

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



*2020 Annual HOA Meeting
Wednesday February 12th 6:00pm
River Ridge Club House*

**903 S Texas Ave. College Station TX *www.bealbeshoa.com * 979-764-2500*

Cash Flow

Beal Properties

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

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	12.00	0.01	12.00	0.01
Homeowners Association Dues	113,370.00	87.35	113,370.00	87.35
Miscellaneous Income	15,000.00	11.56	15,000.00	11.56
Insurance Reimbursement	1,400.00	1.08	1,400.00	1.08
Total Operating Income	129,782.00	100.00	129,782.00	100.00
Expense				
A/C or Heating Repairs	1,677.88	1.29	1,677.88	1.29
Bank Fees/Office Expenses	29.70	0.02	29.70	0.02
Broadband service	1,481.75	1.14	1,481.75	1.14
Cable	442.74	0.34	442.74	0.34
Electrical Repairs	911.33	0.70	911.33	0.70
Fence Repair	1,386.20	1.07	1,386.20	1.07
Furniture	1,106.32	0.85	1,106.32	0.85
General Maintenance	2,824.30	2.18	2,824.30	2.18
Insurance	25,650.00	19.76	25,650.00	19.76
Transfer to Reserves	11,316.00	8.72	11,316.00	8.72
Keys/Locks	781.51	0.60	781.51	0.60
Lawn/Property Maintenance	13,309.36	10.26	13,309.36	10.26
Maintenance Supplies	75.18	0.06	75.18	0.06
Special Projects	44,616.84	34.38	44,616.84	34.38
Management Fee	11,224.00	8.65	11,224.00	8.65
Cleaning Expense	4,090.00	3.15	4,090.00	3.15
Pest Control	129.90	0.10	129.90	0.10
Plumbing Expense	580.00	0.45	580.00	0.45
Porter Service	2,733.51	2.11	2,733.51	2.11
Pool Expense	7,278.15	5.61	7,278.15	5.61
Professional Fees	555.00	0.43	555.00	0.43
Roofing Expense	1,400.00	1.08	1,400.00	1.08
Tax Expense	257.83	0.20	257.83	0.20
Telephone Service	1,522.85	1.17	1,522.85	1.17
Utilities	17,041.72	13.13	17,041.72	13.13
Total Operating Expense	152,422.07	117.44	152,422.07	117.44
NOI - Net Operating Income	-22,640.07	-17.44	-22,640.07	-17.44
Total Income	129,782.00	100.00	129,782.00	100.00
Total Expense	152,422.07	117.44	152,422.07	117.44
Net Income	-22,640.07	-17.44	-22,640.07	-17.44

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	2,233.92		2,233.92	
Net Other Items	<u>2,233.92</u>		<u>2,233.92</u>	
Cash Flow	<u>-20,406.15</u>		<u>-20,406.15</u>	
Beginning Cash	41,189.31		41,189.31	
Beginning Cash + Cash Flow	20,783.16		20,783.16	
Actual Ending Cash	20,898.16		20,898.16	



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

River Ridge Townhome Association requests your attendance at the 2020 annual meeting to be held at the Club House at 1000 Spring Loop College Station, Texas 77840, on Wednesday, February 12th, 2020 at 6 pm.

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 5:00 pm February 12th 2020. You can mail the completed proxy (below) to Beal Properties Inc. at 903 S. Texas Ave., College Station, Texas 77840, and Attention: Toni Myers, email to hoa@bealbcs.com or fax it to (979) 764-0508.

Agenda

- 1. Roll Call
2. Proof of meeting announcement
3. Determination of quorum and examination of proxies
4. Review & approval of minutes of 2019 Annual Meeting
5. Review of Projects completed in 2019
a. 2019 Financial report review (Delinquent Dues, 2020 Budget, 2019 Sales Report)
6. Election or reinstatement of Officers and Board
7. Old Business
8. New Business
9. Adjournment

2020 River Ridge Townhomes Association Proxy

Know All by these Present: That I, _____

Do hereby appoint: _____

Or (circle one)

Alton Ofczarzak Tina Berkenhoff Melody Jerpseth Beverly Schafer Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 annual meeting of the River Ridge Townhome Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 12th, 2020 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Phone Number

River Ridge Home Owners Association
9th Annual HOA Meeting Notes
Tuesday, April 9, 2019

