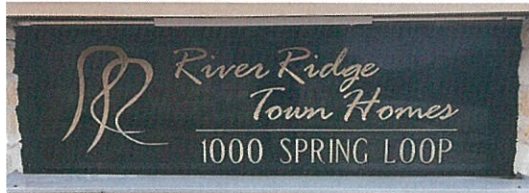


*River Ridge Townhomes
Owner's Association, Inc.*



*2019 Annual HOA Meeting
Tuesday April 9th 6:00pm
River Ridge Club House*



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 2019 annual meeting to be held at the Club House at 1000 Spring Loop College Station, Texas 77840, on Tuesday, April 9, 2019 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 April 9, 2019. You can mail the completed proxy (below) to BVP Management Inc., 903 S. Texas Ave., College Station, Texas 77840, and Attention: Toni Myers, email to c21hoa@century21bcs.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 2018 Annual Meeting
5. Review of Projects completed in 2018
6. Financial report
a. 2018 Financial report review
b. Delinquent Dues, 2018 -2019 Sales Report
c. 2019 Budget
7. Maintenance Issues.
8. Election or reinstatement of Officers and Board
9. Old Business
10. Adjournment

2019 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

As agent for me, and in my name and stead to vote as my Proxy at the 2019 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 April 9, 2019 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
Home Owners Association Annual Meeting Minutes
Tuesday, April 3, 2018

1. The meeting was called to order at 6:00 p.m.
2. Proof of meeting announcement was produced.
3. A quorum (5% of units = 4) was confirmed with 10 unit owners present and 5 proxies in hand.
4. Minutes for the 2017 annual home owners association meeting were reviewed. Peter Schmiediche made a motion to approve and was seconded by Alton Ofczarzak. There was no further discussion, and the minutes were approved unanimously.
5. A review of projects completed in 2017 was presented by Mr. Terry Thigpin, Century 21 Beal. A lengthy discussion on re-striping and re-stenciling the parking lots followed, since this issue had not been discussed in the 2017 annual HOA meeting. It was explained, however, that during the annual meeting of 2017, the parking lots had not yet become an issue and that all unit owners had been informed by Ms. Toni Myers of Century 21, who had sent out notices to unit owners and unit occupants, including a diagram of the new parking lot assignments, which had become necessary because the number of required handicap parking lots was not sufficient. Apparently, not all unit owners had received this information. The patio fences of buildings J, K and A, were power washed and stained, and new metal posts were put in place for the gates. The drainage in front of the swimming pool/club house was remodeled, and there is no more surface drainage.
6. The 2017 Financial Report was presented by Mr. Thigpin, and a number of questions were discussed and satisfactorily explained. The report was unanimously approved by the HOA. As of February 28, 2018, the financial reserves of River Ridge amounted to **\$141,307.03**.
7. The 2018 budget was also presented by Mr. Thigpin and approved unanimously after some minor questions had been clarified.
8. Mr. Thigpin confirmed that "Thompson, Derrig and Craig, P.C." would continue to handle River Ridge's Tax returns to the IRS. They are necessary even if we are a non-profit entity.
9. The service contract for "Dwayne's Lawn Service" was unanimously renewed for another year, and Mr. Dwayne Skinner, who was present at the meeting, explained that his fees of **\$ 1,055.44** per month would not go up.
10. The major maintenance issue discussed was the damage sustained by all roofs of River Ridge Town Homes during a recent hail storm. Farmers Insurance has not yet sent the final report of the adjusters. All other issues, such as staining of the doors facing Spring Loop and of the hand rails in the whole compound as well as resurfacing the space around the new metal posts of the patio gates of buildings J, K and A, are underway.
11. With Peter Schmiediche, moving out of his unit in the middle of the year, only Mr. Alton Ofczarzak was left on the board. **Mr. Alton Ofczarzak** was reelected to the board, and

the following persons were unanimously elected as members of the new board: **Ms. Beverly Schafer**, owner of Unit 2102, **Mr. Kevin Jerpseth**, member of the family that owns unit 2001, **Ms. Tina Barckenhoff**, owner of unit 1505.

12. Video surveillance of the pool and entrance gate area was discussed extensively. The old system, of which cameras are still installed, is technically obsolete and not working any more. The installation of a new system was discussed, and Mr. Alton Ofczarzak will get a bid, and Ms. Toni Myers will get two other bids. The board will inform the HOA once the information has been obtained. The old cameras will be used if possible with the new system.
13. The issue of covered parking space was raised, which was due to the damage cars sustained during the recent hailstorm. The discussion was not conclusive and more research is required, particularly since the construction of covered parking space would be the expense of the unit owners. Mr. Alton Ofczarzak will look into the matter.
14. The question of the A&M bus stop in front of building A and B was also discussed since bus passengers from River Ridge have to walk a fairly long way to get to the stop now in use. Century 21 will enquire with A&M.
15. The meeting was adjourned at 7:30 p.m.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Peter Schmiediche".

Peter Schmiediche

River Ridge Home Owners Association
Board of Directors Meeting Notes
Thursday, May 3, 2018

The meeting was called to order at 3:15pm.

Attendees:

President Alton Ofczarzak
Vice President Melody Jerpseth (arrived at 4:00pm)
Secretary Tina Berckenhoff
Member Beverly Schafer
Brazos Valley Property Management – Toni Myers & Terry Thigpin

Old Business:

Throughout the month of April 2018, the board approved the following action items via email:

1. April 11-13 Approved 1 year contract with ClearWater to be the pool management company.
2. April 12-13 Approved replacing front door for Unit #1208 because it was separating.

*Door replaced by owner if vandalized. Door covered by HOA if needing maintenance.

New Business:

The board convened at Century 21 to discuss the Hail Damage that occurred on March 18,2018.

Meeting started approximately 3:15pm.

Farmers Insurance have made two payments so far in the amount of \$222,868.30 and \$25,175.17.

Payment to Grandchamp Roofing for the initial repairs to leaking roofs was approved for payment in the amount of \$6,475.00.

Five roofing bids have been accepted.

