

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



*2021 Annual HOA Meeting
Tuesday May 4th @ 6:00pm
River Ridge Club House*

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



Beal Properties Inc.
903 S. Texas Ave College Station TX 77845
979-764-2500

River Ridge Townhome Association requests your attendance at the 2021 Annual meeting to be held at the River Ridge Club House, on Tuesday, May 4th, 2021 at 6 pm.

Agenda

1. Call the Meeting to Order
2. Roll Call
3. Proof of meeting announcement
4. Review & approval of minutes of 2020 Annual Meeting
5. Financial Report – Provided by Beal Properties
 - a. Cash Flow
 - b. Expense Distribution
 - c. Delinquency
 - d. 2021 Budget
 - e. Reserve Account
6. Management Report
 - a. Work orders / Bids
 - b. Violations
7. Election or reinstatement of Officers and Board
8. Old Business
9. New Business
10. Adjournment

2021 River Ridge Townhomes Association Proxy

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 May 4th, 2021. You can email the completed proxy (below) to Beal Properties (hoa@bealbcs.com) or fax it to (979) 764-0508.

Know All by these Present: That I, _____

Do hereby appoint: _____

Or (circle one)

Alton Ofczarzak

Tina Berkenhoff

Melody Jerpseth

Beverly Schafer

As agent for me, and in my name and stead to vote as my Proxy at the 2021 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 May 4th 2021 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
10th Annual HOA Meeting Notes
Wednesday, February 12, 2020

1. The meeting was called to order at 6:02 pm.
2. Proof of meeting announcement was produced.
3. A quorum (5% of units = 4) was confirmed with 17 units represented and 2 proxies.
4. Minutes from the 2019 River Ridge Annual Homeowners Association meeting were reviewed. Melanie Stonecipher made a motion to approve; Drew Armstrong seconded the motion. There was no further discussion, and the minutes were approved unanimously.
5. Cash flow \$20,898.16 Reserve Account \$150,652.70
6. 2019 projects:
 - a. Painting started in 2018 and completed in 2019
 - b. Screens were replaced
 - c. Fences were repaired and painted
 - d. Reroof the road sign completed
 - e. Repaired pool pump house after the fire. Owner was charged the cost of the repair.
 - f. Other projects: K2Share (the building behind our complex) won't agree that the water draining into our parking lot is coming from them. Beal properties had attorneys contact them. The City has tried to fix the leaking pipe. We are still checking on the situation.
7. 2020 projects:
 - a. Replace LED lights in parking lots
 - b. Lawn crew mulch and place flowers by the entrance
 - c. Buy pool furniture
 - d. Replace or remove waterfall
 - e. Power wash the walls at the entrance.
8. Toni Myers presented the 2020 Budget. Toni proposed that we increase the dues \$5. $\$5 \times 82 \text{ units} \times 12 \text{ months} = \4920 . This will increase our operating income to work with our proposed budget. Tina Berckenhoff made a motion to approve the Budget; Melody Jerpseth seconded this motion. The motion was approved unanimously. Increase in dues will begin April 1st.
9. Comparable Listings in 2020 - average \$162,875 in 214 days.
10. Certificate of Insurance was included in HOA packet. Contact insurance company directly if your mortgage company is requesting a copy with your name listed.
11. Homeowner discussion:

Unit #1704 gutter overflowing & dead bush (Don't think they painted it in the back).

Unit #2102 2101 pest control for maybe the whole complex about \$100 each month.

Unit #1304 gutter leaks straight down between the two buildings which will wash away the mulch etc.

Melanie Stonecipher reported the concrete in the backyard is breaking up.

Unit #2001 expansion joint needs to be replaced.

Unit #1706 entrance has a huge crack and chunk missing.
- Stacie with Beal Properties walks property twice a month. She is concerned with Violations of rules and regulations. Beal Properties and the HOA board members request owners or tenants to inform management of specific violations.
 - a. Specific question: "Do we want to ask units to remove a cross or sign?" – notify the owner that holes have been put into HOA property and that repairing the hole is required when the tenant or owner sells.
 - b. Specific question: "Do we want to get a unit to remove tarps?" Yes
 - c. Suggestion to landlords: Have tenants sign the rules and regulations. Maybe remind tenants by delivering rules and regulations on each front door and email to owner.
12. By Laws state that election of officers for president is for 3 years, secretary for 2 years, and 1 year for board members. Melanie Stonecipher made a motion to continue with the current board members and Drew Armstrong 2nd the motion. The motion unanimously passed.

Alton Ofczarzak continues for 1 more year, 2020.

Tina Berckenhoff continues for 2 more years, 2020 & 2021.

Melody Jerpseth & Beverly Schafer will continue for another 1 year, 2020.
13. Toni Meyers completed the annual meeting Alton Ofczarzak made a motion & Melanie Jerpseth 2nd the motion to adjourn the meeting. The meeting was adjourned at 7:06 pm.

