

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



*Annual HOA Meeting  
Saturday October 13<sup>th</sup> 2018 10am  
BVP Management Office*



## CRIPPLE CREEK CONDOMINIUMS

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

The 2018 Annual Meeting of the Cripple Creek Condominiums Owners Association will be held at **(NEW LOCATION) BVP Management, Inc., office at 903 S. Texas Ave. College Station, Texas 77840 on Saturday, October 13, 2018 at 10:00 am.**

If you do not plan to attend and would like to have your vote counted should there be a quorum, please sign the attached proxy and return by 5:30pm October 12, 2018. You can mail the completed proxy (below) to BVP Management, 903 Texas Ave. South, College Station, TX 77840, with **Attention: Terry Thigpin, email [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com) or fax to (979) 764-0508.**

### Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading of minutes of preceding annual meeting
4. 2017-2018 Special Projects
5. Financial reports:
  - a. 2017-2018 Income and Expense Report
  - b. Delinquencies
  - c. Budget for 2018-2019
6. Sales
7. Election of directors
8. Unfinished business
9. New Business
10. Adjournment



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# 2018 Annual Meeting Proxy Statement

Know All by these Present: That I

\_\_\_\_\_

Do hereby appoint:

\_\_\_\_\_

OR

Renee Blamer

Creighton Bennett

BVP Management, Inc

As agent for me, and in my name and stead to vote as my Proxy at the 2018 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 October 13, 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_

Owner

\_\_\_\_\_

Unit number(s)

\_\_\_\_\_

Email address

\_\_\_\_\_

Current phone number

This proxy must be received by 5:30pm. October 12, 2018.

You can mail: BVPM, 903 S. Texas Ave. College Station, TX 77840

Fax: 979-764-0508

Email: [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com)

BVPM

903 Texas Ave South, College Station, TX 77840

979-764-2500

979-764-2500 fax – 979-764-0508



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Owners' Association Annual Meeting

September 16, 2017

Meeting was called to order at 10:05 a.m. and roll call was completed showing 3 owners were present or had given proxy. This did not meet a quorum and the Annual Meeting was then Adjourned at 10:07 a.m., after the proof of meeting announcement was reviewed. BVPM HOA Liaison, Toni Myers, was also in attendance. The Cripple Creek Owners Association 2017 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. Renee moved that the Tele-Conference Meeting Minutes of 08/26/17 be accepted as printed. Creighton seconded and the vote was unanimous.
2. Board of Directors Elections:
  - i. Currently have four Open positions on the Board. Per the HOA attorney, Renee can remain on the Board as its President during the search for new members.
  - ii. BVPM has provided the Board with three possible members and Renee has contacted two of them and is waiting on their response.
3. Board of Directors Current Terms as follows:

|      |                     |                             |
|------|---------------------|-----------------------------|
| i.   | Renee Blamer (Open) | 2017-2020 (Renee - Interim) |
| ii.  | Open                | 2017-2020                   |
| 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. Open - Vice President
  - 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 the previous meeting of 08/26/17.

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: 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. 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. **Project on Hold pending New Landscape Design.**
3. Water Pressure/Irrigation Issue Buildings #10 and #11: As of today, 09/16/17, this issue/project will be addressed when the Board has received the new plan/scope of work for the new *drought resistant* landscape and the new irrigation system. **Project on Hold pending New Landscape Design.**
4. AgScapes Proposals #15105 and #15104: Re-grading of the areas 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 the adjacent 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.) Toni informed the Board today, 09/16/17, that during the most recent torrential rains from Hurricane Harvey, the water was not standing on the involved sidewalks and the water was moving towards the alley as planned. With this new information, Renee moved to release Agscapes final payment for this project. Creighton seconded. Approval was unanimous. **Project Completed.**



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5. 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 5-Year Budget.
6. 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 two years since removal of the tree. Renee will follow-up with Toni and Terry for follow-up.
7. Reciprocal Licensing Agreement: As of this meeting, 09/16/17, we continue to have no response from this attorney in this regard. Renee asked Toni Myers to email the attorney another copy of the *Board Tele-Conference Meeting Minutes of 10/02/16*, which outline how the Board wants to move forward with this issue and to also inform the attorney that Creighton has left messages with his office to no avail. If we do not receive some type of response in this regard from this attorney by Monday, 10/09/17, the Board will vote to change attorneys again. Renee/Creighton will continue to follow-up with Toni and Terry.

**(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 an extended period of time to provide the Board with the information that was 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 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!!)
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



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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.**

9. **New Landscape Design:** Toni Myers informed the Board that BVPM had located a landscape architect, Glen Conrad of Landscape USA, to provide the Board with a design and scope of work for new landscape. The cost for drafting the design is \$750.00. If we use their design for the complex, half of this cost will be recouped in the final cost of the scope of work. Creighton moved to have BVPM contact Mr. Conrad to proceed with providing the Board with a *Drought Resistant Landscape design*, which would replace all current landscaping including any edging/railroad ties, etc. Renee seconded. (Recap: The Board had 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. Terry has stated that he is having a difficult time receiving any bids for this project.)
10. **New Irrigation System:** This bid/estimate and design will need to coincide with the New Landscape Design, as mentioned in #9.
11. **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 and we can use the same contractor that completed the new sidewalk on the Munson side of the complex, Sidney Sanchez.

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

1. **Dumpster:** An owner/proxy had asked if it was possible to add an additional dumpster closer to the Munson side of the complex. The Board asked Toni to please call our current service company and ask them to do a survey of the complex to ascertain if it is possible to place a dumpster in this area and to inquire about the cost of an additional dumpster. However, the Board *cannot/will not* place any dumpster at the south end or alley side of the complex. We have had a dumpster at the end of building 6 before and had to have it removed due to the inappropriate use by the adjacent shopping center, the laundry center, and, others who used the alley.
2. **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



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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.

3. Unit #99: Renee informed the Board and BVPM that this unit was placed for sale in early August. Once this unit sells, and before BVPM releases the "re-sell certificate", the Mirrored Film on all of the windows and the sliding glass door, *must be removed*. Renee had previously informed Toni of this and asked her to inform the selling agent of this stipulation upon the sale.