1. United Roofing & Sheetmetal, Inc.
2. OCC Construction Corporation
3. Grandchamp Roofing
4. State Roofing
5. LDSR Construction

Discussion consisted of equivalent materials being quoted by each company. Subtracting out line items such as gutters to compare apples to apples. The board eventually awarded the contract for roofing & gutters to be completed by OCC Construction Corporation in the amount of \$206,600.00. Start date will be listed on contract which will be signed by our Vice President, Melody Jerpseth.

Additional work that the board will review is painting fascia boards, eaves, siding, front doors, posts by front doors, fencing, and replacing all screens throughout the complex.

The meeting was adjourned at approximately 4:42pm.

Respectfully submitted,
Tina Berckenhoff
Secretary

**River Ridge Home Owners Association
Board of Directors Meeting Notes
Wednesday, November 14, 2018**

The meeting was called to order at 1:05pm.

Attendees:

President Alton Ofczarzak
Vice President Melody Jerpseth
Secretary Tina Berckenhoff
Member Beverly Schafer
Brazos Valley Property Management – Bob Walker
The Clean Up Crew – Freddy Rodriguez 979-229-4550cell

New Business:

The board convened at the clubhouse at the River Ridge Property. Meeting started approximately 1:05pm.

Started the meeting by talking with Freddy Rodriguez from The Clean Up Crew. Painting on the buildings is continuing despite the rain.

River Ridge HOA has paid:

5-4-18	Paint Front doors	\$2,156.34
9-14-18	Initial down payment	\$14,762.50
11-2-18	2 nd draw	<u>\$8,002.75</u>
	TOTAL	\$24,921.59

Freddy explained to us that the gutters needed painting next to the freshly painted siding and fascia boards. While his workers were on the ladders, he had them paint the gutters and down spouts to match the newly painted trim work. He asked to be reimbursed for his labor and materials in the amount of \$5,000.

The board unanimously agreed to add \$5,000 to the painting bid to cover the painting of the gutters. Freddy will add that to the bid and resubmit.

The board members took a walk through the complex taking a look at the paint job on the finished buildings. We noted a few places where there was paint on the buildings, near 1601 & 1401. Paint fascia in building F above 1601 & to the right. Gable side by dumpsters by 1209 fix brown paint where the ladder leaned against the building. These are only a few things written down, but Freddy agreed that his guy would inspect the buildings again. He also took a photo of this short list for him to reference.

The board examined the project budget:

Insurance money received	\$248,043.47
Roof repair & replacement (final)	-191,651.79
Painting exterior (in progress)	<u>-64,050.00</u>
	-7,658.32
Screen replacement (estimate)	<u>-12,500.00</u>
Projected amount used from reserves	-20,158.32

Garcia Solar submitted a bid to make all 574 screens for \$23,427 or \$21.65 each. This does not include labor. We asked Bob to put on the list to have this company make them and install them for this price. No bid was approved. Freddy from the Clean up Crew said he did a job like this and would submit a bid.

The board discussed the credit card fees again. Bob put this on the list to discuss with Century 21.

The meeting was adjourned at approximately 2:47pm.

Respectfully submitted,
Tina Berckenhoff
Secretary

TO DO LIST:

- 1. Screen replacement**
- 2. Have insurance company look at entry sign, because the Metal roof has hail damage.**
- 3. Gutters get estimate for fixing the down spouts after painting is finished. Freddy said he would return to paint the down spouts when replaced.**
- 4. Lawn Maintenance leveling dirt**
- 5. Credit Card Elimination or Convenience Fee**
- 6. Painting of interior of clubhouse in 2019**
- 7. Lawn maintenance put out for bid before the 2019 annual meeting**

River Ridge Home Owners Association

Board of Directors Meeting Notes

Thursday, February 15, 2018 2:00 P.M.

The meeting was called to order at 2:04 P.M.

Attendees:

Alton Ofczarzak Vice President, River Ridge Board of Directors
Peter Schmiediche Secretary, River Ridge Board of Directors

Toni Myers Brazos County Property Management, responsible for River Ridge Town Homes

Current Status

1. These are not formal minutes but a summary of the issues that needed to be discussed after the resignation of

Mr. Joe Parkeras president of the Board of Directors. Mr. Parker sold his River Ridge unit and is therefore not any longer eligible to be on the Board of Directors.

This leaves only Mr. Alton Ofczarzak and Mr. Peter Schmiediche on the Board of Directors and requires the election of at least one more board member at the next annual meeting of the HOA. Mr. Schmiediche has already talked to Ms. Beverly Schafer, the owner of Unit 2102, who as agreed to serve on the board. It was agreed during the meeting that a second person should be elected since Mr. Schmiediche is likely to sell his unit sometime in July of this year.

Outstanding Maintenance Issues

1. The surfaces surrounding the metal poles that were installed last year to support the patio gates of the buildings facing Spring Loop need to be redone with real concrete since following the winter weather only sand appears to be left on the surface, even if the poles themselves appear to be solidly grounded.
2. The whole irrigation system need checking since several sprinkler spouts have come off their base or are spouting the water in the wrong direction.
3. Several shrubs in the spot inside left of the main gates have died or are dying and need to be replanted. Toni Myers has agreed to talk to Dwayne's Lawn Service.
4. The staining of the front doors of the buildings facing Spring Loop and possibly the rails of the other buildings is still pending since it depends on the right weather conditions. Toni is going to investigate further the wish of one owner to have the rails stained. Note: They probably do need re-staining.

BVPM Action Items:

1. Toni Myers of BVPM will work on adding Mr. Schmiediche and Mr. Ofczarzak to the signature cards of Prosperity Bank.
2. Toni will also contact a repair firm to take care of the surfaces surrounding the gate poles.

Board Action Items:

1. The board decided in agreement with BVPM to schedule a HOA meeting for April 3, at 6:00 p.m. in the Club House. Toni will prepare the agenda, the proxies and will send out the invitations.

There being no further business before the board, the meeting was adjourned at 3:00 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Peter Schmiediche".

Peter Schmiediche
Secretary

Cash,Flow

BVP Management, Inc.