Respectfully submitted, Tina Berckenhoff, Secretary/Treasurer

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 12/31/2020

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 | | | | |
| Balance Forward | -55.00 | -0.05 | -55.00 | -0.05 |
| Homeowners Association Dues | 115,775.00 | 100.05 | 115,775.00 | 100.05 |
| Total Operating Income | 115,720.00 | 100.00 | 115,720.00 | 100.00 |
| Expense | | | | |
| Bank Fees/Office Expenses | 56.50 | 0.05 | 56.50 | 0.05 |
| Broadband service | 1,609.24 | 1.39 | 1,609.24 | 1.39 |
| Cable | 139.50 | 0.12 | 139.50 | 0.12 |
| Concrete work | 448.00 | 0.39 | 448.00 | 0.39 |
| Electrical Repairs | 4,482.66 | 3.87 | 4,482.66 | 3.87 |
| Fence Repair | 601.03 | 0.52 | 601.03 | 0.52 |
| Fire Alarm Repairs | 50.89 | 0.04 | 50.89 | 0.04 |
| General Maintenance | 2,724.79 | 2.35 | 2,724.79 | 2.35 |
| Insurance | 29,655.66 | 25.63 | 29,655.66 | 25.63 |
| Transfer to Reserves | 11,316.00 | 9.78 | 11,316.00 | 9.78 |
| Keys/Locks | 1,246.02 | 1.08 | 1,246.02 | 1.08 |
| Lawn/Property Maintenance | 15,385.89 | 13.30 | 15,385.89 | 13.30 |
| Maintenance Supplies | 239.87 | 0.21 | 239.87 | 0.21 |
| Special Projects | 2,411.88 | 2.08 | 2,411.88 | 2.08 |
| Management Fee | 11,424.00 | 9.87 | 11,424.00 | 9.87 |
| Cleaning Expense | 1,650.00 | 1.43 | 1,650.00 | 1.43 |
| Pest Control | 324.76 | 0.28 | 324.76 | 0.28 |
| Plumbing Expense | 730.00 | 0.63 | 730.00 | 0.63 |
| Porter Service | 2,275.00 | 1.97 | 2,275.00 | 1.97 |
| Pool Expense | 8,126.55 | 7.02 | 8,126.55 | 7.02 |
| Professional Fees | 460.00 | 0.40 | 460.00 | 0.40 |
| Property Taxes | 2.26 | 0.00 | 2.26 | 0.00 |
| Tax Expense | -17.83 | -0.02 | -17.83 | -0.02 |
| Telephone Service | 1,851.23 | 1.60 | 1,851.23 | 1.60 |
| Utilities | 13,946.29 | 12.05 | 13,946.29 | 12.05 |
| Total Operating Expense | 111,140.19 | 96.04 | 111,140.19 | 96.04 |
| NOI - Net Operating Income | 4,579.81 | 3.96 | 4,579.81 | 3.96 |
| Total Income | 115,720.00 | 100.00 | 115,720.00 | 100.00 |
| Total Expense | 111,140.19 | 96.04 | 111,140.19 | 96.04 |
| Net Income | 4,579.81 | 3.96 | 4,579.81 | 3.96 |
| Cash Flow | 4,579.81 | | 4,579.81 | |

Cash Flow

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|----------------------------|-----------------|----------------------|---------------------|--------------------------|
| Beginning Cash | 20,903.16 | | 20,903.16 | |
| Beginning Cash + Cash Flow | 25,482.97 | | 25,482.97 | |
| Actual Ending Cash | 29,367.97 | | 29,367.97 | |