### **Adjournment:**

Motion to adjourn by Renee Blamer, seconded by Creighton Bennett and vote was unanimous.  
Meeting adjourned at 10:45a.m. by President Renee Blamer.

Submitted by Renee Blamer, President



## Cash Flow

BVP Management, Inc.

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

Date Range: 09/01/2017 to 08/31/2018

Accounting Basis: Cash

| Account Name                          | Selected Period   | % of Selected Period |
|---------------------------------------|-------------------|----------------------|
| <b>Operating Income &amp; Expense</b> |                   |                      |
| <b>Income</b>                         |                   |                      |
| Interest Income                       | 125.80            | 0.03                 |
| Late Fees\NSF Rent                    | 630.00            | 0.16                 |
| Homeowners Association Dues           | 271,524.94        | 69.33                |
| Transfer Fee                          | 250.00            | 0.06                 |
| Insurance Reimbursement               | 119,092.76        | 30.41                |
| <b>Total Operating Income</b>         | <b>391,623.50</b> | <b>100.00</b>        |
| <b>Expense</b>                        |                   |                      |
| Phone Expense                         | 0.00              | 0.00                 |
| Office Supplies & Serv.               | 0.00              | 0.00                 |
| Electrical Exp                        | 0.00              | 0.00                 |
| Bank Fees/Office Expenses             | 365.00            | 0.09                 |
| Credit Card                           | 1,057.97          | 0.27                 |
| Electrical Repairs                    | 283.58            | 0.07                 |
| Express Mail                          | 115.63            | 0.03                 |
| Gas                                   | 18,241.23         | 4.66                 |
| General Maintenance                   | 2,653.59          | 0.68                 |
| Insurance                             | 47,631.43         | 12.16                |
| Transfer to Reserves                  | 20,000.00         | 5.11                 |
| Keys/Locks                            | 123.41            | 0.03                 |
| Legal Fees                            | 3,025.97          | 0.77                 |
| Lawn/Property Maintenance             | 24,611.18         | 6.28                 |
| Maintenance Supplies                  | 79.15             | 0.02                 |
| Special Projects                      | 750.00            | 0.19                 |
| Management Fee                        | 18,000.00         | 4.60                 |
| Mortgage/Note Payment                 | 44,357.16         | 11.33                |
| Office Expenses                       | 164.06            | 0.04                 |
| Admin Fee / Credit card fee           | 0.00              | 0.00                 |
| Pest Control                          | 1,818.60          | 0.46                 |
| Plumbing Expense                      | 3,595.55          | 0.92                 |
| Porter Service                        | 7,331.18          | 1.87                 |
| Pool Expense                          | 4,435.29          | 1.13                 |
| Postage                               | 498.80            | 0.13                 |
| Professional Fees                     | 7,780.50          | 1.99                 |
| Tax Expense                           | 63.66             | 0.02                 |
| Telephone Service                     | 734.17            | 0.19                 |
| Trash Pick-up                         | 0.00              | 0.00                 |
| Utilities                             | 27,627.78         | 7.05                 |
| <b>Total Operating Expense</b>        | <b>235,344.89</b> | <b>60.09</b>         |

## Cash Flow

| Account Name               | Selected Period   | % of Selected Period |
|----------------------------|-------------------|----------------------|
| NOI - Net Operating Income | 156,278.61        | 39.91                |
| Total Income               | 391,623.50        | 100.00               |
| Total Expense              | 235,344.89        | 60.09                |
| <b>Net Income</b>          | <u>156,278.61</u> | <u>39.91</u>         |
| <b>Other Items</b>         |                   |                      |
| Prepayments                | <u>-3,303.41</u>  |                      |
| <b>Net Other Items</b>     | <u>-3,303.41</u>  |                      |
| <b>Cash Flow</b>           | <u>152,975.20</u> |                      |
| Beginning Cash             | 68,275.33         |                      |
| Beginning Cash + Cash Flow | 221,250.53        |                      |
| Actual Ending Cash         | 221,151.47        |                      |

Expense Distribution Report

Property: Cripple Creek Condos - 904 University Dr. College Station, TX 77840  
 Payee: All  
 Bill Date Range: 09/01/2017 - 09/31/2018

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|-----------|-----------|---------------|------|------------------|-------|-----------------|--------|---------------|---------|------------|-------------|
|-----------|-----------|---------------|------|------------------|-------|-----------------|--------|---------------|---------|------------|-------------|

2270 - Clearing-Tenant Deposits

|  |            |                      |       |  |                             |  |        |      |      |            |   |
|--|------------|----------------------|-------|--|-----------------------------|--|--------|------|------|------------|---|
|  | 06/07/2018 | Cripple Creek Condos | CC052 | 904 University Dr. College Station, TX 77840 | Janeen Jackson              |  | 257.18 | 0.00 | 6204 | 07/10/2018 | Janeen Jackson, Cripple Creek Condos - CC052- Move Out Refund |
| <b>4540 - Reimbursement from Office Acct</b> |            |                      |       |  |                             |  |        |      |      |            |   |
| 529  | 04/06/2018 | Cripple Creek Condos |       | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.        |  | 400.00 | 0.00 | 6159 | 04/06/2018 | Credit card posted to wrong HOA                               |
| 1904   | 06/12/2018 | Cripple Creek Condos |       | 904 University Dr. College Station, TX 77840 | Wood Brook Condominiums Hoa |  | 157.02 | 0.00 | 6195 | 06/12/2018 | HOA dues paid to wrong HOA                                    |

4600 - Homeowners Association Dues

|     |            |                      |       |  |                      |  |        |      |      |            |   |
|-----|------------|----------------------|-------|--|----------------------|--|--------|------|------|------------|---|
| 726 | 09/21/2017 | Cripple Creek Condos |       | 904 University Dr. College Station, TX 77840 | BVP Management, Inc. |  | 625.00 | 0.00 | 6103 | 10/10/2017 | Dues for Maras Aug-Dec from Cripple Creek Account           |
|     | 11/07/2017 | Cripple Creek Condos | CC099 | 904 University Dr. College Station, TX 77840 | Rhonda Dobbs         |  | 73.31  | 0.00 | 6109 | 11/10/2017 | Rhonda Dobbs, Cripple Creek Condos - CC099: Move Out Refund |