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

Date Range: 01/01/2018 to 12/31/2018

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				
Homeowners Association Dues	112,815.00	31.26	112,815.00	31.26
Insurance Reimbursement	248,043.47	68.74	248,043.47	68.74
Total Operating Income	360,858.47	100.00	360,858.47	100.00
Expense				
A/C or Heating Repairs	171.04	0.05	171.04	0.05
Bank Fees/Office Expenses	463.00	0.13	463.00	0.13
Broadband service	1,749.12	0.48	1,749.12	0.48
Credit Card	127.35	0.04	127.35	0.04
Fence Repair	2,172.75	0.60	2,172.75	0.60
General Maintenance	3,115.00	0.86	3,115.00	0.86
Insurance	21,741.34	6.02	21,741.34	6.02
Transfer to Reserves	15,177.00	4.21	15,177.00	4.21
Keys/Locks	-420.00	-0.12	-420.00	-0.12
Lawn/Property Maintenance	21,000.17	5.82	21,000.17	5.82
Special Projects	24,921.59	6.91	24,921.59	6.91
Management Fee	10,824.00	3.00	10,824.00	3.00
Cleaning Expense	3,971.65	1.10	3,971.65	1.10
Office Expenses	127.62	0.04	127.62	0.04
Pest Control	595.39	0.16	595.39	0.16
Plumbing Expense	-120.00	-0.03	-120.00	-0.03
Porter Service	2,160.00	0.60	2,160.00	0.60
Pool Expense	7,855.38	2.18	7,855.38	2.18
Professional Fees	325.00	0.09	325.00	0.09
Roofing Expense	191,651.70	53.11	191,651.70	53.11
Tax Expense	101.32	0.03	101.32	0.03
Telephone Service	1,571.81	0.44	1,571.81	0.44
Utilities	17,154.92	4.75	17,154.92	4.75
Total Operating Expense	326,437.15	90.46	326,437.15	90.46
NOI - Net Operating Income	34,421.32	9.54	34,421.32	9.54
Total Income	360,858.47	100.00	360,858.47	100.00
Total Expense	326,437.15	90.46	326,437.15	90.46
Net Income	34,421.32	9.54	34,421.32	9.54
Other Items				
Prepayments	-245.00		-245.00	
Net Other Items	-245.00		-245.00	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>34,176.32</u>		<u>34,176.32</u>	
Beginning Cash	6,853.14		6,853.14	
Beginning Cash + Cash Flow	41,029.46		41,029.46	
Actual Ending Cash	41,189.31		41,189.31	

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2019 to 03/31/2019

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				
Homeowners Association Dues	28,175.00	100.00	28,175.00	100.00
Total Operating Income	28,175.00	100.00	28,175.00	100.00
Expense				
Bank Fees/Office Expenses	3.70	0.01	3.70	0.01
Broadband service	294.40	1.04	294.40	1.04
Cable	147.20	0.52	147.20	0.52
Fence Repair	790.24	2.80	790.24	2.80
General Maintenance	2,073.30	7.36	2,073.30	7.36
Insurance	6,195.15	21.99	6,195.15	21.99
Transfer to Reserves	2,829.00	10.04	2,829.00	10.04
Keys/Locks	589.50	2.09	589.50	2.09
Lawn/Property Maintenance	3,166.32	11.24	3,166.32	11.24
Maintenance Supplies	75.18	0.27	75.18	0.27
Special Projects	20,583.82	73.06	20,583.82	73.06
Management Fee	2,706.00	9.60	2,706.00	9.60
Cleaning Expense	1,000.00	3.55	1,000.00	3.55
Porter Service	660.00	2.34	660.00	2.34
Pool Expense	811.39	2.88	811.39	2.88
Telephone Service	402.11	1.43	402.11	1.43
Utilities	4,337.16	15.39	4,337.16	15.39
Total Operating Expense	46,664.47	165.62	46,664.47	165.62
NOI - Net Operating Income	-18,489.47	-65.62	-18,489.47	-65.62
Total Income	28,175.00	100.00	28,175.00	100.00
Total Expense	46,664.47	165.62	46,664.47	165.62
Net Income	-18,489.47	-65.62	-18,489.47	-65.62
Other Items				
Prepayments	3,480.00		3,480.00	
Net Other Items	3,480.00		3,480.00	
Cash Flow	-15,009.47		-15,009.47	
Beginning Cash	41,189.31		41,189.31	
Beginning Cash + Cash Flow	26,179.84		26,179.84	
Actual Ending Cash	26,179.84		26,179.84	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
4530 - Late Fees\NSF Rent							
001	04/09/2018	Thanh-Hoa Tran Tran	2200	35.00	7228	04/09/2018	Reimbursement for over paid late fees
4605 - Transfer Fee							
73018	03/06/2018	BVP Management, Inc.	2200	75.00	7205	03/06/2018	transfer fee for RR #1208 paid at closing
6040 - A/C or Heating Repairs							
35675B	07/03/2018	Brahmtex, Inc.	2200	171.04	7266	07/05/2018	Replaced capasiter and cleaned out drain line (Club house)
6060 - Broadband service							
100001-8603-71110260101/12/2018		Sudden Link	2200	145.04	7187	01/15/2018	broadband
100001-8603-71110260102/09/2018		Sudden Link	2200	145.04	7198	02/09/2018	Monthly Broadband
1000018603711102601 03/12/2018		Sudden Link	2200	145.04	7213	03/12/2018	Monthly Broadband
100001-8603-71110260104/09/2018		Sudden Link	2200	145.04	7227	04/09/2018	Monthly Broadband
100001-8603-71110260105/08/2018		Sudden Link	2200	145.04	7240	05/08/2018	Monthly Broadband
100001-8603-71110260106/07/2018		Sudden Link	2200	145.04	7257	06/07/2018	Monthly Broadband
100001-8603-71110260107/09/2018		Sudden Link	2200	145.04	7273	07/09/2018	Monthly Broadband
100001-8603-71110260108/10/2018		Sudden Link	2200	145.04	7289	08/10/2018	Monthly Broadband
100001-8603-71110260109/10/2018		Sudden Link	2200	147.20	7304	09/10/2018	Monthly Broadband
100001-8603-71110260110/14/2018		Sudden Link	2200	147.20	7320	10/15/2018	Monthly Broadband Service
100001-8603-71110260111/09/2018		Sudden Link	2200	147.20	7330	11/09/2018	Monthly Broadband
100001-8603-71110260112/07/2018		Sudden Link	2200	147.20	7342	12/07/2018	Monthly Cable and Internet Bill
				1,749.12			
6305 - Credit Card							
merchant CC	06/04/2018	Prosperity Bank	2200	42.45	drafted from banking account	06/04/2018	Credit Card expense from credit card use
merchant CC	10/01/2018	Prosperity Bank.	2200	42.45	drafted from banking account	10/01/2018	Credit Card expense from credit card
merchant CC	11/02/2018	Prosperity Bank	2200	42.45	drafted from banking account	11/02/2018	Credit Card expense from credit card use
				127.35			
6430 - Fence Repair							
9192	02/13/2018	Clean Up Crew	2200	162.38	7200	02/13/2018	#1801, replaced 1 post, 2 runners and reset gate
9193	02/13/2018	Clean Up Crew	2200	43.30	7200	02/13/2018	#1904, repaired gate, replaced bolts and broken wood
6433	04/04/2018	Brenham Technical Services LLC	2200	170.00	7221	04/05/2018	Repair gates
6547	05/21/2018	Brenham Technical Services LLC	2200	761.09	7242	05/21/2018	Replaced control board on gate