1. The meeting was called to order at 6:05pm.
2. Proof of meeting announcement was produced.
3. A quorum (5% of units = 4) was confirmed with 19 units represented.
4. Minutes from the 2018 River Ridge Annual Homeowners Association meeting were reviewed. Melony Stonecipher made a motion to approve; Alton Ofczarzak seconded the motion. There was no further discussion, and the minutes were approved unanimously. ajle
5. Cash flow was presented and the reserve amount is \$156,048.24.
6. Review of projects covered by insurance as a result of the hail storm in March 2018:
 - a. Roof was replaced in 2018
 - b. Painting started in 2018 and is currently still in progress in 2019
 - c. Screens will be replaced
 - d. Fences will be repaired and painted
 - e. Reroof the road sign covered by insurance with an additional payment of \$1400
7. Toni Meyers presented the 2019 Budget. Alton Ofczarzak made a motion to approve the Budget; James Stonecipher seconded this motion. The motion was approved unanimously.
8. Comparable Listings in 2019 - \$168,750 in 67 days.
9. Certificate of Insurance was included in HOA packet. Contact insurance company directly if your mortgage company is requesting a copy with your name listed.
10. Homeowner discussion:
 - Unit 1804 tiles across floor cracked and is questioning foundation stability. Management Company will have someone look at the foundation.
 - Pet stations are not maintained properly. Robert Walker should be taking care of this in his current contract. Try to get it done 2 times a month.
 - Abandoned Honda car for approximately 4 years. Management Company will try to get the wrecker service to tow it off.
 - Replace flashing outdoor lighting. Some exterior lights have been replaced already, the remaining lights will be done.
 - Unit 1603 water coming into unit through the window. Management Company will have someone caulk the windows.
 - Request porter service to remove bird houses from the trees near the gate.
 - Replace chairs around the poker table in clubhouse.
 - Maid service requested to clean clubhouse and workout room better.
 - Will look into painting the clubhouse when all the current projects are complete.
11. By Laws state that election of officers for president is for 3 years, secretary for 2 years, and 1 year for board members. James Stonecipher made a motion to continue with the current board members and Alton Ofczarzak 2nd the motion. The motion unanimously passed.
 - Alton Ofczarzak continues for 2 more years, 2019 & 2020.
 - Tina Berckenhoff continues for 1 more year, 2019.
 - Melody Jerpseth & Beverly Schafer will continue for another 1 year, 2019.
12. Toni Meyers completed the annual meeting by explaining that property ownership changed from Century 21 to Beale properties.

The meeting was adjourned at 6:48 pm.
Respectfully submitted,
Tina Berckenhoff, Secretary

River Ridge Home Owners Association

Board of Directors Meeting Notes

Tuesday, April 9, 2019

Meeting started at 6:56pm.

All officers will stay in the same positions.

President - Alton Ofczarzak continues for 2 more years, 2019 & 2020.

Secretary - Tina Berckenhoff continues for 1 more year, 2019.

Vice President - Melody Jerpseth will continue for another 1 year, 2019.

Member - Beverly Schafer will continue for another 1 year, 2019.

Attendees:

River Ridge Board of Directors - Alton Ofczarzak, Melody (represented by Bruce) Jerpseth, Tina Berckenhoff
Beale Property Management – Toni Myers

1. **Property Insurance** will continue with Farmers Insurance with a \$26,308 yearly premium; based upon \$86 a square foot.
2. **Clear Water Pool Company** submitted Estimate #123 (\$2659.70) to repair sand filter and other filters etc. The board has approved the work but Management Company will ask to cut the labor in half.
3. **Dwayne's Lawn Service** will continue in 2019 with a 1 year contract.
4. **Garcia Solar Screens** have been approved for half of the cost to replace the ripped screens. The approximate \$6000 will replace the ripped screens and then we will assess what remains.
5. The painter, **The Clean Up Crew**, will finish painting the posts by the front doors and then he will get his payment for building G&E. There is still 2 more payments for \$8000 (painting fences) and \$4700.93 (approved completion of punch list) before completion of this project.

The meeting adjourned at 7:25pm.