4605 - Transfer Fee

|       |            |                      |  |  |                      |  |        |        |  |  |                                  |
|-------|------------|----------------------|--|--|----------------------|--|--------|--------|--|--|----------------------------------|
| 73845 | 06/25/2018 | Cripple Creek Condos |  | 904 University Dr. College Station, TX 77840 | BVP Management, Inc. |  | 100.00 | 100.00 |  |  | Transfer fee paid at closing #75 |
|-------|------------|----------------------|--|--|----------------------|--|--------|--------|--|--|----------------------------------|

6045 - Bank Fees/Office Expenses

|          |            |                      |  |  |                 |  |       |      |  |  |   |
|----------|------------|----------------------|--|--|-----------------|--|-------|------|--|--|---|
| bank fee | 09/30/2017 | Cripple Creek Condos |  | 904 University Dr. College Station, TX 77840 | Prosperity Bank |  | 30.00 | 0.00 |  |  | Chargelback drafted from Bank Account 09/30/2017 charge |
|----------|------------|----------------------|--|--|-----------------|--|-------|------|--|--|---|

6305 - Credit Card

|                          |            |                      |  |  |                 |  |        |      |  |  |  |
|--------------------------|------------|----------------------|--|--|-----------------|--|--------|------|--|--|--|
| bank credit card charges | 09/05/2017 | Cripple Creek Condos |  | 904 University Dr. College Station, TX 77840 | Prosperity Bank |  | 114.94 | 0.00 |  |  | merchant fees for automatically drafted 09/05/2017 |
|--------------------------|------------|----------------------|--|--|-----------------|--|--------|------|--|--|--|

Expense Distribution Report

| Reference                  | Bill Date  | Property Name        | Unit | Property Address                             | Payee                 | Payable Account | Amount    | Unpaid Amount | Check # | Check Date                   | Description              |
|----------------------------|------------|----------------------|------|--|-----------------------|-----------------|-----------|---------------|---------|------------------------------|--------------------------|
| <b>6410 - Express Mail</b> |            |                      |      |  |                       |                 |           |               |         |                              |                          |
| 1129-1596-6                | 10/10/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc   |                 | 70.07     | 0.00          |         | 10/10/2017                   | Fed EX to Renee Blamer   |
| 6-032-88608                | 01/05/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.  |                 | 45.56     | 0.00          |         | 01/12/2018, 6128, 6128, 6135 | fed ex                   |
| <b>6450 - Gas</b>          |            |                      |      |  |                       |                 |           |               |         |                              |                          |
| 302003249716               | 09/06/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 886.07    | 0.00          |         | 09/06/2017                   | Monthly Natural Gas Bill |
| 144003208209               | 10/10/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy Services |                 | 1,117.24  | 0.00          |         | 10/10/2017                   | Monthly Natural Gas Bill |
| 3036382716                 | 11/03/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 1,480.94  | 0.00          |         | 11/03/2017                   | Monthly Natural Gas Bill |
| 3036382716                 | 12/05/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy Services |                 | 1,657.23  | 0.00          |         | 12/05/2017                   | Monthly Natural Gas Bill |
| 3036382716                 | 01/04/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 1,731.08  | 0.00          |         | 01/04/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 02/07/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 2,045.99  | 0.00          |         | 02/07/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 03/08/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy Services |                 | 1,808.66  | 0.00          |         | 03/08/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 04/05/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy Services |                 | 1,693.50  | 0.00          |         | 04/05/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 05/08/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 1,568.60  | 0.00          |         | 05/08/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 06/06/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 1,381.88  | 0.00          |         | 06/06/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 07/09/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy Services |                 | 1,198.71  | 0.00          |         | 07/09/2018                   | Monthly Natural Gas Bill |
| 3036382716                 | 08/06/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Almos Energy          |                 | 1,691.32  | 0.00          |         | 08/06/2018                   | Monthly Natural Gas Bill |
|                            |            |                      |      |  |                       |                 | 18,241.23 | 0.00          |         |                              |                          |

Expense Distribution Report

| Reference                          | Bill Date  | Property Name        | Unit | Property Address                            | Payee                          | Payable Account | Amount    | Unpaid Amount | Check # | Check Date | Description  |
|------------------------------------|------------|----------------------|------|---|--------------------------------|-----------------|-----------|---------------|---------|------------|--|
| 1511                               | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | TLC Property Solutions         | 2200            | 50.00     | 0.00          | 6209    | 07/10/2018 | Cul locks and removed old bikes from rack  |
| 1510                               | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | TLC Property Solutions         | 2200            | 50.00     | 0.00          | 6209    | 07/10/2018 | Realigned gate to work properly on pool gate damaged ceiling sheetrock replaced, painted sheetrock |
| 9347                               | 08/07/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | Clean Up Crew                  | 2200            | 194.47    | 194.47        |         |            |  |
| <b>6470 - Insurance</b>            |            |                      |      |   |                                |                 | 2,998.05  | 194.47        |         |            |  |
| 9998                               | 06/11/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | Service Ins. Group, Inc.       | 2200            | 47,631.43 | 0.00          | 6193    | 06/11/2018 | Annual Insurance Policy  |
| <b>6471 - Transfer to Reserves</b> |            |                      |      |   |                                |                 |           |               |         |            |  |
| transfer to reserves               | 09/11/2017 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | Cripple Creek Homeowners Assn. | 2200            | 20,000.00 | 0.00          |         | 09/11/2017 | Transfer to reserves   |
| <b>6472 - Keys/Locks</b>           |            |                      |      |   |                                |                 |           |               |         |            |  |
| 1180430680                         | 05/10/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | Locksmith Technologies LLC     | 2200            | 123.41    | 0.00          | 6178    | 05/10/2018 | Replaced lock on pool pump room.. Lock broken.   |
| <b>6473 - Legal Fees</b>           |            |                      |      |   |                                |                 |           |               |         |            |  |
| 14265                              | 01/05/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | The Rifle Law Firm             | 2200            | 900.00    | 0.00          | 6131    | 01/12/2018 | right of way   |
| 14406                              | 02/19/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | The Rifle Law Firm             | 2200            | 1,352.80  | 0.00          | 6154    | 03/08/2018 | Right of Way legal issues  |
| 14476                              | 04/04/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | The Rifle Law Firm             | 2200            | 200.00    | 0.00          | 6164    | 04/09/2018 | Demand letter for HOA payment from attorney on owner   |
| 14477                              | 04/04/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | The Rifle Law Firm             | 2200            | 249.50    | 0.00          | 6164    | 04/09/2018 | Right of Way legal issues  |
| 14545                              | 05/10/2018 | Cripple Creek Condos |      | 904 University Dr College Station, TX 77840 | The Rifle Law Firm             | 2200            | 717.00    | 0.00          | 6180    | 05/10/2018 | Right of Way legal issues  |