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
9280	05/21/2018	Clean Up Crew	2200	130.98	7244	05/21/2018	1609/Repaired fence near 1609
6616	06/28/2018	Brenham Technical Services LLC	2200	95.00	7261	06/28/2018	Program remotes for River Ridge
6789	09/25/2018	Brenham Technical Services LLC	2200	170.00	7308	09/26/2018	Reset gate system
1369	10/04/2018	Petty-Faldyn Property Repair LLC	2200	640.00	7316	10/05/2018	1604/ Built 20' of new 6' fence, patio area
				2,172.75			
6455 - General Maintenance							
9133	01/05/2018	Clean Up Crew	2200	430.84	7182	01/08/2018	bldg 1800 replaced broken exterior wall fixture
9158	01/24/2018	Clean Up Crew	2200	227.33	7189	01/24/2018	Repaired cement slab 1703
9176	02/04/2018	Clean Up Crew	2200	54.13	7193	02/06/2018	RR#1301, removed electrical temp pole
9177	02/04/2018	Clean Up Crew	2200	213.25	7193	02/06/2018	RR1307, repaired back yard fence
9691	04/04/2018	T. Fry Make Ready	2200	116.23	7223	04/05/2018	1306/ Replaced fence post and reattached fence
9757	05/02/2018	T. Fry Make Ready	2200	156.96	7236	05/04/2018	Completely removed exterior light to change bulb
9306	05/21/2018	Clean Up Crew	2200	95.26	7244	05/21/2018	2002 / Installed concrete around post
9243	05/21/2018	Clean Up Crew	2200	54.13	7244	05/21/2018	2102/ Caulked around windows
9357	06/28/2018	Clean Up Crew	2200	268.46	7262	06/28/2018	RR#2106/ replaced door jamb
9994	07/03/2018	T. Fry Make Ready	2200	381.93	7269	07/05/2018	Installed new door (1208) painted
1253	07/13/2018	Petty-Faldyn Property Repair LLC	2200	142.00	7276	07/13/2018	Pool Storage door- replaced vent door grill
1274	08/07/2018	Petty-Faldyn Property Repair LLC	2200	325.00	7288	08/10/2018	remove broken window, install new window
1254	08/15/2018	Petty-Faldyn Property Repair LLC	2200	277.00	7291	08/15/2018	Repair pool/hot tub edge. Coming loose.
6760	09/05/2018	Brenham Technical Services LLC	2200	340.00	7296	09/07/2018	Repair gate and program remotes
9518	12/04/2018	Clean Up Crew	2200	27.06	7337	12/05/2018	2103/Adjusted gate in back to close property
9619	12/04/2018	Clean Up Crew	2200	37.89	7337	12/05/2018	1306/resealed window top and bottom
				3,147.47			
6470 - Insurance							
f002005921-001-00001	01/12/2018	Farmers Insurance Exchange	2200	1,739.00	7186	01/15/2018	Monthly Insurance payment
F002005921-001-00001	02/05/2018	Farmers Insurance Exchange	2200	1,739.00	7194	02/06/2018	Monthly Insurance
F002005921-001-00001	03/05/2018	Farmers Insurance Exchange	2200	1,826.37	7206, 7206, 7210	03/06/2018, 03/06/2018, 03/07/2018	Monthly Insurance
F002005921-001-00001	04/04/2018	Farmers Insurance Exchange	2200	1,826.33	7222	04/05/2018	Monthly Insurance

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
F002005921-001-00001	05/04/2018	Farmers Insurance Exchange	2200	1,826.33	7234	05/04/2018	Monthly Insurance
F002005921-001-00001	06/05/2018	Farmers Insurance Exchange	2200	1,823.33	7251	06/06/2018	Monthly Insurance
F002005921-001-00001	07/03/2018	Farmers Insurance Exchange	2200	1,829.33	7268	07/05/2018	Monthly Insurance
F002005921-001-00001	08/06/2018	Farmers Insurance Exchange	2200	1,826.33	7285	08/06/2018	Monthly Insurance
F002005921-001-00001	09/05/2018	Farmers Insurance Exchange	2200	1,823.33	7298	09/07/2018	Monthly Insurance
F002005921-001-00001	10/04/2018	Farmers Insurance Exchange	2200	1,829.33	7314	10/05/2018	Monthly Insurance
F002005921-001-00001	11/05/2018	Farmers Insurance Exchange	2200	1,826.33	7326	11/06/2018	Monthly Insurance
F002005921-001-00001	12/04/2018	Farmers Insurance Exchange	2200	1,826.33	7339	12/05/2018	Monthly Insurance Premium
				21,741.34			
6471 - Transfer to Reserves							
	01/01/2018	River Ridge HOA Reserve Acct.	2200	2,230.00	7180	01/02/2018	January 2018 - Transfer to Reserves
	02/01/2018	River Ridge HOA Reserve Acct.	2200	2,230.00	7192	02/05/2018	February 2018 - Transfer to Reserves
	03/01/2018	River Ridge HOA Reserve Acct.	2200	2,230.00	7203	03/01/2018	March 2018 - Transfer to Reserves
	04/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7220	04/04/2018	April 2018 - Transfer to Reserves
	05/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7231	05/01/2018	May 2018 - Transfer to Reserves
	06/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7249	06/05/2018	June 2018 - Transfer to Reserves
	07/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7265	07/02/2018	July 2018 - Transfer to Reserves
	08/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7279	08/02/2018	August 2018 - Transfer to Reserves
	09/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7295	09/04/2018	September 2018 - Transfer to Reserves
	10/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7312	10/01/2018	October 2018 - Transfer to Reserves
	11/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7325	11/02/2018	November 2018 - Transfer to Reserves
	12/01/2018	River Ridge HOA Reserve Acct.	2200	943.00	7335	12/03/2018	December 2018 - Transfer to Reserves
				15,177.00			
6475 - Lawn/Property Maintenance							
12074	01/24/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7190	01/24/2018	Monthly Lawn Service
12098	02/19/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7201	02/19/2018	Monthly Lawn Maintenance