Expense Distribution

Exported On: 05/03/2021 11:37 AM

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

Payees: All

Bill Date Range: 01/01/2020 to 12/31/2020

| Reference | Bill Date | Unit | Payee | Amount | Unpaid Amount | Check # | Check Date | Description |
|---|------------|-------|------------------------------------|----------|---------------|---------|------------|--|
| 2270 - Clearing-Tenant Deposits | | | | | | | | |
| | 09/11/2020 | #1504 | Tarek Habib Ghaddar | 120.00 | 0.00 | 7658 | 09/28/2020 | ASSOCIATION - #1504: Move Out Refund |
| | 11/30/2020 | #1902 | Jeffery & Charlene Hausaman | 240.00 | 0.00 | 7686 | 11/30/2020 | Jeffery & Charlene Hausaman, RIVER RIDGE TOWNHOME ASSOCIATION - #1902: Move Out Refund |
| | | | | 360.00 | 0.00 | | | |
| 4600 - Homeowners Association Dues | | | | | | | | |
| | 08/04/2020 | #1304 | Alonso L. Mago | 120.00 | 0.00 | 7639 | 08/11/2020 | ASSOCIATION - #1304: Move Out Refund |
| 6060 - Broadband service | | | | | | | | |
| 07707-122152-01-5 | 01/17/2020 | | SuddenLink | 147.77 | 0.00 | 7534 | 01/18/2020 | monthly broadband and cable bill |
| 07707-122152-01-5 | 02/18/2020 | | SuddenLink | 147.77 | 0.00 | 7546 | 02/19/2020 | monthly broadband and cable bill |
| 07707-122152-01-5 | 03/18/2020 | | SuddenLink | 158.86 | 0.00 | 7564 | 03/19/2020 | monthly internet service |
| 07707-122152-01-5 | 04/13/2020 | | SuddenLink | 158.86 | 0.00 | 7578 | 04/13/2020 | Monthly Internet Services |
| 07707-122152-01-5 | 05/13/2020 | | SuddenLink | 148.86 | 0.00 | 7594 | 05/13/2020 | monthly broadband and cable bill |
| 07707-122152-01-5 | 06/24/2020 | | SuddenLink | 148.86 | 0.00 | 7613 | 06/24/2020 | internet |
| 07707-122152-01-5 | 07/16/2020 | | SuddenLink | 149.50 | 0.00 | 7627 | 07/16/2020 | monthly broadband and cable bill |
| 07707-122152-01-5 | 10/02/2020 | | SuddenLink | 149.50 | 0.00 | 7665 | 10/07/2020 | |
| 07707-122152-01-5 | 12/04/2020 | | SuddenLink | 288.84 | 0.00 | 7692 | 12/04/2020 | |
| 07707-122152-01-5 | 12/11/2020 | | SuddenLink | 120.42 | 0.00 | 7698 | 12/11/2020 | Broadband service |
| | | | | 1,619.24 | 0.00 | | | |
| 6130 - Cable | | | | | | | | |
| 07707-122152-01-5 | 08/26/2020 | | SuddenLink | 139.50 | 0.00 | 7645 | 08/26/2020 | |
| 6298 - Concrete work | | | | | | | | |
| | 03/06/2020 | | Eliseo Castaneda | 448.00 | 0.00 | 7555 | 03/06/2020 | |
| 6390 - Electrical Repairs | | | | | | | | |
| | 02/25/2020 | | Constant Current Electric | 4,415.66 | 0.00 | 7548 | 02/25/2020 | complex |
| 9210 | 11/10/2020 | | CC Electric | 67.00 | 0.00 | 7680 | 11/10/2020 | |
| | | | | 4,482.66 | 0.00 | | | |
| 6430 - Fence Repair | | | | | | | | |
| 8181 | 02/25/2020 | | Brenham Technical Services LLC | 170.00 | 0.00 | 7547 | 02/25/2020 | Repaired gate entry, reset unit . |
| 11903 | 04/06/2020 | | T. Fry Make Ready | 40.00 | 0.00 | 7573 | 04/06/2020 | #1609 Fence repair |
| 8357 | 04/11/2020 | | Brenham Technical Services LLC | 217.32 | 0.00 | 7577 | 04/11/2020 | Replaced batteries at River Ridge entry gate |
| 12074 | 07/06/2020 | | T. Fry Make Ready | 173.71 | 0.00 | 7617 | 07/06/2020 | post |
| | | | | 601.03 | 0.00 | | | |
| 6437 - Fire Alarm Repairs | | | | | | | | |
| 6342 | 10/02/2020 | | Shield Fire & Suppression LLC | 50.89 | 0.00 | 7664 | 10/07/2020 | |
| 6455 - General Maintenance | | | | | | | | |
| 11693 | 01/07/2020 | | T. Fry Make Ready | 100.00 | 0.00 | 7529 | 01/07/2020 | Power washed area where slime had built up. |
| 1993 | 02/25/2020 | | Petty-Faldyn Property Repair LLC | 266.00 | 0.00 | 7549 | 02/25/2020 | Repaired pedestrian Gate |
| 1985 | 02/25/2020 | | Petty-Faldyn Property Repair LLC | 190.00 | 0.00 | 7549 | 02/25/2020 | Pool House fire- secured |
| 1988 | 02/25/2020 | | Petty-Faldyn Property Repair LLC | 60.00 | 0.00 | 7549 | 02/25/2020 | Replaced 4 LED lights |
| 1989 | 02/25/2020 | | Petty-Faldyn Property Repair LLC | 54.00 | 0.00 | 7549 | 02/25/2020 | Replaced Outdoor outlet cover |
| 2007 | 03/18/2020 | | Petty-Faldyn Property Repair LLC | 205.00 | 0.00 | 7567 | 03/27/2020 | repair firewall #1605 |
| 2033 | 04/16/2020 | | Petty-Faldyn Property Repair LLC | 294.00 | 0.00 | 7581 | 04/16/2020 | repaired faulty expansion joint |
| 2035 | 04/16/2020 | | Petty-Faldyn Property Repair LLC | 194.00 | 0.00 | 7581 | 04/16/2020 | repaired / sealed frame of bedroom window |
| 11937 | 05/06/2020 | | T. Fry Make Ready | 80.00 | 0.00 | 7590 | 05/06/2020 | #1208 - Repaired section of fence that had blown over |
| 11936 | 05/06/2020 | | T. Fry Make Ready | 263.86 | 0.00 | 7590 | 05/06/2020 | #1704 - Repaired and painted fence that had fallen |
| 11931 | 05/06/2020 | | T. Fry Make Ready | 120.00 | 0.00 | 7590 | 05/06/2020 | Pressure washed parking lot |
| 2093 | 06/02/2020 | | Petty-Faldyn Property Repair LLC | 195.00 | 0.00 | 7603 | 06/04/2020 | gutter seal repair #1704 |
| 2092 | 06/02/2020 | | Petty-Faldyn Property Repair LLC | 195.00 | 0.00 | 7603 | 06/04/2020 | gutter seal repair #1304 |
| 11995 | 06/04/2020 | | T. Fry Make Ready | 59.74 | 0.00 | 7604 | 06/04/2020 | 1603 - repaired gate and replaced 3 fence pickets |
| 12020 | 06/10/2020 | | T. Fry Make Ready | 58.66 | 0.00 | 7611 | 06/10/2020 | 1408 Replace 2 pickets |
| 12192 | 08/06/2020 | | T. Fry Make Ready | 107.06 | 0.00 | 7633 | 08/06/2020 | #1308 Repaired fence and gate, painted |
| 12231 | 08/06/2020 | | T. Fry Make Ready | 60.00 | 0.00 | 7633 | 08/06/2020 | #1303- Repaired fence that had fallen |
| 12407 | 10/06/2020 | | T. Fry Make Ready | 60.00 | 0.00 | 7666 | 10/07/2020 | |
| 12507 | 12/04/2020 | | T. Fry Make Ready | 122.47 | 0.00 | 7696 | 12/04/2020 | REPLACE 7 PERIMETER FENCE PICKETS |
| 12532 | 12/04/2020 | #2004 | T. Fry Make Ready | 40.00 | 0.00 | 7696 | 12/04/2020 | REPLACE PROEPRTY NUMBERS ON GATE |
| | | | | 2,724.79 | 0.00 | | | |
| 6470 - Insurance | | | | | | | | |
| F002005921-001-00001 | 01/07/2020 | | Farmers Insurance Exchange | 2,198.33 | 0.00 | 7526 | 01/07/2020 | Monthly Insurance premium |
| F002005921-001-00001 | 02/05/2020 | | Farmers Insurance Exchange | 2,197.33 | 0.00 | 7539 | 02/07/2020 | Monthly Insurance premium |
| F002005921-001-00001 | 03/10/2020 | | Farmers Insurance Exchange | 2,729.49 | 0.00 | 7559 | 03/10/2020 | Monthly Insurance premium |
| 00001 | 03/17/2020 | | Safepoint Insurance | 4,432.00 | 0.00 | 7560 | 03/17/2020 | Insurance installment payment |
| 1000520221 | 04/06/2020 | | The Cincinnati Insurance Companies | 190.00 | 0.00 | 7574 | 04/06/2020 | Insurance premium |
| STCP0001039-01 | 04/16/2020 | | Safepoint Insurance | 2,213.00 | 0.00 | 7582 | 04/16/2020 | Monthly insurance |
| 1000522127 | 05/06/2020 | | The Cincinnati Insurance Companies | 635.00 | 0.00 | 7588 | 05/06/2020 | Monthly Insurance Premium |
| 1000520221 | 05/06/2020 | | The Cincinnati Insurance Companies | 92.00 | 0.00 | 7588 | 05/06/2020 | Monthly Insurance Premium |
| stcp0001039-01 | 05/27/2020 | | Safepoint Insurance | 2,213.00 | 0.00 | 7596 | 05/27/2020 | Property Insurance |
| 1000520221 | 06/04/2020 | | The Cincinnati Insurance Companies | 92.00 | 0.00 | 7605 | 06/04/2020 | Monthly insurance premium |
| 1000522127 | 06/04/2020 | | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7607 | 06/04/2020 | Monthly Insurance premium |
| 1000522127 | 07/06/2020 | | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7620 | 07/06/2020 | Monthly Insurance Premium |
| 1000520221 | 07/06/2020 | | The Cincinnati Insurance Companies | 92.00 | 0.00 | 7618 | 07/06/2020 | Monthly Insurance Premium |
| STCP0001039-01 | 07/07/2020 | | Safepoint Insurance | 2,213.00 | 0.00 | 7622 | 07/07/2020 | Monthly Insurance Premium |
| STCP0001039-01 | 08/06/2020 | | Safepoint Insurance | 2,213.00 | 0.00 | 7632 | 08/06/2020 | Monthly Insurance premium |
| 1000520221 | 08/06/2020 | | The Cincinnati Insurance Companies | 92.00 | 0.00 | 7634 | 08/06/2020 | Monthly Insurance premium |
| 1000522127 | 08/11/2020 | | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7640 | 08/11/2020 | Monthly Insurance premium |
| 102954 | 09/02/2020 | | Safepoint Insurance | 2,213.00 | 0.00 | 7650 | 09/08/2020 | |
| 1000520221 | 09/02/2020 | | The Cincinnati Insurance Companies | 92.00 | 0.00 | 7651 | 09/08/2020 | |
| 1000522127 | 09/08/2020 | | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7655 | 09/08/2020 | |