Expense Distribution Report

| Reference                          | Bill Date  | Property Name        | Unit | Property Address                             | Payee                                    | Payable Account | Amount    | Unpaid Amount | Check # | Check Date | Description   |
|------------------------------------|------------|----------------------|------|--|--|-----------------|-----------|---------------|---------|------------|---|
| 62018                              | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Green Magic, Lawn, Tree and Shrub Health |                 | 736.10    | 0.00          | 6202    | 07/10/2018 | Lawn treatment--fertilizer                            |
| 132                                | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Lopez Boyz                               |                 | 55.00     | 0.00          | 6207    | 07/10/2018 | #85 / Dig trench near #85 to move water from patio    |
| 136                                | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Lopez Boyz                               |                 | 45.00     | 0.00          | 6207    | 07/10/2018 | Building #4 / Fill in Hole near sign                  |
| 144                                | 07/10/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Lopez Boyz                               |                 | 1,500.00  | 0.00          | 6207    | 07/10/2018 | Monthly Lawn Maintenance                              |
| 216                                | 08/08/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Lopez Boyz                               |                 | 1,500.00  | 0.00          | 6219    | 08/09/2018 | Monthly Lawn Maintenance                              |
| 5820                               | 08/08/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | EnviroCare                               |                 | 834.61    | 0.00          | 6214    | 08/09/2018 | Repaired numerous heads and repaired one broken pipe. |
| <b>6520 - Maintenance Supplies</b> |            |                      |      |  |  |                 | 24,611.18 | 0.00          |         |            |   |
| 9158855728                         | 12/04/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | HD Supply Facilities Maintenance         |                 | 79.15     | 0.00          | 6121    | 12/11/2017 | 55 gal trash bags                                     |
| <b>6531 - Special Projects</b>     |            |                      |      |  |  |                 |           |               |         |            |   |
| 5691                               | 04/04/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Garden Transformation, LLC               |                 | 750.00    | 0.00          | 6158    | 04/05/2018 | Site Survey Drawings, property Layout landscaping     |
| <b>6540 - Management Fee</b>       |            |                      |      |  |  |                 |           |               |         |            |   |
|                                    | 09/05/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.                     |                 | 1,500.00  | 0.00          | 6084    | 09/08/2017 | Management Fee for 09/2017                            |
|                                    | 10/03/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.                     |                 | 1,500.00  | 0.00          | 6094    | 10/10/2017 | Management Fee for 10/2017                            |
|                                    | 11/02/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.                     |                 | 1,500.00  | 0.00          | 6113    | 11/10/2017 | Management Fee for 11/2017                            |
|                                    | 12/04/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.                     |                 | 1,500.00  | 0.00          | 6116    | 12/11/2017 | Management Fee for 12/2017                            |
|                                    | 01/02/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | BVP Management, Inc.                     |                 | 1,500.00  | 0.00          | 6133    | 01/12/2018 | Management Fee for 01/2018                            |

Expense Distribution Report

| Reference                     | Bill Date  | Property Name        | Unit | Property Address                             | Payee                            | Payable Account | Amount | Unpaid Amount | Check # | Check Date      | Description  |
|-------------------------------|------------|----------------------|------|--|----------------------------------|-----------------|--------|---------------|---------|-----------------|--|
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | Renovation Loan  |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | March 2018 - Sliding Renovation Loan                   |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | April 2018 - Sliding Renovation Loan                   |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | May 2018 - Sliding Renovation Loan                     |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | June 2018 - Sliding Renovation Loan                    |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | July 2018 - Sliding Renovation Loan                    |
|                               |            |                      |      |  |                                  |                 |        |               |         |                 | August 2018 - Sliding Renovation Loan                  |
| <b>6665 - Office Expenses</b> |            |                      |      |  |                                  |                 |        |               |         |                 |  |
| 1212                          | 09/05/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Robert Walker                    | 2200            | 45.00  | 0.00          |         | 6090 09/08/2017 | Posted all doors with Welcome/ Parking Sticker notices |
| 9162415760                    | 05/10/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | HD Supply Facilities Maintenance | 2200            | 119.06 | 0.00          |         | 6175 05/10/2018 | Purchased pet waste bags                               |
| 9165026471                    | 08/17/2018 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | HD Supply Facilities Maintenance | 2200            | 142.88 | 0.00          |         | 6230 09/12/2018 | Doggie poop bags                                       |
|                               |            |                      |      |  |                                  |                 | 306.94 | 0.00          |         |                 |  |
| <b>6695 - Pest Control</b>    |            |                      |      |  |                                  |                 |        |               |         |                 |  |
| 17109                         | 09/05/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Joe Loudat DBA/                  | 2200            | 151.55 | 0.00          |         | 6088 09/08/2017 | Cripple Creek Monthly Pest Control                     |
| 17273                         | 10/03/2017 | Cripple Creek Condos |      | 904 University Dr. College Station, TX 77840 | Joe Loudat DBA/                  | 2200            | 151.55 | 0.00          |         | 6099 10/10/2017 | Monthly Pest Control Services                          |