Respectfully submitted,

Tina Berckenhoff

Secretary

Expense Distribution

Exported On: 02/11/2020 09:40 AM

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

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4600 - Homeowners Association Dues							
	08/15/2019	#1201	Joseph & Kay Crapanzani	115.00	7476	09/17/2019	Joseph & Kay Crapanzani, RIVER RIDGE TOWNHOME ASSOCIATION - #1201: Move Out Refund
6040 - A/C or Heating Repairs							
36145pc	06/07/2019		Brahmtex, Inc.	1,677.88	7419	06/07/2019	replaced evaporator coil, replaced filter
6060 - Broadband service							
100001-8603-711102601	01/10/2019		Sudden Link	147.20	7352	01/10/2019	Monthly Cable and Internet Bill
100001-86036-711102601	03/07/2019		Sudden Link	147.20	7381	03/11/2019	Monthly Broadband Service
100001-8603-711102601	04/09/2019		Sudden Link	147.20	7396	04/16/2019	cable charges
100001-86036-711102601	05/07/2019		Sudden Link	147.77	7407	05/07/2019	Monthly Broadband
979-268-2705-120116-5	06/19/2019		Frontier Communications	133.53	7429	06/20/2019	
100001-8603-711102601	07/08/2019		Sudden Link	147.77	7441	07/08/2019	Internet
100001-86036-711102601	08/12/2019		Sudden Link	147.77	7460	08/12/2019	Monthly Broadband and Cable
07707-122152-01-5	09/23/2019		Sudden Link	147.77	7478	09/24/2019	Monthly Broadband and Cable
07707-122152-01-5	11/12/2019		Sudden Link	315.54	7502	11/12/2019	Monthly Broadband and Cable
				1,481.75			
6130 - Cable							
100001-8603-711102601	02/11/2019		Sudden Link	147.20	7366	02/11/2019	cable charges
100001-8603-711102601	06/10/2019		Sudden Link	147.77	7426	06/11/2019	monthly internet
07707-122152-01-5	12/16/2019		Sudden Link	147.77	7520	12/17/2019	monthly telephone service
				442.74			
6390 - Electrical Repairs							
11714	05/05/2019		Constant Current Electric	128.82	7401	05/06/2019	electrical service
11745	05/12/2019		Constant Current Electric	150.83	7411	05/13/2019	Replaced bulb with LED, supplied & installed new lamp
11804	07/08/2019		Constant Current Electric	369.76	7439	07/08/2019	1707 - replaced faulty photocell, removed ballast kit, rewired for LED
11886	09/16/2019		Constant Current Electric	261.92	7474	09/17/2019	electrical repairs-faulty photocell Bldg A #1102
				911.33			
6430 - Fence Repair							
9732	03/04/2019		Clean Up Crew	248.98	7374	03/07/2019	1701-Replaced 3 post and re-attached gate and fence
9733	03/04/2019		Clean Up Crew	248.98	7374	03/07/2019	1804/1805 - Replace 3 fence post
9736	03/04/2019		Clean Up Crew	292.28	7374	03/07/2019	Repaired metal fence east & west side of front building, set anchor in
10956	05/06/2019		T. Fry Make Ready	85.96	7404	05/06/2019	1301 / installed 5 -8' ft fence pickets
7824	11/07/2019		Brenham Technical Services LLC	170.00	7499	11/12/2019	Repair entry system at River Ridge Apts
7890	12/04/2019		Brenham Technical Services LLC	170.00	7511	12/05/2019	repair gate
7995	12/19/2019		Brenham Technical Services LLC	170.00	7523	12/19/2019	Repaired electronic gates at River Ridge
				1,386.20			
6440 - Furniture							
211279	05/10/2019		BVP Management, Inc	1,106.32	7408	05/10/2019	reimbursement for 6 chairs purchased for clubhouse
6455 - General Maintenance							
9591	01/06/2019		Clean Up Crew	389.70	7348	01/07/2019	Replaced exhaust fans in restrooms (club house)
9327	02/04/2019	#1507	Clean Up Crew	172.43	7363	02/06/2019	#1507 replaced 1 fence post & 1 runner and installed 4 window
9674	02/04/2019	#2003	Clean Up Crew	48.71	7363	02/06/2019	#2003 secured gate fence hinges to fence post & replaced bolt &
9515	02/21/2019		Clean Up Crew	54.13	7371	02/21/2019	RR gutter repair
9761	03/21/2019		Clean Up Crew	1,408.33	7383	03/22/2019	replace broken lights in the complex
			Petty-Faldyn Property				
1474	05/05/2019		Repair LLC	140.00	7403	05/06/2019	general maintenance
10986	05/06/2019		T. Fry Make Ready	75.00	7404	05/06/2019	1403 & 1404 / Cleaned off mud and leaves, that were preventing
Chairs	06/06/2019		James Berckenhoff	30.00	7418	06/07/2019	unpacked and assemble office chairs
11061	06/06/2019		T. Fry Make Ready	107.06	7424	06/07/2019	Delivered 6 large boxesto clubhouse, replaced recessed bulbs in
			Petty-Faldyn Property				
1571	07/03/2019		Repair LLC	92.75	7437	07/07/2019	general repair 1401
113-1892546-2832209	07/19/2019		BVP Management, Inc.	80.06	7447	07/19/2019	Cybox Pro safety pins for treadmills (reimburse BVPM)
11553	08/06/2019		T. Fry Make Ready	87.06	7458	08/07/2019	general maintenance- smoke alarm #1605
9904	09/04/2019		Clean Up Crew	75.78	7466	09/05/2019	repaired fence #1604
			Petty-Faldyn Property				
1840	10/21/2019		Repair LLC	54.00	7492	10/22/2019	Clubhouse - women bathroom door repair toilet handle repair
9970	11/05/2019		The Clean Up Crew	32.48	7496	11/06/2019	general maintenance- repair gate latch #1101
9971	11/05/2019		The Clean Up Crew	63.87	7496	11/06/2019	general maintenance- repair broken gate #1901
				2,911.36			
6470 - Insurance							
F002005921-001-00001	02/05/2019		Farmers Insurance	3,666.66	7360	02/05/2019	January and February Insurance
F002005921-001-00001	03/04/2019		Farmers Insurance	2,528.49	7376	03/07/2019	Monthly Insurance
F002005921-001-00001	04/04/2019		Farmers Insurance	1,868.21	7390	04/07/2019	insurance
F002005921-00001	05/05/2019		Farmers Insurance	2,198.33	7402	05/06/2019	monthly insurance
F002005921-001-00001	06/04/2019		Farmers Insurance	2,198.33	7420	06/07/2019	monthly insurance
F002005921-001-00001	07/07/2019		Farmers Insurance	2,198.33	7433	07/07/2019	monthly insurance
F002005921-001-00001	08/06/2019		Farmers Insurance	2,198.33	7454	08/07/2019	monthly insurance
F002005921-001-00001	09/04/2019		Farmers Insurance	2,198.33	7467	09/05/2019	monthly insurance
txh-942979	10/07/2019		Farmers Insurance	2,198.33	7486	10/07/2019	Insurance payment - October
F002005921-001-00001	11/10/2019		Farmers Insurance	2,198.33	7501	11/12/2019	monthly insurance