| | | | | | | | |
|---|------------|---------------------------------------|------------------|-------------|------|------------|---|
| 1000522127 | 10/06/2020 | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7669 | 10/07/2020 | |
| 1000520221 | 10/06/2020 | The Cincinnati Insurance Companies | 148.00 | 0.00 | 7667 | 10/07/2020 | |
| 102954 | 10/13/2020 | Safepoint Insurance | 2,212.00 | 0.00 | 7671 | 10/14/2020 | |
| 1000520221 | 11/05/2020 | The Cincinnati Insurance Companies | 115.00 | 0.00 | 7677 | 11/05/2020 | |
| 1000522127 | 11/10/2020 | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7682 | 11/10/2020 | |
| 102954 | 11/12/2020 | Safepoint Insurance | 2,213.00 | 0.00 | 7684 | 11/18/2020 | Insurance payment plan |
| 1000520221 | 12/03/2020 | The Cincinnati Insurance Companies | 115.00 | 0.00 | 7695 | 12/04/2020 | |
| 1000522127 | 12/03/2020 | The Cincinnati Insurance Companies | 209.00 | 0.00 | 7693 | 12/04/2020 | |
| 102954 | 12/22/2020 | Safepoint Insurance | 2,212.00 | 0.00 | 7700 | 12/22/2020 | |
| | | | 32,385.15 | 0.00 | | | |
| 6471 - Transfer to Reserves | | | | | | | |
| | 01/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7524 | 01/03/2020 | January 2020 - Transfer to Reserves |
| | 02/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7537 | 02/03/2020 | February 2020 - Transfer to Reserves |
| | 03/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7550 | 03/03/2020 | March 2020 - Transfer to Reserves |
| | 04/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7569 | 04/02/2020 | April 2020 - Transfer to Reserves |
| | 05/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7585 | 05/05/2020 | May 2020 - Transfer to Reserves |
| | 06/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7598 | 06/02/2020 | June 2020 - Transfer to Reserves |
| | 07/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7615 | 07/05/2020 | July 2020 - Transfer to Reserves |
| | 08/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7630 | 08/03/2020 | August 2020 - Transfer to Reserves |
| | 09/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7648 | 09/01/2020 | September 2020 - Transfer to Reserves |
| | 10/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7660 | 10/02/2020 | October 2020 - Transfer to Reserves |
| | 11/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7675 | 11/02/2020 | November 2020 - Transfer to Reserves |
| | 12/01/2020 | River Ridge HOA Reserve Acct. | 943.00 | 0.00 | 7688 | 12/01/2020 | December 2020 - Transfer to Reserves |
| | | | 11,316.00 | 0.00 | | | |
| 6472 - Keys/Locks | | | | | | | |
| 8212 | 03/06/2020 | Brenham Technical Services LLC | 378.88 | 0.00 | 7554 | 03/06/2020 | Gate remotes |
| 8460 | 07/06/2020 | Brenham Technical Services LLC | 757.75 | 0.00 | 7616 | 07/06/2020 | Purchased remotes (20) |
| 8576 | 07/06/2020 | Brenham Technical Services LLC | 95.00 | 0.00 | 7616 | 07/06/2020 | Programed remotes (1) |
| 1200929292 | 10/02/2020 | Locksmith Technologies LLC | 254.39 | 0.00 | 7662 | 10/07/2020 | |
| | | | 1,486.02 | 0.00 | | | |
| 6475 - Lawn/Property Maintenance | | | | | | | |
| 13734 | 01/10/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7530 | 01/10/2020 | monthly lawn service |
| 13782 | 02/11/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7543 | 02/11/2020 | monthly lawn service |
| 13825 | 03/18/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7562 | 03/19/2020 | monthly lawn maintenance |
| 14183 | 03/26/2020 | Green Rite Lawn Spraying Service | 243.56 | 0.00 | 7566 | 03/27/2020 | Spring Fertilization |
| 13887 | 04/06/2020 | IDC Irrigation | 487.13 | 0.00 | 7571 | 04/06/2020 | Irrigation repairs at River Ridge |
| 13894 | 04/16/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7580 | 04/16/2020 | Monthly Lawn Service |
| 13960 | 05/13/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7593 | 05/13/2020 | monthly lawn service |
| 13983 | 06/02/2020 | Dwayne's Lawn Service, LLC | 476.30 | 0.00 | 7600 | 06/04/2020 | irrigation inspection and repairs |
| 20-512 | 06/02/2020 | Brazos Valley Stump Grinding and Tree | 162.38 | 0.00 | 7599 | 06/04/2020 | removed leaning live oak |
| 14035 | 06/10/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7609 | 06/10/2020 | Lawn Service Agreement |
| 14101 | 07/16/2020 | Dwayne's Lawn Service, LLC | 1,055.44 | 0.00 | 7626 | 07/16/2020 | monthly lawn service |
| 2445253 | 08/25/2020 | Excel Landscaping & Lawn Maintenance | 1,285.00 | 0.00 | 7644 | 08/26/2020 | |
| 2445360 | 09/02/2020 | Excel Landscaping & Lawn Maintenance | 1,244.88 | 0.00 | 7649 | 09/08/2020 | |
| 2445381 | 10/30/2020 | Excel Landscaping & Lawn Maintenance | 1,285.00 | 0.00 | 7673 | 10/30/2020 | |
| 14921 | 12/04/2020 | Green Rite Lawn Spraying Service | 243.56 | 0.00 | 7690 | 12/04/2020 | |
| 2445550 | 12/04/2020 | Excel Landscaping & Lawn Maintenance | 1,285.00 | 0.00 | 7689 | 12/04/2020 | |
| 2445680 | 12/04/2020 | Excel Landscaping & Lawn Maintenance | 1,285.00 | 0.00 | 7689 | 12/04/2020 | |
| | | | 15,385.89 | 0.00 | | | |
| 6520 - Maintenance Supplies | | | | | | | |
| 391478 | 03/04/2020 | Ray Criswell Distributing Company | 80.59 | 0.00 | 7552 | 03/04/2020 | cleaning supplies |
| 9180312990 | 04/06/2020 | HD Supply Facilities Maintenance | 79.28 | 0.00 | 7570 | 04/06/2020 | Trash bags and poop bags for HOA's |
| 9181974076 | 07/14/2020 | HD Supply Facilities Maintenance | 80.00 | 0.00 | 7624 | 07/14/2020 | Doggy bags and trash bags |
| | | | 239.87 | 0.00 | | | |
| 6531 - Special Projects | | | | | | | |
| 2058 | 01/14/2020 | Thee Anderson's Family Remodeling | 811.88 | 0.00 | 7531 | 01/15/2020 | Deposit to start work on damaged pump house |
| 1884 | 01/24/2020 | Thee Anderson's Family Remodeling | 1,600.00 | 0.00 | 7536 | 01/24/2020 | repair pump room from fire damage |
| | | | 2,411.88 | 0.00 | | | |
| 6540 - Management Fee | | | | | | | |
| | 01/03/2020 | Beal Properties | 952.00 | 0.00 | 7525 | 01/03/2020 | Management Fee for 01/2020 |
| | 02/03/2020 | Beal Properties | 952.00 | 0.00 | 7538 | 02/03/2020 | Management Fee for 02/2020 |
| | 03/03/2020 | Beal Properties | 952.00 | 0.00 | 7551 | 03/03/2020 | Management Fee for 03/2020 |
| | 04/02/2020 | Beal Properties | 952.00 | 0.00 | 7568 | 04/02/2020 | Management Fee for 04/2020 |
| | 05/05/2020 | Beal Properties | 952.00 | 0.00 | 7586 | 05/05/2020 | Management Fee for 05/2020 |
| | 06/02/2020 | Beal Properties | 952.00 | 0.00 | 7597 | 06/02/2020 | Management Fee for 06/2020 |
| | 07/02/2020 | Beal Properties | 952.00 | 0.00 | 7614 | 07/05/2020 | Management Fee for 07/2020 |
| | 08/03/2020 | Beal Properties | 952.00 | 0.00 | 7629 | 08/03/2020 | Management Fee for 08/2020 |
| | 09/01/2020 | Beal Properties | 952.00 | 0.00 | 7647 | 09/01/2020 | Management Fee for 09/2020 |
| | 10/02/2020 | Beal Properties | 952.00 | 0.00 | 7659 | 10/02/2020 | Management Fee for 10/2020 |
| | 11/02/2020 | Beal Properties | 952.00 | 0.00 | 7674 | 11/02/2020 | Management Fee for 11/2020 |
| | 12/01/2020 | Beal Properties | 952.00 | 0.00 | 7687 | 12/01/2020 | Management Fee for 12/2020 |
| | | | 11,424.00 | 0.00 | | | |
| 6600 - Cleaning Expense | | | | | | | |
| 130 | 01/06/2020 | Cheryl Mullins | 360.00 | 0.00 | 7527 | 01/07/2020 | monthly cleaning |
| 132 | 02/05/2020 | Cheryl Mullins | 360.00 | 0.00 | 7540 | 02/07/2020 | monthly cleaning service |
| 134 | 03/06/2020 | Cheryl Mullins | 360.00 | 0.00 | 7556 | 03/06/2020 | February Clubhouse cleaning |
| 136 | 04/06/2020 | Cheryl Mullins | 270.00 | 0.00 | 7572 | 04/06/2020 | 6 cleanings of the club house for March |
| 138 | 05/05/2020 | Cheryl Mullins | 300.00 | 0.00 | 7587 | 05/06/2020 | One time deep clean and disinfect - Clubhouse |
| | | | 1,650.00 | 0.00 | | | |
| 6695 - Pest Control | | | | | | | |
| 21822 | 06/01/2020 | Joe Loudat DBA/ | 54.13 | 0.00 | 7601 | 06/04/2020 | wasp treatment #2004,2104 |
| 22124 | 08/06/2020 | Joe Loudat DBA/ | 270.63 | 0.00 | 7631 | 08/06/2020 | Monthly Perimeter Pest Control |
| | | | 324.76 | 0.00 | | | |