Expense Distribution Report

| Reference                    | Bill Date  | Property Name           | Unit | Property Address                                   | Payee                        | Payable Account | Amount          | Unpaid Amount | Check # | Check Date | Description   |
|------------------------------|------------|-------------------------|------|--|------------------------------|-----------------|-----------------|---------------|---------|------------|---|
| 21265                        | 06/05/2016 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Holman's Quality<br>Plumbing |                 | 60.00           | 0.00          | 6189    | 06/11/2016 | Checked on<br>water leak...<br>owners<br>responsibility             |
| 22122                        | 07/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Holman's Quality<br>Plumbing |                 | 712.00          | 0.00          | 6203    | 07/10/2018 | Repaired<br>plumbing<br>leak building<br>#3 & 4                     |
| 22610                        | 08/08/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Holman's Quality<br>Plumbing |                 | 165.00          | 0.00          | 6216    | 08/09/2018 | BLDG 11/<br>Replaced<br>pressure<br>gauge on<br>circulating<br>pump |
| <b>6701 - Porter Service</b> |            |                         |      |  |                              |                 | <b>3,655.55</b> | <b>0.00</b>   |         |            |   |
| 0000122                      | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Jessica Younse               |                 | 50.00           | 0.00          | 6091    | 09/08/2017 | Cleaned<br>Cripple<br>Creek Mail<br>room                            |
| 1181                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 50.00           | 0.00          | 6090    | 09/08/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1189                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 105.00          | 0.00          | 6090    | 09/08/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1197                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 30.00           | 0.00          | 6090    | 09/08/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1204                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 15.00           | 0.00          | 6090    | 09/08/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1206                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 65.00           | 0.00          | 6090    | 09/08/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1216                         | 09/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 400.00          | 0.00          | 6090    | 09/08/2017 | Monthly<br>Porter<br>Service  |
| 1236                         | 10/03/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 30.00           | 0.00          | 6101    | 10/10/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1240                         | 10/03/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 35.00           | 0.00          | 6101    | 10/10/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1242                         | 10/03/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 35.00           | 0.00          | 6101    | 10/10/2017 | Bulk Pick up<br>at Cripple<br>Creek                                 |
| 1247                         | 10/03/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                |                 | 400.00          | 0.00          | 6101    | 10/10/2017 | Monthly<br>Porter<br>Service  |



Expense Distribution Report

| Reference                  | Bill Date  | Property Name           | Unit | Property Address                                   | Payee                                  | Payable Account | Amount   | Unpaid Amount | Check # | Check Date      | Description                           |
|----------------------------|------------|-------------------------|------|--|--|-----------------|----------|---------------|---------|-----------------|---------------------------------------|
| 1357                       | 03/02/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 425.00   | 0.00          |         | 6155 03/08/2018 | Porter<br>Service                     |
| 304004622                  | 03/02/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | HD Supply<br>Facilities<br>Maintenance |                 | 81.18    | 0.00          |         | 6151 03/08/2018 | Fido bags for<br>HOA's                |
| 1342                       | 03/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | TLC Property<br>Solutions              |                 | 50.00    | 0.00          |         | 6153 03/08/2018 | Bulk Pick up                          |
| 1363                       | 04/04/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 325.00   | 0.00          |         | 6165 04/09/2018 | monthly<br>porter<br>service          |
| 1376                       | 04/04/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 25.00    | 0.00          |         | 6165 04/09/2018 | Bulk Pick up                          |
| March 2018                 | 04/04/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Mel Morgan                             |                 | 100.00   | 0.00          |         | 6168 04/09/2018 | monthly<br>porter<br>service          |
| 1391                       | 05/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 130.00   | 0.00          |         | 6181 05/10/2018 | Bulk Pick up                          |
| 1411                       | 05/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 425.00   | 0.00          |         | 6181 05/10/2018 | monthly<br>porter<br>service          |
| 1422                       | 06/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 120.00   | 0.00          |         | 6194 06/11/2018 | Bulk Pick up                          |
| 1433                       | 06/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 425.00   | 0.00          |         | 6194 06/11/2018 | Monthly<br>Porter<br>Service          |
| 1444                       | 07/03/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 265.00   | 0.00          |         | 6208 07/10/2018 | Monthly Bulk<br>Pick up               |
| 1461                       | 07/03/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 425.00   | 0.00          |         | 6208 07/10/2018 | monthly<br>porter<br>service          |
| 1481                       | 08/03/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 425.00   | 0.00          |         | 6220 08/09/2018 | monthly<br>porter<br>service          |
| 1475                       | 08/03/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Robert Walker                          |                 | 560.00   | 0.00          |         | 6220 08/09/2018 | Bulk Pick up                          |
| 223                        | 08/06/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Lopez Boyz                             |                 | 55.00    | 0.00          |         | 6219 08/09/2018 | Picked up<br>bulk trash,<br>furniture |
| <b>6702 - Pool Expense</b> |            |                         |      |  |  |                 | 7,331.18 | 0.00          |         |                 |                                       |
| 633                        | 09/07/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Clear Water Pool<br>Company            |                 | 2200     | 583.90        | 0.00    | 6085 09/08/2017 | Monthly Pool<br>Service               |