F002005921-001-00001	12/16/2019		Farmers Insurance	2,198.33	7517	12/17/2019	monthly insurance
				25,650.00			
6471 - Transfer to Reserves							
	01/01/2019		River Ridge HOA Reserve	943.00	7347	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019		River Ridge HOA Reserve	943.00	7359	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019		River Ridge HOA Reserve	943.00	7373	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019		River Ridge HOA Reserve	943.00	7387	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019		River Ridge HOA Reserve	943.00	7399	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019		River Ridge HOA Reserve	943.00	7416	06/04/2019	June 2019 - Transfer to Reserves
	07/01/2019		River Ridge HOA Reserve	943.00	7431	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019		River Ridge HOA Reserve	943.00	7452	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019		River Ridge HOA Reserve	943.00	7464	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019		River Ridge HOA Reserve	943.00	7481	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019		River Ridge HOA Reserve	943.00	7495	11/01/2019	November 2019 - Transfer to Reserves
	12/01/2019		River Ridge HOA Reserve	943.00	7510	12/02/2019	December 2019 - Transfer to Reserves
				11,316.00			
6472 - Keys/Locks							
7040	01/14/2019		Brenham Technical Services LLC	649.50	7353	01/14/2019	Linear remotes (key fobs)
7271	04/10/2019		Brenham Technical Services LLC	95.00	7393	04/16/2019	program remotes
7519	07/07/2019		Brenham Technical Services LLC	95.00	7438	07/07/2019	technical support
I190705633	07/08/2019		Locksmith Technologies	92.01	7446	07/13/2019	Replaced batteries in the clubhouse door lock.
				931.51			
6475 - Lawn/Property Maintenance							
12972	01/14/2019		Dwayne's Lawn Service,	1,055.44	7356	01/14/2019	Monthly Lawn Maintenance
13011	02/15/2019		Dwayne's Lawn Service,	1,055.44	7370	02/21/2019	lawn service
13076	03/14/2019		Dwayne's Lawn Service,	1,055.44	7384	03/22/2019	Monthly Lawn Maintenance
13168	04/11/2019		Dwayne's Lawn Service,	1,055.44	7395	04/16/2019	lawn service
13257	05/10/2019		Dwayne's Lawn Service,	1,055.44	7409	05/10/2019	Monthly maintenance - April
13319	06/14/2019		Dwayne's Lawn Service,	1,055.44	7428	06/17/2019	Monthly Lawn Maintenance
13317	07/03/2019		Green Rite Lawn Spraying Service	243.56	7434	07/07/2019	lawn fertilization-mid-summer application
13391	07/10/2019		Dwayne's Lawn Service,	1,055.44	7445	07/13/2019	July 2019 lawn service
13474	08/20/2019		Dwayne's Lawn Service,	1,055.44	7462	08/20/2019	lawn service agreement
13551	09/15/2019		Dwayne's Lawn Service,	1,055.44	7475	09/17/2019	monthly lawn service
13656	09/27/2019		Green Rite Lawn Spraying Service	243.56	7479	09/27/2019	Fall fertilizing, fungicide, insecticide for the fall
13601	10/21/2019		Dwayne's Lawn Service,	1,212.40	7490	10/22/2019	Monthly lawn service
13666	12/04/2019		Dwayne's Lawn Service,	1,055.44	7514	12/06/2019	monthly lawn service
13718	12/16/2019		Dwayne's Lawn Service,	1,055.44	7516	12/17/2019	monthly lawn service November
				13,309.36			
6520 - Maintenance Supplies							
385577	03/04/2019		Ray Criswell Distributing Company	75.18	7377	03/07/2019	Towels and liners for Pool house
6531 - Special Projects							
9609	01/25/2019		Clean Up Crew	8,009.39	7357	01/25/2019	2nd Draw
9684	01/25/2019		Clean Up Crew	4,574.43	7357	01/25/2019	Partial 3rd draw Finished painting 61 doors
9701	02/07/2019		Clean Up Crew	8,000.00	7364	02/11/2019	3rd draw requested for painting
9795	04/05/2019		Clean Up Crew	8,000.00	7388	04/07/2019	4th Draw for painting project
000236	05/27/2019		Guy Moses Jr.	5,965.44	7415	05/28/2019	install new screens
9846	07/10/2019		Clean Up Crew	2,067.58	7443	07/13/2019	Fencing - special project
7357	08/06/2019		Clean Up Crew	8,000.00	7453	08/06/2019	Last Draw
				44,616.84			
6540 - Management Fee							
	01/03/2019		BVP Management, Inc.	902.00	7346	01/03/2019	Management Fee for 01/2019
	02/04/2019		BVP Management, Inc.	902.00	7358	02/04/2019	Management Fee for 02/2019
	03/04/2019		BVP Management, Inc.	902.00	7372	03/04/2019	Management Fee for 03/2019
	04/04/2019		BVP Management, Inc.	902.00	7386	04/04/2019	Management Fee for 04/2019
	05/02/2019		BVP Management, Inc.	952.00	7398	05/02/2019	Management Fee for 05/2019
	06/04/2019		BVP Management, Inc.	952.00	7417	06/04/2019	Management Fee for 06/2019
	07/02/2019		BVP Management, Inc.	952.00	7430	07/02/2019	Management Fee for 07/2019
	08/05/2019		BVP Management, Inc.	952.00	7451	08/05/2019	Management Fee for 08/2019
	09/03/2019		Beal Properties	952.00	7465	09/03/2019	Management Fee for 09/2019
	10/02/2019		Beal Properties	952.00	7480	10/02/2019	Management Fee for 10/2019
	11/01/2019		Beal Properties	952.00	7494	11/01/2019	Management Fee for 11/2019
	12/02/2019		Beal Properties	952.00	7509	12/02/2019	Management Fee for 12/2019
				11,224.00			
6600 - Cleaning Expense							
0000147	01/07/2019		Jessica Younse	360.00	7351	01/07/2019	December pool house cleaning
0000148	02/04/2019		Jessica Younse	320.00	7362	02/06/2019	Clubhouse cleaning for January 8
0000149	03/05/2019		Jessica Younse	320.00	7379	03/07/2019	clubhouse cleaning
0000150	04/04/2019		Jessica Younse	360.00	7392	04/07/2019	clubhouse cleaning
0000151	05/05/2019		Jessica Younse	360.00	7406	05/06/2019	monthly clubhouse cleaning
114	06/07/2019		Cheryl Mullins	360.00	7422	06/07/2019	monthly cleaning of River Ridge Club house.
117	07/08/2019		Cheryl Mullins	360.00	7440	07/08/2019	Monthly cleaning
118	08/07/2019		Cheryl Mullins	360.00	7457	08/07/2019	monthly cleaning clubhouse - July
121	09/04/2019		Cheryl Mullins	360.00	7468	09/05/2019	monthly cleaning
122	10/07/2019		Cheryl Mullins	360.00	7484	10/07/2019	monthly cleaning of River Ridge Club house.
123	11/06/2019		Cheryl Mullins	360.00	7498	11/06/2019	monthly cleaning
127	12/03/2019		Cheryl Mullins	360.00	7512	12/05/2019	monthly cleaning
				4,240.00			
6695 - Pest Control							
20075	06/04/2019		Joe Loudat DBA/	86.60	7421	06/07/2019	Monthly Pest Control-Bee/Wasp