| 6700 - Plumbing Expense | | | | | | | |
|--------------------------|------------|----------------------------------|-----------------|-------------|------|------------|--|
| 2659 | 07/07/2020 | Twin City Plumbing LLC | 85.00 | 0.00 | 7623 | 07/07/2020 | no leak found |
| 29376 | 08/19/2020 | Holman's Quality Plumbing | 275.00 | 0.00 | 7643 | 08/20/2020 | |
| 2730 | 08/25/2020 | Twin City Plumbing LLC | 120.00 | 0.00 | 7646 | 08/26/2020 | |
| 1971 | 12/04/2020 | Maroon Plumbing Llc | 250.00 | 0.00 | 7691 | 12/04/2020 | |
| | | | 730.00 | 0.00 | | | |
| 6701 - Porter Service | | | | | | | |
| 1813 | 01/06/2020 | Robert Walker | 165.00 | 0.00 | 7528 | 01/07/2020 | December bilk pick up 16,26,30 |
| 1821 | 01/06/2020 | Robert Walker | 125.00 | 0.00 | 7528 | 01/07/2020 | December porter service |
| 1835 | 02/05/2020 | Robert Walker | 135.00 | 0.00 | 7541 | 02/07/2020 | Bulk Pick up |
| 1846 | 02/05/2020 | Robert Walker | 125.00 | 0.00 | 7541 | 02/07/2020 | Monthly Porter Service |
| 1853 | 03/04/2020 | Robert Walker | 275.00 | 0.00 | 7553 | 03/04/2020 | Bulk pick up and dump fees February 5,11,17,25 |
| 1870 | 03/04/2020 | Robert Walker | 125.00 | 0.00 | 7553 | 03/04/2020 | February porter service/dog stations |
| 1891 | 04/05/2020 | Robert Walker | 125.00 | 0.00 | 7575 | 04/06/2020 | Monthly Porter Service |
| 1880 | 04/05/2020 | Robert Walker | 105.00 | 0.00 | 7575 | 04/06/2020 | Bulk Pick Up |
| 1904 | 05/06/2020 | Robert Walker | 75.00 | 0.00 | 7589 | 05/06/2020 | up, |
| 1914 | 05/06/2020 | Robert Walker | 125.00 | 0.00 | 7589 | 05/06/2020 | april porter service and dog stations |
| 1938 | 06/02/2020 | Robert Walker | 125.00 | 0.00 | 7606 | 06/04/2020 | May porter service/dog stations |
| 1951 | 07/05/2020 | Robert Walker | 90.00 | 0.00 | 7619 | 07/06/2020 | porter serervice and dump-fees |
| 1961 | 07/05/2020 | Robert Walker | 100.00 | 0.00 | 7619 | 07/06/2020 | June porter service |
| 1987 | 08/06/2020 | Robert Walker | 125.00 | 0.00 | 7636 | 08/06/2020 | Monthly Porter Service |
| 1982 | 08/06/2020 | Robert Walker | 30.00 | 0.00 | 7636 | 08/06/2020 | Bulk oick up of wood pallets at back dumpster |
| 2009 | 09/02/2020 | Robert Walker | 125.00 | 0.00 | 7652 | 09/08/2020 | |
| 2028 | 10/06/2020 | Robert Walker | 125.00 | 0.00 | 7668 | 10/07/2020 | porter and dog stations |
| 2047 | 11/05/2020 | Robert Walker | 125.00 | 0.00 | 7678 | 11/05/2020 | |
| 2067 | 12/04/2020 | Robert Walker | 125.00 | 0.00 | 7694 | 12/04/2020 | |
| | | | 2,350.00 | 0.00 | | | |
| 6702 - Pool Expense | | | | | | | |
| 2019396 | 01/17/2020 | Oasis Pools | 454.65 | 0.00 | 7533 | 01/18/2020 | Monthly Pool Service |
| 2020423 | 02/18/2020 | Oasis Pools | 405.94 | 0.00 | 7545 | 02/19/2020 | Monthly Pool Service |
| 2020451 | 03/18/2020 | Oasis Pools | 573.62 | 0.00 | 7563 | 03/19/2020 | monthly pool maintenance/chlorine tablets |
| 2020462 | 03/18/2020 | Oasis Pools | 343.25 | 0.00 | 7563 | 03/19/2020 | replace pool light timer/install deadbolt on pump room |
| 2020492 | 04/24/2020 | Oasis Pools | 476.65 | 0.00 | 7584 | 04/27/2020 | Monthly Pool Service |
| 2020517 | 06/02/2020 | Oasis Pools | 405.94 | 0.00 | 7602 | 06/04/2020 | monthly pool maintenance |
| 2020537 | 06/02/2020 | Oasis Pools | 382.12 | 0.00 | 7602 | 06/04/2020 | yearly pool maintenance/inspection/supplies |
| 2020552 | 06/10/2020 | Oasis Pools | 445.74 | 0.00 | 7610 | 06/10/2020 | Monthly Pool Maintenance - May |
| 2020578 | 06/10/2020 | Oasis Pools | 494.70 | 0.00 | 7610 | 06/10/2020 | 1000 Replaced hot tub hayward tri-star |
| 2020617 | 07/07/2020 | Oasis Pools | 445.88 | 0.00 | 7621 | 07/07/2020 | Monthly Pool Maintenance June, Muriatic Acid |
| 2020635 | 08/07/2020 | Oasis Pools | 1,009.47 | 0.00 | 7637 | 08/07/2020 | Monthly Pool Service - July + chemicals |
| 2020695 | 09/08/2020 | Oasis Pools | 445.88 | 0.00 | 7654 | 09/08/2020 | |
| 2020722 | 09/15/2020 | Oasis Pools | 1,028.38 | 0.00 | 7657 | 09/16/2020 | |
| 2020714 | 09/15/2020 | Oasis Pools | 176.99 | 0.00 | 7657 | 09/16/2020 | |
| 2020729 | 10/06/2020 | Oasis Pools | 445.88 | 0.00 | 7663 | 10/07/2020 | |
| 2020780 | 11/06/2020 | Oasis Pools | 591.46 | 0.00 | 7679 | 11/06/2020 | |
| | | | 8,126.55 | 0.00 | | | |
| 6705 - Professional Fees | | | | | | | |
| 204999 | 08/06/2020 | Thompson, Derrig and Craig, P.C. | 460.00 | 0.00 | 7635 | 08/06/2020 | Prepared 2019 Federal Corporation Income Tax |