Expense Distribution Report

| Reference                       | Bill Date  | Property Name           | Unit | Property Address                                   | Payee                        | Payable Account | Amount   | Unpaid Amount | Check #          | Check Date                | Description  |
|---------------------------------|------------|-------------------------|------|--|------------------------------|-----------------|----------|---------------|------------------|---------------------------|--|
| 6-119-54739                     | 04/04/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | BVP Management,<br>Inc       |                 | 69.43    | 0.00          |                  | 6160 04/09/2018           | Fed ex<br>postage  |
| 1129-1596-6                     | 05/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | BVP Management,<br>Inc.      |                 | 49.72    | 0.00          | 6170, 6170, 6183 | 05/10/2018,<br>05/10/2018 | Fed ex<br>postage  |
| 1129-1596-6                     | 08/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | BVP Management,<br>Inc       |                 | 89.66    | 0.00          | 6184             | 08/11/2018                | Express mail   |
| 1129-1596-6                     | 07/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | BVP Management,<br>Inc.      |                 | 55.53    | 0.00          | 6197             | 07/10/2018                | Fed ex<br>postage  |
| 1129-1596-6                     | 08/06/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Fed Ex                       |                 | 48.05    | 0.00          | 6215             | 08/09/2018                | express mail   |
| <b>6705 - Professional Fees</b> |            |                         |      |  |                              |                 | 498.80   | 0.00          |                  |                           |  |
| 22396                           | 06/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Knox Cox &<br>Company, LLP   |                 | 5,900.00 | 0.00          | 6191             | 06/11/2018                | 2017<br>financial<br>audit                                     |
| 22420                           | 07/10/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Knox Cox &<br>Company, LLP   |                 | 1,800.00 | 0.00          | 6206             | 07/10/2018                | Final billing<br>for<br>professional<br>services<br>audit 2017 |
| 14744                           | 08/09/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Rife &<br>Beddingfield, P.C. |                 | 80.50    | 0.00          | 6221             | 08/09/2018                | Letter to<br>accounting<br>company for<br>audit<br>purposes.   |
| <b>6755 - Tax Expense</b>       |            |                         |      |  |                              |                 | 7,780.50 | 0.00          |                  |                           |  |
| 74-2341302                      | 08/06/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Internal Revenue<br>Service  |                 | 63.66    | 0.00          | 6217             | 08/09/2018                | 2017 US<br>Income Tax<br>Return                                |
| <b>6757 - Telephone Service</b> |            |                         |      |  |                              |                 |          |               |                  |                           |  |
| 979686336611109-5               | 09/07/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | Frontier<br>Communications   |                 | 89.48    | 0.00          | 6087             | 09/08/2017                | Pool Phone   |
| 979686336611109-5               | 10/03/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | FRONTIER<br>COMMUNICATION    |                 | 10.10    | 0.00          | 6096             | 10/10/2017                | cripple creek<br>pool phone                                    |
| 979686336611109-5               | 12/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | FRONTIER<br>COMMUNICATION    |                 | 42.68    | 0.00          | 6117             | 12/11/2017                | Telephone<br>bill  |
| 979-696-3366-111109-5           | 01/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | FRONTIER<br>COMMUNICATION    |                 | 117.76   | 0.00          | 6125             | 01/12/2018                | phone bill   |

Expense Distribution Report

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|---------------|------------|-------------------------|------|--|------------------------------|-----------------|----------|---------------|---------|------------|------------------------------------|
| 122073-182302 | 1/03/2017  | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 39.78    | 0.00          | 6108    | 11/10/2017 | utilities                          |
| 122073-182476 | 1/03/2017  | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 1,394.57 | 0.00          | 6108    | 11/10/2017 | utilities                          |
| 122073-183274 | 11/07/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 476.18   | 0.00          | 6108    | 11/10/2017 | utilities                          |
| 122073-183274 | 12/05/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 431.89   | 0.00          | 6120    | 12/11/2017 | utilities                          |
| 122073-181834 | 12/06/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 11.25    | 0.00          | 6120    | 12/11/2017 | utilities                          |
| 122073-182302 | 12/06/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 43.55    | 0.00          | 6120    | 12/11/2017 | utilities                          |
| 122073-182476 | 12/06/2017 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 1,478.40 | 0.00          | 6120    | 12/11/2017 | utilities                          |
| 122073-182302 | 01/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 45.36    | 0.00          | 6134    | 01/12/2018 | Electric                           |
| 122073-181834 | 01/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 11.25    | 0.00          | 6134    | 01/12/2018 | Security light                     |
| 122073-182476 | 01/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 1,542.74 | 0.00          | 6134    | 01/12/2018 | electric<br>sprinkler and<br>water |
| 122073-183274 | 01/12/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 442.30   | 0.00          | 6134    | 01/12/2018 | utilities                          |
| 122073-183274 | 02/08/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 483.72   | 0.00          | 6142    | 02/08/2018 | utilities                          |
| 122073-181834 | 02/08/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 11.25    | 0.00          | 6142    | 02/08/2018 | utilities                          |
| 122073-182302 | 02/08/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 45.97    | 0.00          | 6142    | 02/08/2018 | utilities                          |
| 122073-182476 | 02/08/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 1,615.10 | 0.00          | 6142    | 02/08/2018 | utilities                          |
| 122073-183274 | 03/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 407.05   | 0.00          | 6150    | 03/08/2018 | utilities                          |
| 122073-181834 | 03/05/2018 | Cripple Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities |                 | 11.25    | 0.00          | 6150    | 03/08/2018 | utilities                          |

Expense Distribution Report

| Reference     | Bill Date  | Property Name           | Unit | Property Address                                   | Payee                        | Payable Account | Amount            | Unpaid Amount | Check # | Check Date | Description |
|---------------|------------|-------------------------|------|--|------------------------------|-----------------|-------------------|---------------|---------|------------|-------------|
| 122073-182476 | 07/10/2018 | Chippie Creek<br>Condos |      | 904 University Dr<br>College Station,<br>TX 77840  | College Station<br>Utilities | 2200            | 1,605.40          | 0.00          | 6200    | 07/10/2018 | utilities   |
| 122073-182476 | 08/03/2018 | Chippie Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities | 2200            | 1,483.14          | 0.00          | 6213    | 08/09/2018 | utilities   |
| 122073-182302 | 08/03/2018 | Chippie Creek<br>Condos |      | 904 University Dr<br>College Station,<br>TX 77840  | College Station<br>Utilities | 2200            | 31.47             | 0.00          | 6213    | 08/09/2018 | utilities   |
| 122073-181834 | 08/03/2018 | Chippie Creek<br>Condos |      | 904 University Dr.<br>College Station,<br>TX 77840 | College Station<br>Utilities | 2200            | 11.25             | 0.00          | 6213    | 08/09/2018 | utilities   |
| 122073-183274 | 08/09/2018 | Chippie Creek<br>Condos |      | 904 University Dr<br>College Station,<br>TX 77840  | College Station<br>Utilities | 2200            | 369.40            | 0.00          | 6213    | 08/09/2018 | utilities   |
|               |            |                         |      |  |                              |                 | 27,627.78         | 0.00          |         |            |             |
| <b>Total</b>  |            |                         |      |  |                              |                 | <b>237,644.80</b> | <b>294.47</b> |         |            |             |

**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 190.00

| <b>Unit</b>  | <b>Name</b> | <b>Amount Receivable</b> |
|--------------|-------------|--------------------------|
| <hr/>        |             |                          |
| CC103        | CC103       | 517.11                   |
| <b>Total</b> |             | <b>517.11</b>            |