20206	07/04/2019	Joe Loudat DBA/	43.30	7435	07/07/2019	pest control outside only service
			129.90			
6700 - Plumbing Expense						
2381	08/06/2019	Twin City Plumbing LLC	175.00	7455	08/07/2019	plumbing repair-3/4 main water line
42079	09/04/2019	Orta Plumbing	85.00	7469	09/05/2019	plumbing repair-water leak
2452	10/03/2019	Twin City Plumbing LLC	140.00	7483	10/06/2019	repair water leak- bldg J and K
2494	11/15/2019	Twin City Plumbing LLC	180.00	7507	11/15/2019	#1701 / repaired water leak at meter
			580.00			
6701 - Porter Service						
1594	01/06/2019	Robert Walker	85.00	7350	01/07/2019	Bulk Pick Up
1603	01/06/2019	Robert Walker	100.00	7350	01/07/2019	Monthly Porter Service
1623	02/04/2019	Robert Walker	100.00	7361	02/06/2019	January porter service
1618	02/04/2019	Robert Walker	75.00	7361	02/06/2019	1/17/19 bulk pick-up of 4 dining chairs, large glass aquarium & remove branches from dumpster.
1618	02/04/2019	Robert Walker	10.00	7361	02/06/2019	dump fee
1618	02/04/2019	Robert Walker	75.00	7361	02/06/2019	1/26/19 bulk pick-up of old metal Kirby vacuum, 2 stereo/tv cabinets, pole lamp & over-sized sectional couch
1618	02/04/2019	Robert Walker	15.00	7361	02/06/2019	dump fee
1633	03/04/2019	Robert Walker	100.00	7378	03/07/2019	Monthly Bulk Pick Up
1643	03/12/2019	Robert Walker	100.00	7385	03/22/2019	February porter service
1654	04/02/2019	Robert Walker	75.00	7391	04/07/2019	1000 porter service
1664	04/02/2019	Robert Walker	100.00	7391	04/07/2019	1000 porter service
1685	05/05/2019	Robert Walker	100.00	7405	05/06/2019	monthly porter service
1674	05/05/2019	Robert Walker	220.00	7405	05/06/2019	porter service
1703	06/04/2019	Robert Walker	100.00	7425	06/07/2019	Monthly Porter Service
1697	06/04/2019	Robert Walker	25.00	7425	06/07/2019	Monthly Porter Service-dog stations
1503	07/08/2019	Michael Mullins	175.00	7442	07/08/2019	Monthly Bulk Pick Up
1502	07/08/2019	Michael Mullins	100.00	7442	07/08/2019	Monthly Porter Service
9173683802	07/21/2019	HD Supply Facilities				
1731	08/06/2019	Maintenance	68.51	7450	07/25/2019	pet waste supplies
1713	08/06/2019	Robert Walker	75.00	7456	08/07/2019	porter service-July (3weeks)
1713	08/06/2019	Robert Walker	255.00	7456	08/07/2019	porter service- remove bulk items/dump fee
1609	08/07/2019	Cheryl Mullins	30.00	7457	08/07/2019	Bulk Pick up
1744	09/04/2019	Robert Walker	150.00	7470	09/05/2019	August Porter Service
1756	09/04/2019	Robert Walker	100.00	7470	09/05/2019	August Porter Service
1814	10/03/2019	Petty-Faldyn Property				
1773	11/05/2019	Repair LLC	90.00	7482	10/06/2019	porter service- remove bulk items/dump fee
1773	11/05/2019	Robert Walker	125.00	7497	11/06/2019	October porter service/dog stations
1782	11/05/2019	Robert Walker	60.00	7497	11/06/2019	remove large bulk items around dumpster
1806	11/15/2019	Petty-Faldyn Property				
1801	12/03/2019	Repair LLC	100.00	7506	11/15/2019	September 2019 Porter Service
1801	12/03/2019	Robert Walker	125.00	7513	12/05/2019	November porter service/dog stations