| 6710 - Property Taxes | | | | | | | |
| 423805 | 11/05/2020 | Kristeen Roe, Tax A/C | 2.26 | 0.00 | 7676 | 11/05/2020 | |
| 6757 - Telephone Service | | | | | | | |
| 979-268-2705-120116-5 | 01/18/2020 | FRONTIER COMMUNICATION | 297.14 | 0.00 | 7535 | 01/18/2020 | Monthly Telephone Service |
| 979-694-7301-112800-5 | 03/10/2020 | FRONTIER COMMUNICATION | 55.98 | 0.00 | 7557 | 03/10/2020 | Monthly Telephone Service |
| 979-268-2705-120116-5 | 03/26/2020 | FRONTIER COMMUNICATION | 141.75 | 0.00 | 7565 | 03/27/2020 | |
| 979-268-2705-120116-5 | 04/20/2020 | FRONTIER COMMUNICATION | 142.56 | 0.00 | 7583 | 04/22/2020 | Monthly Telephone Service |
| 979-268-2705-120116-5 | 05/19/2020 | FRONTIER COMMUNICATION | 142.47 | 0.00 | 7595 | 05/19/2020 | Monthly Telephone Service |
| 979-268-2705-120116-5 | 06/16/2020 | FRONTIER COMMUNICATION | 142.47 | 0.00 | 7612 | 06/16/2020 | Monthly Telephone Service |
| 979-268-2705-120116-5 | 07/20/2020 | FRONTIER COMMUNICATION | 144.43 | 0.00 | 7628 | 07/20/2020 | Monthly Telephone Service |
| 979-268-2705-120116-5 | 08/19/2020 | FRONTIER COMMUNICATION | 162.06 | 0.00 | 7641 | 08/20/2020 | |
| 979-268-2705-120116-5 | 10/06/2020 | FRONTIER COMMUNICATION | 153.23 | 0.00 | 7661 | 10/07/2020 | |
| 979-268-2705-120116-5 | 10/20/2020 | FRONTIER COMMUNICATION | 153.23 | 0.00 | 7672 | 10/20/2020 | |
| 979-268-2705-120116-5 | 11/17/2020 | FRONTIER COMMUNICATION | 162.39 | 0.00 | 7683 | 11/18/2020 | |
| 979-268-2705-120116-5 | 12/22/2020 | FRONTIER COMMUNICATION | 153.52 | 0.00 | 7701 | 12/27/2020 | |
| | | | 1,851.23 | 0.00 | | | |
| 6810 - Utilities | | | | | | | |
| 324505-145746 | 01/17/2020 | College Station Utilities | 514.70 | 0.00 | 7532 | 01/18/2020 | Monthly Utilty Bill |
| 324505-208400 | 01/17/2020 | College Station Utilities | 941.08 | 0.00 | 7532 | 01/18/2020 | Monthly Utilty Bill |
| 324505-211954 | 01/17/2020 | College Station Utilities | 12.40 | 0.00 | 7532 | 01/18/2020 | Monthly Utilty Bill |
| 324505-211958 | 01/17/2020 | College Station Utilities | 12.40 | 0.00 | 7532 | 01/18/2020 | Monthly Utilty Bill |
| 324505-208400 | 02/07/2020 | College Station Utilities | 819.66 | 0.00 | 7542 | 02/07/2020 | Monthly Utilty Bill |
| 324505-145746 | 02/18/2020 | College Station Utilities | 448.31 | 0.00 | 7544 | 02/19/2020 | Utilities |
| 324505-211958 | 02/18/2020 | College Station Utilities | 12.40 | 0.00 | 7544 | 02/19/2020 | Monthly Utilty Bill |
| 324505-211954 | 02/18/2020 | College Station Utilities | 12.40 | 0.00 | 7544 | 02/19/2020 | Utilities |
| 324505-208400 | 03/10/2020 | College Station Utilities | 824.85 | 0.00 | 7558 | 03/10/2020 | Monthly Utilty Bill |
| 102153-174932 | 03/10/2020 | College Station Utilities | 78.75 | 0.00 | 7558 | 03/10/2020 | Monthly Utilty Bill |
| 324505-211958 | 03/10/2020 | College Station Utilities | 12.40 | 0.00 | 7558 | 03/10/2020 | Monthly Utilty Bill |
| 324505-145746 | 03/10/2020 | College Station Utilities | 359.72 | 0.00 | 7558 | 03/10/2020 | Utilities |
| 324505-211954 | 03/10/2020 | College Station Utilities | 12.40 | 0.00 | 7558 | 03/10/2020 | Monthly Utilty Bill |
| 324505-208400 | 04/07/2020 | College Station Utilities | 745.63 | 0.00 | 7576 | 04/07/2020 | Utilities |
| 324505-211958 | 04/14/2020 | College Station Utilities | 12.40 | 0.00 | 7579 | 04/14/2020 | utilities |
| 324505-145746 | 04/14/2020 | College Station Utilities | 230.26 | 0.00 | 7579 | 04/14/2020 | utilities |
| 324505-211954 | 04/14/2020 | College Station Utilities | 15.65 | 0.00 | 7579 | 04/14/2020 | utilities |
| 324505-208400 | 05/08/2020 | College Station Utilities | 509.60 | 0.00 | 7591 | 05/08/2020 | Utilities |
| 324505-145746 | 05/13/2020 | College Station Utilities | 337.76 | 0.00 | 7592 | 05/13/2020 | Utilities |
| 324505-211954 | 05/13/2020 | College Station Utilities | 12.40 | 0.00 | 7592 | 05/13/2020 | Utilities |
| 324505-211958 | 05/13/2020 | College Station Utilities | 12.40 | 0.00 | 7592 | 05/13/2020 | Utilities |
| 324505-145746 | 06/10/2020 | College Station Utilities | 377.37 | 0.00 | 7608 | 06/10/2020 | Cycle Bill |
| 324505-211954 | 06/10/2020 | College Station Utilities | 28.65 | 0.00 | 7608 | 06/10/2020 | Cycle Bill |
| 324505-211958 | 06/10/2020 | College Station Utilities | 54.65 | 0.00 | 7608 | 06/10/2020 | Cycle Bill |
| 324505-208400 | 06/10/2020 | College Station Utilities | 487.40 | 0.00 | 7608 | 06/10/2020 | cycle bill |