# PROSPERITY BANK<sup>®</sup>

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Statement Date 9/30/2018

7332 1 AV 0.378  
CRIPPLE CREEK OWNERS ASSOCIATION INC  
RESERVE FUNDS  
903 TEXAS AVE S  
COLLEGE STATION TX 77840-2228

Account No 807987743

Page 1 of 3



1

### STATEMENT SUMMARY

TX Bus ProsPerfect MMA Account No 807987743

|            |                          |                             |              |
|------------|--------------------------|-----------------------------|--------------|
| 09/01/2018 | Beginning Balance        |                             | \$127,360.15 |
|            | 1 Deposits/Other Credits | +                           | \$88.98      |
|            | 0 Checks/Other Debits    | -                           | \$0.00       |
| 09/30/2018 | Ending Balance           | 30 Days in Statement Period | \$127,449.13 |

### DEPOSITS/OTHER CREDITS

| Date       | Description                        | Amount  |
|------------|------------------------------------|---------|
| 09/30/2018 | Accr Earning Pymt Added to Account | \$88.98 |

### DAILY ENDING BALANCE

| Date  | Balance      | Date  | Balance      |
|-------|--------------|-------|--------------|
| 09-01 | \$127,360.15 | 09-30 | \$127,449.13 |

### EARNINGS SUMMARY

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

|                           |          |                                |        |
|---------------------------|----------|--------------------------------|--------|
| Interest Paid This Period | \$88.98  | Annual Percentage Yield Earned | 0.85 % |
| Interest Paid YTD         | \$502.48 | Days in Earnings Period        | 30     |

9001



102371 : 00733201



Cripple Creek 5 Year Budgeting

|                               | 2014 Budget<br>(7.5% Dues<br>Increase) | 2014 Actual<br>Amounts | 2014 Variance<br>to Budget | 2015 Budget  | 2016 Budget  | 2017 Budget  | 2018 Budget  | 2019 Budget  |
|-------------------------------|--|------------------------|----------------------------|--------------|--------------|--------------|--------------|--------------|
| Total Revenue <sup>1</sup>    | \$268,989.64                           | \$272,839.93           | \$3,850.29                 | \$275,394.15 | \$275,394.15 | \$275,394.15 | \$275,394.15 | \$275,394.15 |
| Property Management           | \$ 19,500.00                           | \$ 19,500.00           | \$ 0.00                    | \$ 19,500.00 | \$ 19,500.00 | \$ 19,500.00 | \$ 19,500.00 | \$ 19,500.00 |
| Pool Phone                    | \$ 660.00                              | \$ 805.54              | \$ 145.54                  | \$ 720.00    | \$ 720.00    | \$ 720.00    | \$ 720.00    | \$ 720.00    |
| Lawn Care                     | \$ 18,650.00                           | \$ 20,636.52           | \$ 1,986.52                | \$ 19,000.00 | \$ 19,000.00 | \$ 19,000.00 | \$ 19,000.00 | \$ 19,000.00 |
| Porter Services <sup>2</sup>  | \$ 3,600.00                            | \$ 7,275.00            | \$ 3,675.00                | \$ 7,200.00  | \$ 7,200.00  | \$ 7,200.00  | \$ 7,200.00  | \$ 7,200.00  |
| Water Electric                | \$ 28,000.00                           | \$ 21,329.07           | \$ -6,670.93               | \$ 22,000.00 | \$ 22,000.00 | \$ 22,000.00 | \$ 22,000.00 | \$ 22,000.00 |
| Gas                           | \$ 20,000.00                           | \$ 21,884.14           | \$ 1,884.14                | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 |
| Pest Control <sup>3</sup>     | \$ 2,200.00                            | \$ 3,135.58            | \$ 935.58                  | \$ 2,500.00  | \$ 2,500.00  | \$ 2,500.00  | \$ 3,000.00  | \$ 3,000.00  |
| Insurance                     | \$ 55,000.00                           | \$ 69,954.56           | \$ 14,954.56               | \$ 52,000.00 | \$ 52,000.00 | \$ 52,000.00 | \$ 52,000.00 | \$ 52,000.00 |
| Pool Maintenance              | \$ 3,000.00                            | \$ 5,138.91            | \$ 2,138.91                | \$ 4,000.00  | \$ 4,000.00  | \$ 4,000.00  | \$ 4,500.00  | \$ 4,500.00  |
| Electrical                    | \$ 2,750.00                            | \$ 1,172.92            | \$ -1,577.08               | \$ 1,250.00  | \$ 1,250.00  | \$ 1,500.00  | \$ 1,750.00  | \$ 1,750.00  |
| Plumbing                      | \$ 10,000.00                           | \$ 4,068.23            | \$ -5,931.77               | \$ 4,800.00  | \$ 4,800.00  | \$ 5,250.00  | \$ 5,250.00  | \$ 5,000.00  |
| Legal Fees/Supplies/Roasting  | \$ 2,250.00                            | \$ 980.07              | \$ -1,269.93               | \$ 1,000.00  | \$ 1,000.00  | \$ 1,000.00  | \$ 1,500.00  | \$ 1,500.00  |
| Annual Required Audit         | \$ 3,125.00                            | \$ 838.75              | \$ -2,286.25               | \$ 4,500.00  | \$ 4,500.00  | \$ 4,500.00  | \$ 4,500.00  | \$ 4,500.00  |
| Other Maintenance             | \$ 12,000.00                           | \$ 6,248.00            | \$ -5,752.00               | \$ 6,000.00  | \$ 6,000.00  | \$ 6,000.00  | \$ 6,000.00  | \$ 6,000.00  |
| Renovation Mortgage Payment   | \$ -                                   | \$ 25,635.07           | \$ 25,635.07               | \$ 44,357.16 | \$ 44,357.16 | \$ 44,357.16 | \$ 44,357.16 | \$ 44,357.16 |
| Special Projects <sup>4</sup> | \$ 120,000.00                          | \$ 73,084.41           | \$ -46,915.59              | \$ 60,000.00 | \$ 60,000.00 | \$ 60,000.00 | \$ 20,000.00 | \$ 20,000.00 |
| Reserve Contribution          | \$ -                                   | \$ -                   | \$ 0.00                    | \$ 6,566.99  | \$ 6,566.99  | \$ 6,566.99  | \$ 44,116.99 | \$ 42,866.99 |
| Siding Project Expense        | \$ 45,000.00                           | \$ -                   | \$ 45,000.00               | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         |
| Total Expenses                | \$345,735.00                           | \$281,686.77           | \$ (64,048.23)             | \$275,394.15 | \$275,394.15 | \$275,394.15 | \$275,394.15 | \$275,394.15 |
| Cash on Hand - Year Beginning | \$ 197,153.16                          | \$ 197,153.16          | \$ -                       | \$185,215.39 | \$191,782.38 | \$198,349.38 | \$204,216.37 | \$248,333.36 |
| Cash on Hand - Year Ending    | \$120,407.80                           | \$185,215.39           | \$64,807.59                | \$191,782.38 | \$198,349.38 | \$204,216.37 | \$248,333.36 | \$291,200.36 |
| Minimum Reserve Account       | \$ 45,000.00                           | \$ 45,000.00           | \$ -                       | \$ 45,000.00 | \$ 45,000.00 | \$ 45,000.00 | \$ 45,000.00 | \$ 45,000.00 |
| Operating Account Minimum     | \$ 40,000.00                           | \$ 40,000.00           | \$ -                       | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 |
| "Excess" Cash Reserves        | \$35,407.80                            | \$112,153.16           | \$76,745.36                | \$106,782.38 | \$113,349.38 | \$119,216.37 | \$163,333.36 | \$206,200.36 |