			2,733.51			
6702 - Pool Expense						
1038	01/06/2019	Clear Water Pool	242.32	7349	01/07/2019	Monthly Pool Services
1061	02/08/2019	Clear Water Pool	296.50	7365	02/11/2019	January pool cleaning
1080	03/06/2019	Clear Water Pool	272.57	7375	03/07/2019	Monthly Pool Service
1099	04/03/2019	Clear Water Pool	221.37	7389	04/07/2019	1000 pool maintenance
1153	05/24/2019	Clear Water Pool	103.70	7414	05/28/2019	pool maintenance
1127	05/24/2019	Clear Water Pool	216.72	7414	05/28/2019	pool maintenance
1140	05/27/2019	Clear Water Pool	733.94	7414	05/28/2019	Monthly Pool Service
2019091	06/04/2019	Oasis Pools	146.14	7423	06/07/2019	pool service
2019147	07/04/2019	Oasis Pools	604.79	7436	07/07/2019	monthly pool maintenance
2019145	07/04/2019	Oasis Pools	251.14	7436	07/07/2019	monthly pool maintenance
2019149	07/17/2019	Oasis Pools	1,025.67	7449	07/19/2019	pool maintenance-pump and motor for hot tub
2019172	07/17/2019	Oasis Pools	723.00	7449	07/19/2019	monthly pool maintenance
2019234	08/20/2019	Oasis Pools	541.25	7463	08/20/2019	monthly pool maintenance/cartridge filter repair
201965	09/22/2019	Oasis Pools	681.22	7477	09/24/2019	monthly pool maintenance 1000 Spring Loop
2019308	10/22/2019	Oasis Pools	405.94	7491	10/22/2019	Monthly Maintenance - September
2019339	11/15/2019	Oasis Pools	405.94	7505	11/15/2019	Monthly Pool Service (October)
2019371	12/16/2019	Oasis Pools	405.94	7519	12/17/2019	monthly pool maintenance/November
			7,278.15			
6705 - Professional Fees						
800760902	10/08/2019	Secretary of State	5.00	7487	10/14/2019	Update Secretary of State - River Ridge
20833	10/21/2019	Thompson, Derrig and Craig, P.C.	550.00	7493	10/22/2019	Federal Tax Return preparation 2018
			555.00			
6750 - Roofing Expense						
576	12/17/2019	Weber Custom Homes	1,400.00	7521	12/17/2019	replace hail damaged entry sign
6755 - Tax Expense						
CP161	12/16/2019	Internal Revenue Service	257.83	7518	12/17/2019	taxes due
6757 - Telephone Service						
97926827051201165	01/14/2019	FRONTIER	134.08	7354	01/14/2019	Monthly Telephone Bill
979-268-2705-120116-5	02/20/2019	FRONTIER	134.01	7368	02/21/2019	phone bill
979-268-2705-120116-5	03/21/2019	FRONTIER	134.02	7382	03/22/2019	monthly phone bill
979-268-2705-120116-5	04/23/2019	FRONTIER	133.59	7397	04/23/2019	telephone bill
979-268-2705-120116-5	05/17/2019	FRONTIER	133.62	7413	05/20/2019	Monthly Telephone Service
979-268-2705-120116-5	07/17/2019	FRONTIER	139.80	7448	07/19/2019	monthly phone service
979-268-2705-120116-5	08/20/2019	FRONTIER	139.67	7461	08/20/2019	monthly phone service
979-268-2705-120116-5	09/17/2019	FRONTIER	139.71	7472	09/17/2019	Monthly Telephone Service
979-268-2705-120116-5	10/21/2019	FRONTIER	144.71	7489	10/22/2019	Pool phone
979-268-2705-120116-5	11/19/2019	FRONTIER	144.83	7508	11/20/2019	monthly telephone service
979-268-2705-120116-5	12/19/2019	FRONTIER	144.81	7522	12/19/2019	monthly telephone service
			1,522.85			
6810 - Utilities						

