2277.45
Roof Repairs	0	1200	0	
Telephone (pool)	660	925.52	800	
Utilities	28000	20367.28	22500	
Tax Expense	0	203.68	300	
TOTAL EXPENSE:	235385	484931.5	262197.5	
Total Income	275394	315024	273294.2	
Less Expenses:	235385	484931.5	262197.5	
Net Income	40009	-169908	11096.7	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/18/2019

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

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

PRODUCER Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME: Eliana Milioto	
	PHONE (A/C, No, Ext): (979)774-3900 FAX (A/C, No): (979)774-3955	
	E-MAIL ADDRESS: eliana.milioto@sibgcs.com	
INSURED Cripple Creek COA c/o Beal Properties 903 S Texas Ave College Station TX 77840-	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Scottsdale Insurance Company	
	INSURER B: Starstone National Insurance Company	
	INSURER C: The Cincinnati Insurance Company	10677
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CPS3153773	06/10/2019	06/10/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			CPS3153773	06/10/2019	06/10/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2M/1M BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			85284J195ALI	06/10/2019	06/10/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Directors & Officers (Full Prior Acts) & EPLI			EMO0540394	06/10/2019	06/10/2020	Aggr / Each Claim 1,000,000 Deductible Per Claim 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

AI 002873

Sample Certificate
Contact Insurance Agency for Detailed Certificate
or to verify any info (979)774-3900

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

AUTHORIZED REPRESENTATIVE

Rosney Hina

Fax: (979)774-3955

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ACORD 25 (2010/05)

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

10/18/2019

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

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (A/C, No, Ext): (979)774-3900	COMPANY United Specialty Insurance Company (Property) Certain Underwriters at Lloyds (Wind Deduct. Buy Down)	
FAX (A/C, No): (979)774-3955		E-MAIL ADDRESS: eliana.milioto@sigbcs.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #: 9998				
INSURED Cripple Creek COA c/o Beal Properties 903 S Texas Ave College Station TX 77840-		LOAN NUMBER		POLICY NUMBER S627641
		EFFECTIVE DATE 06/10/2019	EXPIRATION DATE 06/10/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 904 University Oaks Blvd. College Station, TX 77840 County: Brazos
156 unit condominium complex
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Buildings; Special Form, Replacement cost; \$75,000 wind/hail deductible**	7,920,900	10,000
Equipment Breakdown	100,000	10,000
Business Income/Loss of Rents/EE; ALS 12 months until limit is exhausted	210,000	72hours
Ordinance or Law - Loss to Undamaged Portion of Building	Included	10,000
Ordinance or Law - Demolition Cost Blanket	1,000,000	10,000
Ordinance or Law - Increased Cost of Construction Blanket	1,000,000	10,000
**Wind Deduct. Buy Down policy lowers wind/hail deduct. back to \$50K		

REMARKS (Including Special Conditions)

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CANCELLATION

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

ADDITIONAL INTEREST

AI 002873

NAME AND ADDRESS Sample Certificate Contact Insurance Agency for Detailed Certificate or to verify any info (979)774-3900	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
	LOAN #	
	AUTHORIZED REPRESENTATIVE 	



Bob Walker
Century 21 Beal
bobw@century21bcs.com
Ph: Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 10/18/19 at 2:59 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract' Status is 'Sold' Status Contractual Search Date is 10/18/2019 to 10/18/2018 Street Number Search is 904 Street Name is like 'university oaks'

Residential

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
19012677	904 University Oaks #57	57	1	1/-	NONE	Cripple Creek Condos	1979	790	\$94.94	\$74,999					60
19007697	904 University Oaks Boule#112	1	1/-	NONE		Cripple Creek Condos	1979	677	\$127.77	\$86,500					160
19011110	904 University Oaks #154	2	2/-	NONE		Cripple Creek Condos	1979	908	\$115.53	\$104,900					80
19007696	904 University Oaks Boule#107	2	2/-	NONE		Cripple Creek Condos	1979	908	\$126.65	\$115,000					160

# LISTINGS:	4	Medians:	1979	849	\$121.09	\$95,700	120
		Minimums:	1979	677	\$94.94	\$74,999	60
		Maximums:	1979	908	\$127.77	\$115,000	160
		Averages:	1979	821	\$116.22	\$95,350	115

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
19006513	904 University Oaks #61	61	1	1/-	NONE	Cripple Creek Condos	1979	677	\$110.78	\$75,000	\$70,500	\$104.14	06/28/2019	94.00	77
19007321	904 University Oaks #15	1	1/-	NONE		Cripple Creek Condos	1979	677	\$116.69	\$79,000	\$74,000	\$109.31	07/15/2019	93.67	52
18016622	904 University Oaks #47	47	1	1/-	NONE	Cripple Creek Condos	1979	790	\$106.20	\$83,900	\$75,500	\$95.57	11/09/2018	89.99	16
18015895	904 University Oaks #13	1	1/-	NONE		Cripple Creek Condos	1979	677	\$117.43	\$79,500	\$77,500	\$114.48	10/26/2018	97.48	44
18018311	904 University Oaks Boule#17	1	1/-	NONE		Cripple Creek Condos	1979	677	\$117.43	\$79,500	\$77,975	\$115.18	02/07/2019	98.08	90
18019351	904 University Oaks #47	47	1	1/-	NONE	Cripple Creek Condos	1979	790	\$112.66	\$89,000	\$89,000	\$112.66	04/01/2019	100.00	102
19006745	904 University Oaks Boule#58	1	1/-	NONE		Cripple Creek Condos	1979	790	\$113.29	\$89,500	\$89,500	\$113.29	08/05/2019	100.00	109

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

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



Bob Walker
 Century 21 Beal
 bobw@century21bcs.com
 Ph: [REDACTED]
 Need a REALTOR? What About BOB?

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 10/18/19 at 2:59 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP/Sqft	Sold Date	SP%LP	DOM
19004099	904 University Oaks #106	106	2	2/-	NONE	NONE	Cripple Creek Condos	1979	908		\$121.15	\$110,000	\$101,500	\$111.78	05/31/2019	92.27	84
# LISTINGS: 8																	
Medians:								1979	734		\$114.99	\$81,700	\$77,738	\$112.22		95.74	81
Minimums:								1979	677		\$106.20	\$75,000	\$70,500	\$95.57		89.99	16
Maximums:								1979	908		\$121.15	\$110,000	\$101,500	\$115.18		100.00	109
Averages:								1979	748		\$114.45	\$85,675	\$81,934	\$109.55		95.69	72

Quick Statistics (12 Listings Total)

	Min	Max	Average	Median
List Price	\$74,999	\$115,000	\$88,900	\$85,200
Sold Price	\$70,500	\$101,500	\$81,934	\$77,738

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