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>Special Projects In 2014 Included siding replacement, water heater replacement and relocation indoors, tennis court resurfacing, gutter replacement, additional painting, BBQ Pit Installation, Building and Unit Number Sign Installation, and Dog Refuse Removal Stations.
- Variance of -\$64,048.23 vs. Initial estimate is due to the timing of the loan conversion from interest only construction to a normal note and to savings related to other special projects and ongoing expense management.
- Revenue for future years 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.







Bob Walker  
Real Estate

GMA 1 - Line

Prepared By: Bob Walker

Listings as of 10/10/18 at 1:31 pm

Quick Statistics ( 8 Listings Total )

|            | Min      | Max       | Average  | Median   |
|------------|----------|-----------|----------|----------|
| List Price | \$83,900 | \$112,900 | \$94,075 | \$89,900 |
| Sold Price | \$75,000 | \$110,000 | \$90,929 | \$85,500 |

\*\*\* 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 \*\*\*

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/19/2018

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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.<br>PO Box 5753<br>3840 Corporate Center Dr<br>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@sigbcs.com       |                               |  |
|          |   | INSURER(S) AFFORDING COVERAGE                   | NAIC #                        |  |
|          |   | INSURER A: Scottsdale Insurance Company         |                               |  |
|          |   | INSURER B: Starstone National Insurance Company |                               |  |
|          |   | INSURER C: Atain Insurance Company              |                               |  |
|          |   | INSURER D:                                      |                               |  |
|          |   | INSURER E:                                      |                               |  |
|          |   | INSURER F:                                      |                               |  |
| INSURED  | Cripple Creek COA<br>c/o Century 21 Beal<br>903 S Texas Ave<br>College Station TX 77840-        |   |                               |  |

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 SUBR INSR LTR                  | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-------------------------------------|---------------|-------------------------|-------------------------|--|
| A        | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  |                                     | CPS3069540    | 06/10/2018              | 06/10/2019              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/POP AGG \$ 2,000,000 |
| A        | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO ALL OWNED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS                                   |                                     | CPS3069540    | 06/10/2018              | 06/10/2019              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$  |
| B        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 0 |                                     | 85284J184ALI  | 06/10/2018              | 06/10/2019              | EACH OCCURRENCE \$ 10,000,000<br>AGGREGATE \$ 10,000,000   |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below   | Y/N<br><input type="checkbox"/> N/A |               |                         |                         | WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$  |
| C        | Directors & Officers (Full Prior Acts) & EPLI  |                                     | NDA01079      | 06/10/2018              | 06/10/2019              | Aggr / Each Claim 1,000,000<br>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<br>Contact Insurance Agency for Detailed Certificate<br>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<br>  |

Fax: (979)774-3955

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# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
07/19/2018

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<br>Service Insurance Group, Inc.<br>PO Box 5753<br>3840 Corporate Center Dr<br>Bryan TX 77805-5753 |  | PHONE (A/C, No, Ext): (979)774-3900       |                               | COMPANY<br>United Specialty Insurance Company                  |  |
| FAX (A/C, No): (979)774-3955  |  | E-MAIL ADDRESS: eliana.milioto@sigbcs.com |                               |  |  |
| AGENCY CUSTOMER ID#: 9998   |  | SUB CODE:                                 |                               |  |  |
| INSURED<br>Cripple Creek COA<br>c/o Century 21 Beal<br>903 S Texas Ave<br>College Station TX 77840-       |  | LOAN NUMBER                               |                               | POLICY NUMBER<br>S525182                                       |  |
|   |  | EFFECTIVE DATE<br>06/10/2018              | EXPIRATION DATE<br>06/10/2019 | <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED |  |
| THIS REPLACES PRIOR EVIDENCE DATED:   |  |   |                               |  |  |

### PROPERTY INFORMATION

|  |
|--|
| LOCATION/DESCRIPTION<br>904 University Oaks Blvd.<br>College Station, TX 77840<br>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; \$50,000 wind/hail deductible | 7,488,000           | 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           |            |

### REMARKS (Including Special Conditions)

|  |
|--|
|  |
|--|

### CANCELLATION

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

### ADDITIONAL INTEREST

AI 002873

|  |                                     |   |
|--|-------------------------------------|---|
| NAME AND ADDRESS<br>Sample<br>Contact Insurance Agency for Detailed Certificate<br>or to verify any info (979)774-3900 | <input type="checkbox"/> MORTGAGEE  | <input type="checkbox"/> ADDITIONAL INSURED |
|  | <input type="checkbox"/> LOSS PAYEE |   |
| LOAN #   |                                     |   |
| AUTHORIZED REPRESENTATIVE<br>  |                                     |   |