Homeowner Delinquency

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

Delinquency Note Range: Last Year

Amount Owed In Account: All

Balance: Greater than 190.00

Unit	Name	Tags	Amount Receivable	Late Count
------	------	------	-------------------	------------

No data to display

Total			0.00	0
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PROSPERITY BANK[®]

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Statement Date

12/31/2019

4378 1 AV 0.383
RIVER RIDGE TOWNHOMES
A CONDOMINIUM HOMEOWNERS
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

Page 1 of 4



1

STATEMENT SUMMARY

TX Business Premier Money Market Account No

12/01/2019	Beginning Balance		\$164,614.02
	3 Deposits/Other Credits	+	\$7,251.34
	2 Checks/Other Debits	-	\$21,212.66
12/31/2019	Ending Balance	31 Days in Statement Period	\$150,652.70
	Total Enclosures		4

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/03/2019	Deposit	\$943.00
12/18/2019	Deposit	\$6,212.66
12/31/2019	Accr Earning Pymt Added to Account	\$95.68

OTHER DEBITS

Date	Description	Amount
12/18/2019	Transfer Withdrawal	\$6,212.66
12/23/2019	Transfer Withdrawal	\$15,000.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
12-01	\$164,614.02	12-18	\$165,557.02	12-31	\$150,652.70
12-03	\$165,557.02	12-23	\$150,557.02		

EARNINGS SUMMARY

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

Interest Paid This Period	\$95.68	Annual Percentage Yield Earned	0.70 %
Interest Paid YTD	\$1,491.07	Days in Earnings Period	31

MEMBER FDIC



NYSE Symbol "PB"