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
12153	03/20/2018	IDC Irrigation	2200	487.13	7216	03/20/2018	Irrigation repairs
12133	03/20/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7215	03/20/2018	Monthly Lawn Maintenance
12341	05/02/2018	Dwayne's Lawn Service, LLC	2200	3,113.70	7233	05/04/2018	Replacement of Plants and fill in plants. Bull Rock
12237	05/21/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7245	05/21/2018	Monthly Lawn Maintenance
12340	06/05/2018	Dwayne's Lawn Service, LLC	2200	2,949.81	7250	06/06/2018	Muching at River Ridge
12445	06/19/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7260	06/19/2018	Monthly Lawn Maintenance
12347	06/19/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7260	06/19/2018	Monthly Lawn Maintenance
140	07/05/2018	Jessica Younse	2200	360.00	7271	07/05/2018	Club house cleaning
12536	07/17/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7278	07/18/2018	Monthly Lawn Maintenance
2018-424	08/03/2018	BV Stump Grinding and Tree Ser	2200	866.00	7282	08/06/2018	Trimmed trees
219	08/06/2018	Lopez Boyz	2200	450.00	7286	08/06/2018	Remove dead tree
12624	08/17/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7292	08/17/2018	Monthly Lawn Maintenance
12723	09/25/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7309	09/26/2018	Monthly Lawn Maintenance
12807	10/21/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7322	10/22/2018	Monthly Lawn Service
12886	11/14/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7332	11/14/2018	Monthly Lawn Maintenance
2018-0897	12/04/2018	Brazos Valley Stump Grinding and Tree	2200	108.25	7336	12/05/2018	#2107 / Remove small elm
12953	12/12/2018	Dwayne's Lawn Service, LLC	2200	1,055.44	7344	12/12/2018	Monthly Lawn Maintenance
				21,000.17			
6531 - Special Projects							
9285	05/03/2018	Clean Up Crew	2200	2,156.34	7232	05/04/2018	Re-paint or stain front doors, replaced 4x4 cedar post
9487	09/14/2018	Clean Up Crew	2200	14,762.50	7305	09/14/2018	Down payment for painting complex.
9547	11/01/2018	Clean Up Crew	2200	8,002.75	7323	11/02/2018	Per contract 1st draw request approved by board
				24,921.59			
6540 - Management Fee							
	01/02/2018	BVP Management, Inc.	2200	902.00	7179	01/02/2018	Management Fee for 01/2018
	02/02/2018	BVP Management, Inc.	2200	902.00	7191	02/05/2018	Management Fee for 02/2018
	03/01/2018	BVP Management, Inc.	2200	902.00	7204	03/01/2018	Management Fee for 03/2018
	04/04/2018	BVP Management, Inc.	2200	902.00	7219	04/04/2018	Management Fee for 04/2018
	05/01/2018	BVP Management, Inc.	2200	902.00	7230	05/01/2018	Management Fee for 05/2018
	06/05/2018	BVP Management, Inc.	2200	902.00	7248	06/05/2018	Management Fee for 06/2018

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
	07/02/2018	BVP Management, Inc.	2200	902.00	7264	07/02/2018	Management Fee for 07/2018
	08/02/2018	BVP Management, Inc.	2200	902.00	7280	08/02/2018	Management Fee for 08/2018
	09/04/2018	BVP Management, Inc.	2200	902.00	7294	09/04/2018	Management Fee for 09/2018
	10/01/2018	BVP Management, Inc.	2200	902.00	7311	10/01/2018	Management Fee for 10/2018
	11/02/2018	BVP Management, Inc.	2200	902.00	7324	11/02/2018	Management Fee for 11/2018
	12/03/2018	BVP Management, Inc.	2200	902.00	7334	12/03/2018	Management Fee for 12/2018
				10,824.00			
6600 - Cleaning Expense							
0000131	01/05/2018	Jessica Younse	2200	360.00	7181	01/05/2018	Club House Cleaning
0000134	02/06/2018	Jessica Younse	2200	360.00	7196	02/06/2018	Club house cleaning
0000135	03/05/2018	Jessica Younse	2200	320.00	7209	03/06/2018	Club house cleaning
0000137	04/04/2018	Jessica Younse	2200	360.00	7225	04/05/2018	Monthly Cleaning Services
0000138	05/04/2018	Jessica Younse	2200	360.00	7238	05/04/2018	Club house cleaning
139	06/05/2018	Jessica Younse	2200	320.00	7254	06/06/2018	clean clubhouse river ridge
141	08/03/2018	Jessica Younse	2200	480.00	7281	08/03/2018	Club house cleaning
0000142	09/06/2018	Jessica Younse	2200	360.00	7302	09/07/2018	Club house cleaning
383321	09/25/2018	Ray Criswell Distributing Company	2200	11.65	7310	09/26/2018	janitorial cleaning supplies
0000143	10/04/2018	Jessica Younse	2200	320.00	7318	10/05/2018	Club house cleaning
0000144	11/06/2018	Jessica Younse	2200	360.00	7328	11/06/2018	RR club house cleaning
0000146	12/04/2018	Jessica Younse	2200	360.00	7341	12/05/2018	Monthly River Ridge Club House
				3,971.65			
6665 - Office Expenses							
CEN032	05/24/2018	Ray Criswell Distributing Company	2200	115.72	7246	05/24/2018	Paper towel / Tissues
9165026471	08/17/2018	HD Supply Facilities Maintenance	2200	11.90	7299	09/07/2018	Doggie poop bags
				127.62			
6695 - Pest Control							
398915	03/02/2018	RP Lee Termite & Pest Control	2200	270.63	7207	03/06/2018	pest (quarterly)
river ridge	03/20/2018	RP Lee Termite & Pest Control	2200	270.63	7218	03/20/2018	pest control (quarterly)
18979	10/04/2018	Joe Loudat DBA/	2200	54.13	7315	10/05/2018	1509/ Wasp
				595.39			
6700 - Plumbing Expense							
21802	04/26/2018	Holman's Quality Plumbing	2200	120.00			#1703/Look for plumbing leak
6701 - Porter Service							
1326	01/05/2018	Robert Walker	2200	100.00	7184	01/08/2018	porter service december
1335	02/04/2018	Robert Walker	2200	75.00	7195	02/06/2018	Bulk Pick up