| | | | | | | | | |
|---------------|------------|--|---------------------------|-------------------|-------------|------|------------|-------------------------------|
| 324505-211958 | 07/16/2020 | | College Station Utilities | 132.65 | 0.00 | 7625 | 07/16/2020 | Utilities |
| 324505-211954 | 07/16/2020 | | College Station Utilities | 64.40 | 0.00 | 7625 | 07/16/2020 | Utilities |
| 324505-145746 | 07/16/2020 | | College Station Utilities | 477.74 | 0.00 | 7625 | 07/16/2020 | Utilities |
| 324505-208400 | 07/16/2020 | | College Station Utilities | 695.93 | 0.00 | 7625 | 07/16/2020 | Utilities |
| 324505-208400 | 08/11/2020 | | College Station Utilities | 591.13 | 0.00 | 7638 | 08/11/2020 | Utilities |
| 324505-211954 | 08/18/2020 | | College Station Utilities | 67.65 | 0.00 | 7642 | 08/20/2020 | |
| 324505-211958 | 08/18/2020 | | College Station Utilities | 126.15 | 0.00 | 7642 | 08/20/2020 | |
| 324505-145746 | 08/18/2020 | | College Station Utilities | 491.96 | 0.00 | 7642 | 08/20/2020 | ELECTRIC |
| 324505-208400 | 09/08/2020 | | College Station Utilities | 519.16 | 0.00 | 7653 | 09/08/2020 | |
| 324505-211958 | 09/15/2020 | | College Station Utilities | 243.15 | 0.00 | 7656 | 09/16/2020 | |
| 324505-145746 | 09/15/2020 | | College Station Utilities | 543.85 | 0.00 | 7656 | 09/16/2020 | |
| 324505-211954 | 09/15/2020 | | College Station Utilities | 67.65 | 0.00 | 7656 | 09/16/2020 | |
| 324505-208400 | 10/13/2020 | | College Station Utilities | 516.72 | 0.00 | 7670 | 10/14/2020 | |
| 324505-145746 | 10/13/2020 | | College Station Utilities | 433.86 | 0.00 | 7670 | 10/14/2020 | |
| 324505-211954 | 10/13/2020 | | College Station Utilities | 57.90 | 0.00 | 7670 | 10/14/2020 | |
| 324505-211958 | 10/13/2020 | | College Station Utilities | 12.40 | 0.00 | 7670 | 10/14/2020 | |
| 324505-208400 | 11/10/2020 | | College Station Utilities | 511.17 | 0.00 | 7681 | 11/10/2020 | |
| 324505-145746 | 11/18/2020 | | College Station Utilities | 438.09 | 0.00 | 7685 | 11/18/2020 | |
| 324505-211954 | 11/18/2020 | | College Station Utilities | 57.90 | 0.00 | 7685 | 11/18/2020 | |
| 324505-211958 | 11/18/2020 | | College Station Utilities | 12.40 | 0.00 | 7685 | 11/18/2020 | |
| 324505-208400 | 12/11/2020 | | College Station Utilities | 478.32 | 0.00 | 7697 | 12/11/2020 | Utilities |
| 324505-211958 | 12/22/2020 | | College Station Utilities | 12.40 | 0.00 | 7699 | 12/22/2020 | utilities |
| 324505-211954 | 12/22/2020 | | College Station Utilities | 61.15 | 0.00 | 7699 | 12/22/2020 | sprinkler |
| 324505-145746 | 12/22/2020 | | College Station Utilities | 446.92 | 0.00 | 7699 | 12/22/2020 | monthly utilities-electricity |
| | | | | 13,946.29 | 0.00 | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total | | | | 114,636.01 | 0.00 | | | |