9001

102421 : 00437801

//

River Ridge Home Owners Association 2020 Budget

	2019 Budget	2019 Actual	2020 Budget
Income:			
HOA Dues	113160	115603.9	113160
Insurance		1400	
Club House Rental			
Late or NSF fees		12	
Transfer from Reserv.		15000	
Total Income:	113160	132015.9	113160
Expense:			
Accounting	500	555	500
Cable/Broadband	1800	1924.49	1900
Cleaning / Supplies	4200	4165.18	4200
Electrical	500	911.33	500
Pest Control	0	129.9	
Porter Service	2200	2733.51	2750
Insurance	26151	25650	26151
Lawn Care	22000	13309.36	16000
Legal	0	0	
General Maintenance	2500	4502.18	4000
Management Fee	11424	11224	11424
Special Projects	0	44616.84	5000 Lights
Plumbing	250	580	600
Pool Maintenance	9000	7278.15	7500
Postage/Office exp.	0	1106.31	0
Fence Repair	1500	1386.2	1250
Keys & Fobs	0	781.51	500
Signage	0	1400	0
Telephone	1625	1522.85	1575
Utilities	17500	17041.72	17250
Bank & Credit Card	0	29.7	0
Tax Expense	0	257.83	250
Total Operating Exp.	101150	141106.1	101350
Transfer to Reserves	11316	11316	11316
Total Expense:	112466	152422.1	112666
Net Income	694	-20406.2	494



Bob Walker
 Century 21 Real
 Estate
 bobw@century21bcs.com
 PH



Prepared By: Bob Walker

Property Type is Residential Status is Sold Status Contractual Search Date is 02/11/2020 to 12/28/2018 Street Number Search is 1000 Street Name is like "Spring loop"

Listings as of 02/11/20 at 12:40 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht	Ar	LP/Sqft	List Price	Sold Price	AvgSP/Sqft	Sold Date	SP%LP	DOM
19015403	1000 Spring Loop #1104	1104	2	2/1	NONE	NONE	River Ridge Townhomes	2007	1,133	\$141.13	\$159,900	\$155,000	\$136.80	12/12/2019	96.94	50	
18018388	1000 Spring Loop #1405	1405	2	2/1	NONE	NONE	River Ridge Townhomes	2008	1,133	\$145.63	\$165,000	\$163,000	\$143.87	03/27/2019	98.79	135	
18019231	1000 Spring Loop #1704	1704	2	2/1	NONE	NONE	River Ridge Townhomes	2008	1,133	\$148.28	\$168,000	\$166,500	\$146.95	07/19/2019	99.11	214	
19006985	1000 Spring Loop #1201	2	2/1	NONE	NONE	NONE	River Ridge Townhomes	2007	1,168	\$143.84	\$168,000	\$167,000	\$142.98	08/02/2019	99.40	92	

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$159,900	\$168,000	\$165,225	\$166,500
Sold Price	\$155,000	\$167,000	\$162,875	\$164,750

*** 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 ***



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/11/2020

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

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

PRODUCER Randy Flasowski(353223M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">PHONE (A/C, NO, EXT): 979-691-2534</td> <td style="width: 30%;">FAX (A/C, NO): 979-691-2608</td> </tr> </table> E-MAIL ADDRESS: rflasowski@farmersagent.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="width: 20%; text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td style="text-align: center;">21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td style="text-align: center;">21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td style="text-align: center;">21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input type="checkbox"/> CLAIMS-MADE</td> <td style="width: 50%;"><input checked="" type="checkbox"/> OCCUR</td> </tr> </table>	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR			604892425	03/16/2019	03/16/2020	EACH OCCURRENCE \$ 2,000,000				
	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR											
				DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 75,000									
				MED EXP (Any one person) \$ 5,000									
				PERSONAL & ADV INJURY \$ 2,000,000									
				GENERAL AGGREGATE \$ 4,000,000									
				PRODUCTS - COMP/OP AGG \$ 2,000,000									
			\$										
C	AUTOMOBILE LIABILITY <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input type="checkbox"/> ANY AUTO</td> <td style="width: 50%;"><input type="checkbox"/> SCHEDULED AUTOS</td> </tr> <tr> <td><input type="checkbox"/> OWNED AUTOS ONLY</td> <td><input type="checkbox"/> NON-OWNED AUTOS ONLY</td> </tr> <tr> <td><input type="checkbox"/> HIRED AUTOS ONLY</td> <td><input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY</td> </tr> </table>	<input type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY	<input type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			604892425	03/16/2019	03/16/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	<input type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS											
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY											
	<input type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY											
				BODILY INJURY (Per person) \$									
			BODILY INJURY (Per accident) \$										
			PROPERTY DAMAGE (Per accident) \$										
			\$										
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$						
							AGGREGATE \$						
							\$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTHER \$						
							E.L. EACH ACCIDENT \$						
							E.L. DISEASE - EA EMPLOYEE \$						
							E.L. DISEASE - POLICY LIMIT \$						

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

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