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
1345	02/04/2018	Robert Walker	2200	100.00	7195	02/06/2018	Monthly Porter Service
1367	03/02/2018	Robert Walker	2200	60.00	7208	03/06/2018	Bulk Pick up
1361	03/02/2018	Robert Walker	2200	100.00	7208	03/06/2018	monthly porter service
1387	04/04/2018	Robert Walker	2200	100.00	7224	04/05/2018	monthly porter service
1395	05/01/2018	Robert Walker	2200	80.00	7237	05/04/2018	Bulk Pick up
1414	05/01/2018	Robert Walker	2200	100.00	7237	05/04/2018	monthly porter service
1437	06/05/2018	Robert Walker	2200	100.00	7253	06/06/2018	monthly porter service
1426	06/05/2018	Robert Walker	2200	85.00	7253	06/06/2018	Bulk pick up
1453	07/03/2018	Robert Walker	2200	35.00	7270	07/05/2018	Bulk Pick up
1465	07/03/2018	Robert Walker	2200	100.00	7270	07/05/2018	monthly porter service
1473	08/03/2018	Robert Walker	2200	140.00	7287	08/06/2018	Bulk Pick up
1485	08/03/2018	Robert Walker	2200	250.00	7287	08/06/2018	monthly porter service
1499	09/05/2018	Robert Walker	2200	150.00	7301	09/07/2018	Bulk Pick up
1511	09/05/2018	Robert Walker	2200	75.00	7301	09/07/2018	monthly porter service
1524	10/04/2018	Robert Walker	2200	65.00	7317	10/05/2018	Bulk Pick up
1531	10/04/2018	Robert Walker	2200	100.00	7317	10/05/2018	monthly porter service
1552	11/05/2018	Robert Walker	2200	65.00	7327	11/06/2018	Bulk Pick up
1557	11/05/2018	Robert Walker	2200	100.00	7327	11/06/2018	monthly porter service
1574	12/04/2018	Robert Walker	2200	80.00	7340	12/05/2018	Bulk Pick up
1580	12/04/2018	Robert Walker	2200	100.00	7340	12/05/2018	monthly porter service
				2,160.00			
6702 - Pool Expense							
745	01/05/2018	Oasis Pools	2200	621.68	7183	01/08/2018	august pool maintance
746	01/05/2018	Oasis Pools	2200	546.55	7183	01/08/2018	September pool maintenance.
747	01/05/2018	Oasis Pools	2200	605.01	7183	01/08/2018	October pool maintenance
779	03/20/2018	Oasis Pools	2200	779.29	7217	03/20/2018	Monthly pool service for November and December
784	05/29/2018	Oasis Pools	2200	2,061.19	7247	05/29/2018	Pool Maintenance Jan-April 2018, chemicals included
878	06/07/2018	Clear Water Pool Company	2200	230.79	7255	06/07/2018	Monthly Pool Maintenance
885	07/03/2018	Clear Water Pool Company	2200	1,321.30	7267	07/05/2018	Monthly Pool Maintenance
913	08/03/2018	Clear Water Pool Company	2200	347.81	7283	08/06/2018	Monthly Pool Maintenance
941	09/05/2018	Clear Water Pool Company	2200	426.83	7297	09/07/2018	Monthly Pool Maintenance
976	10/04/2018	Clear Water Pool Company	2200	323.56	7313	10/05/2018	Monthly Pool Maintenance
996	11/07/2018	Clear Water Pool Company	2200	351.38	7329	11/09/2018	pool cleaning
1019	12/04/2018	Clear Water Pool Company	2200	239.99	7338	12/05/2018	Monthly Pool Maintenance
				7,855.38			
6705 - Professional Fees							
195251	07/12/2018	Thompson, Derrig and Craig, P.C.	2200	325.00	7274	07/12/2018	2017 US Income Tax Return