River Ridge Home Owners Association

2021 Budget

| | 2020 Budget | 2020 Actual | 2021 Budget | |
|-----------------------------|-------------|-------------|-------------|------|
| Income: | | -55 | | |
| HOA Dues | 113160 | 115775 | 119520 | 100% |
| Insurance | | 0 | | 120 |
| Club House Rental | | | | |
| Late or NSF fees | | | | |
| Transfer from Reserv. | | 0 | | |
| Total Income: | 113160 | 115720 | 119520 | |
| Expense: | | | | |
| Accounting | 500 | 460 | 500 | |
| Cable/Broadband | 1900 | 1748.74 | 1800 | |
| Cleaning / Supplies | 4200 | 1650 | 3200 | |
| Electrical | 500 | 4482.66 | 2000 | |
| Pest Control | 0 | 324.76 | 250 | |
| Porter Service | 2750 | 2275 | 2500 | |
| Insurance | 26151 | 29655.66 | 28000 | |
| Lawn Care | 16000 | 15385.89 | 16000 | |
| Legal | 0 | 0 | 0 | |
| General Maintenance | 4000 | 3223.68 | 3500 | |
| Management Fee | 11424 | 11424 | 11424 | |
| Special Projects | 5000 | 2411.88 | 0 | |
| Plumbing | 600 | 730 | 750 | |
| Pool Maintenance | 7500 | 8126.55 | 7775 | |
| Postage/Office exp. | 0 | 239.87 | 250 | |
| Fence Repair | 1250 | 601.03 | 600 | |
| Keys & Fobs | 500 | 1246.02 | 500 | |
| Signage | 0 | 0 | 0 | |
| Telephone | 1575 | 1851.23 | 1700 | |
| Utilities | 17250 | 13946.29 | 15000 | |
| Bank & Credit Card | 0 | 56.5 | 50 | |
| Tax Expense | 250 | -15.57 | 25 | |
| Total Operating Exp. | 101350 | 99824.19 | 95824 | |
| Transfer to Reserves | 11316 | 11316 | 11316 | |
| Total Expense: | 112666 | 111140.2 | 107140 | |
| Net Income | 494 | 4579.81 | 12380 | |



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Statement Date

3/31/2021

3789 1 AV 0.398
 RIVER RIDGE TOWNHOMES
 A CONDOMINIUM HOMEOWNERS
 903 TEXAS AVE S
 COLLEGE STATION TX 77840-2228

Account No

****0132

Page 1 of 5



1

| STATEMENT SUMMARY | | TX Business Premier Money Market Account No ****0132 | |
|-------------------|--------------------------|--|--------------|
| 03/01/2021 | Beginning Balance | | \$164,374.61 |
| | 2 Deposits/Other Credits | + | \$957.04 |
| | 0 Checks/Other Debits | - | \$0.00 |
| 03/31/2021 | Ending Balance | 31 Days in Statement Period | \$165,331.65 |
| | Total Enclosures | | 1 |

| DEPOSITS/OTHER CREDITS | | |
|------------------------|------------------------------------|----------|
| Date | Description | Amount |
| 03/03/2021 | Deposit | \$943.00 |
| 03/31/2021 | Accr Earning Pymt Added to Account | \$14.04 |

| DAILY ENDING BALANCE | | | | | |
|----------------------|--------------|-------|--------------|-------|--------------|
| Date | Balance | Date | Balance | Date | Balance |
| 03-01 | \$164,374.61 | 03-03 | \$165,317.61 | 03-31 | \$165,331.65 |

| EARNINGS SUMMARY | | | |
|---|---------|--------------------------------|--------|
| ** Below is an itemization of the Earnings paid this period. ** | | | |
| Interest Paid This Period | \$14.04 | Annual Percentage Yield Earned | 0.10 % |
| Interest Paid YTD | \$41.18 | Days in Earnings Period | 31 |

9001



103381 : 00378901

MEMBER FDIC



NYSE Symbol "PB"



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

May 3, 2021

River Ridge Management Report

Delinquency Report: As of today, there are 2 homeowners past due for a total of \$195.00 owed to the HOA including late fees.

Property Status: 82 units' total. 19 are reported rental units leaving 63 Owner occupied or Secondary homes.

Violation Report: As of our last drive on April 27th there were no currently violations found. Last year our most repeated violation was sun sail shades being installed and attached the buildings, and Owners not maintaining the trees/bushes in their private patio area.

Maintenance Report: We currently do have not any outstanding work orders in the system for River Ridge. In 2020 the most requested work orders were regarding fence/gate repairs.