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
6750 - Roofing Expense							
River Ridge	05/04/2018	Grandchamp Roofing	2200	6,475.00	7235	05/04/2018	Installed tarps, felt and ice water shield over 37 holes
2127	06/05/2018	OCC Construction Corporation	2200	92,496.00	7252	06/06/2018	1st payment on roof replacement
1759	06/29/2018	OCC Construction Corporation	2200	92,680.70	7263	06/29/2018	final payment on roof replacement from Hail Insurance
				191,651.70			
6755 - Tax Expense							
26-1432525	09/05/2018	Internal Revenue Service	2200	101.32	7300	09/07/2018	Federal income tax 2017
6757 - Telephone Service							
97926827051201165	01/24/2018	FRONTIER COMMUNICATION	2200	130.29	7188	01/24/2018	Telephone bill
97926827051201165	02/20/2018	FRONTIER COMMUNICATION	2200	130.27	7202	02/20/2018	Monthly Telephone Bill
97926827051201165	03/20/2018	FRONTIER COMMUNICATION	2200	130.27	7214	03/20/2018	Monthly Telephone Bill
97926827051201165	04/19/2018	FRONTIER COMMUNICATION	2200	129.86	7229	04/19/2018	Monthly Telephone Bill
97926827051201165	05/21/2018	FRONTIER COMMUNICATION	2200	129.89	7243	05/21/2018	Monthly Telephone Bill
97926827051201165	06/19/2018	FRONTIER COMMUNICATION	2200	129.86	7259	06/19/2018	Monthly Telephone Bill
97926827051201165	07/17/2018	FRONTIER COMMUNICATION	2200	130.99	7277	07/18/2018	Monthly Telephone Bill
97926827051201165	08/22/2018	FRONTIER COMMUNICATION	2200	131.00	7293	08/22/2018	Monthly Telephone Bill
97926827051201165	09/14/2018	FRONTIER COMMUNICATION	2200	130.95	7306	09/14/2018	Monthly Telephone Bill
97926827051201165	10/21/2018	FRONTIER COMMUNICATION	2200	132.83	7321	10/22/2018	Monthly Telephone Bill
97926827051201165	11/21/2018	FRONTIER COMMUNICATION	2200	132.80	7333	11/21/2018	Monthly Telephone Bill
97926827051201165	12/17/2018	FRONTIER COMMUNICATION	2200	132.80	7345	12/17/2018	Monthly Telephone Bill
				1,571.81			
6810 - Utilities							
324505-145746	01/14/2018	College Station Utilities	2200	531.49	7185	01/15/2018	utilities
324505-211954	01/14/2018	College Station Utilities	2200	23.59	7185	01/15/2018	utilities
324505-211958	01/14/2018	College Station Utilities	2200	34.31	7185	01/15/2018	utilities
324505-208400	01/14/2018	College Station Utilities	2200	775.25	7185	01/15/2018	utilities
324505-208400	02/08/2018	College Station Utilities	2200	903.65	7197	02/08/2018	utilities
324505-145746	02/09/2018	College Station Utilities	2200	522.47	7199	02/09/2018	utilities
324505-211954	02/09/2018	College Station Utilities	2200	20.91	7199	02/09/2018	utilities
324505-211958	02/09/2018	College Station Utilities	2200	28.95	7199	02/09/2018	utilities

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
324505-208400	03/08/2018	College Station Utilities	2200	750.06	7211	03/08/2018	utilities
324505-145746	03/12/2018	College Station Utilities	2200	715.18	7212	03/12/2018	utilities
324505-211954	03/12/2018	College Station Utilities	2200	15.55	7212	03/12/2018	utilities
324505-211958	03/12/2018	College Station Utilities	2200	20.91	7212	03/12/2018	utilities
324505-208400	04/09/2018	College Station Utilities	2200	678.23	7226	04/09/2018	utilities
324505-211958	04/09/2018	College Station Utilities	2200	10.19	7226	04/09/2018	utilities
324505-145746	04/09/2018	College Station Utilities	2200	468.48	7226	04/09/2018	utilities
324505-211954	04/09/2018	College Station Utilities	2200	10.19	7226	04/09/2018	utilities
324505-208400	05/08/2018	College Station Utilities	2200	730.96	7239	05/08/2018	utilities
324505-145746	05/11/2018	College Station Utilities	2200	475.32	7241	05/11/2018	utilities
324505-211954	05/11/2018	College Station Utilities	2200	15.55	7241	05/11/2018	utilities
324505-211958	05/11/2018	College Station Utilities	2200	15.55	7241	05/11/2018	utilities
324505-208400	06/07/2018	College Station Utilities	2200	790.47	7256	06/07/2018	utilities
324505-145746	06/12/2018	College Station Utilities	2200	548.23	7258	06/12/2018	utilities
324505-211954	06/12/2018	College Station Utilities	2200	47.71	7258	06/12/2018	utilities
324505-211958	06/12/2018	College Station Utilities	2200	77.19	7258	06/12/2018	utilities
324505-208400	07/09/2018	College Station Utilities	2200	730.85	7272	07/09/2018	utilities
324505-145746	07/13/2018	College Station Utilities	2200	519.48	7275	07/13/2018	utilities
324505-211954	07/13/2018	College Station Utilities	2200	45.03	7275	07/13/2018	utilities
324505-211958	07/13/2018	College Station Utilities	2200	71.83	7275	07/13/2018	utilities
324505-208400	08/06/2018	College Station Utilities	2200	773.88	7284	08/06/2018	utilities
324505-145746	08/15/2018	College Station Utilities	2200	582.28	7290	08/15/2018	utilities
324505-211954	08/15/2018	College Station Utilities	2200	53.40	7290	08/15/2018	utilities
324505-211958	08/15/2018	College Station Utilities	2200	84.64	7290	08/15/2018	utilities
324505-208400	09/10/2018	College Station Utilities	2200	805.39	7303	09/10/2018	utilities
324505-145746	09/14/2018	College Station Utilities	2200	561.09	7307	09/14/2018	utilities
324505-211954	09/14/2018	College Station Utilities	2200	39.20	7307	09/14/2018	utilities

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Check #	Check Date	Description
324505-211958	09/14/2018	College Station Utilities	2200	76.12	7307	09/14/2018	utilities
324505-145746	10/14/2018	College Station Utilities	2200	544.66	7319	10/15/2018	utilities
324505-211954	10/14/2018	College Station Utilities	2200	59.08	7319	10/15/2018	utilities
324505-211958	10/14/2018	College Station Utilities	2200	76.12	7319	10/15/2018	Utilities
324505-208400	10/14/2018	College Station Utilities	2200	772.85	7319	10/15/2018	utilities
324505-208400	11/09/2018	College Station Utilities	2200	852.06	7331	11/09/2018	utilities
324505-145746	11/09/2018	College Station Utilities	2200	585.13	7331	11/09/2018	utilities
324505-211954	11/09/2018	College Station Utilities	2200	50.56	7331	11/09/2018	utilities
324505-211958	11/09/2018	College Station Utilities	2200	76.12	7331	11/09/2018	utilities
324505-145746	12/11/2018	College Station Utilities	2200	589.72	7343	12/11/2018	utilities
324505-211954	12/11/2018	College Station Utilities	2200	44.88	7343	12/11/2018	utilities
324505-211958	12/11/2018	College Station Utilities	2200	76.12	7343	12/11/2018	utilities
544491-209936	12/11/2018	College Station Utilities	2200	49.22	7343	12/11/2018	utilities
324505-208400	12/11/2018	College Station Utilities	2200	824.82	7343	12/11/2018	utilities
				17,154.92			
Total				326,776.62			

Delinquency

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

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 116.00

Unit	Name	Tenant Status	Phone Numbers	Move In	Move Out	Deposit	Amount Receivable
No data to display							
Total						0.00	0.00



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Statement Date

3/31/2019

7025 1 AV 0.383
RIVER RIDGE TOWNHOMES
A CONDOMINIUM HOMEOWNERS
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

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1

STATEMENT SUMMARY

TX Business Premier Money Market Account No

03/01/2019	Beginning Balance		\$157,139.43
	2 Deposits/Other Credits	+	\$1,076.39
	2 Checks/Other Debits	-	\$2,167.58
03/31/2019	Ending Balance	31 Days in Statement Period	\$156,048.24
	Total Enclosures		3

DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/05/2019	Deposit	\$943.00
03/31/2019	Accr Earning Pymt Added to Account	\$133.39

OTHER DEBITS

Date	Description	Amount
03/19/2019	Transfer Withdrawal	\$1,198.20
03/19/2019	Transfer Withdrawal	\$969.38

DAILY ENDING BALANCE

Date	Balance	Date	Balance
03-01	\$157,139.43	03-19	\$155,914.85
03-05	\$158,082.43	03-31	\$156,048.24

EARNINGS SUMMARY

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

Interest Paid This Period	\$133.39	Annual Percentage Yield Earned	1.00 %
Interest Paid YTD	\$373.61	Days in Earnings Period	31

9001

102221 : 00702501



RIVER RIDGE HOME OWNERS ASSOCIATION 2019 BUDGET

	2018 Budget	2018 Actual	2019 Budget
Income:			
HOA Dues	\$113,160.00	\$112,570.00	\$113,160.00
Insurance		\$248,043.47	
Club House Rental			
Key Fobs		\$420.00	
Total Income	\$113,160.00	\$361,033.47	\$113,160.00
 Expense:			
Accounting	\$475.00	\$426.32	\$500.00
Cable/Broadband	\$1,800.00	\$1,749.12	\$1,800.00
Cleaning / Supplies	\$4,250.00	\$3,971.65	\$4,200.00
Electrical	\$500.00	\$0.00	\$250.00
Pest Control	\$1,500.00	\$595.39	\$750.00
Porter Service	\$1,500.00	\$2,160.00	\$2,200.00
Insurance	\$21,000.00	\$21,741.40	\$26,151.00
Lawn Care	\$20,000.00	\$21,000.17	\$20,000.00
Legal	\$0.00	\$0.00	\$0.00
General Maintenance	\$3,000.00	\$3,286.04	\$2,250.00
Management Fee	\$10,824.00	\$10,824.00	\$11,424.00
Special Projects	\$3,000.00	\$24,921.59	\$0.00
Plumbing	\$500.00	-\$120.00	\$150.00
Pool Maintenance	\$8,000.00	\$7,855.38	\$9,500.00
Postage/Office exp.	\$0.00	\$127.62	\$0.00
Fence Repair	\$2,500.00	\$2,172.75	\$1,250.00
Security/Fire alarm	\$1,100.00	\$0.00	\$0.00
Signage	\$100.00	\$0.00	\$0.00
Telephone	\$750.00	\$1,571.81	\$1,600.00
Utilities	\$18,000.00	\$17,154.92	\$17,500.00
Bank & Credit Card	\$500.00	\$590.35	\$0.00
Roof Replacement	\$0.00	\$191,651.70	\$0.00
Total Operating Exp.	\$99,299.00	\$311,680.21	\$99,525.00
 Transfer to Reserves	 \$11,316.00	 \$15,177.00	 \$11,316.00
 Total Expense:	 \$110,615.00	 \$326,857.21	 \$110,841.00
 Net Income	 \$2,545.00	 \$34,176.32	 \$2,319.00

PRESIDENTS SIGNATURE:

Ann O. J. President

DATE:

4/9/19



Comparative Market Analysis

1000 spring loop #1405
College Station

Tuesday, April 9, 2019

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	FBaths	SqFt	\$/SqFt	Sold Date
1000 spring loop #1405						
1000 Spring Loop #1405	\$163,000	2	2	1,133	\$143.87	03/27/2019
1000 Spring loop #1307	\$170,000	2	2	1,133	\$150.04	04/09/2018
1000 Spring Loop #2104	\$171,000	2	2	1,133	\$150.93	03/09/2018
1000 Spring Loop #1208	\$171,000	2	2	1,133	\$150.93	02/28/2018
Averages:	\$168,750	2.0	2.00	1,133	\$148.94	

	Low	Median	Average	High	Count
Comparable Price	\$163,000	\$170,500	\$168,750	\$171,000	4
Adjusted Comparable Price	\$163,000	\$170,500	\$168,750	\$171,000	4

On Average, the 'Sold' status comparable listings sold in 67 days for \$168,750





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/26/2019

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>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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INSURED RIVER RIDGE TOWNHOMES HOA 903 TEXAS AVE S COLLEGE STA TX 77840																	

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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJCT <input type="checkbox"/> LOC OTHER:			604892425	03/16/2019	03/16/2020	EACH OCCURRENCE	\$ 2,000,000
			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 <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIR'D AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			604892425	03/16/2019	03/16/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
			BODILY INJURY (Per person)				\$	
			BODILY INJURY (Per accident)				\$	
			PROPERTY DAMAGE (Per accident)				\$	
							\$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> 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

Randy Flasowski