

River Place POA

3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

River Place Property Owners Association, Inc. requests your attendance at the 2023 Annual Homeowner's Meeting to be held Thursday, November 30, 2023 at 7:00 pm at the office of Beal Properties, 3363 University Drive East, Suite 215, Bryan, TX 77802. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on 11/28/2023 to riverplace@bealbcs.com

River Place Property Owner's Association **2023 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
8. Unfinished Business
9. New Business
 - Election of Directors
10. Adjournment

***DRAFT* 2022 River Place POA Annual Meeting**

11/17/22 @ Wellborn Baptist Church

1. Meeting called to order @ 7:06 pm
2. All Board members were present (John Conley, Rebecca Huggins, Greg Heim, Glenn Lemons)
3. Minutes from 8/29/21 were read and approved. Greg Heim motioned, James Williams seconded.
4. Officer Reports
 - **President** - The Board has been working hard to update the Bylaws. Previous Bylaws haven't been updated since the POA was first established.
 - Many improvements have been made to the front entry. Sprinklers have been fixed and dead plants have been removed. Additional landscaping will be added in the Spring of 2023.
 - 3 fire water access points have been approved and will be added by Wellborn Water SUD within the next few months.
 - The street lights are in the process of being replaced to be more efficient
 - **Treasurer** - Proposed Annual Budget 2023 was presented.
 - Dues are decreasing to \$300. Trash prices are increasing to \$219 per household currently using B.A.G.S.
 - **Management** - Lara announced that dues are being mailed out in December. Still due January 31st.
 - When Beal first took over, they had 42 violations. Currently there are only 4. Declaration of Covenants is what is being used as a guideline when issuing violations.
 - Homeowner Alex Wilson asked about why he was receiving so many violations about his children's bikes being left out. Lara reaffirmed that they use the current Declaration of Covenants as a guideline when issuing violations. A committee of homeowners can be formed to change the deed restrictions if desired.
 - **ACC** - No report
5. Unfinished Business - None to report
6. New Business - Elections / Chicken Amendment
 - Newly Elected Board Members:
 - 3 year term: Glenn Lemons & Cory Kieschnick
 - 2 year term: James Williams & Rebecca Huggins
 - 1 year term: Greg Heim
 - Newly Elected ACC Members:

Jason DeVore, Cody Matthews, Anthony (TJ) Klein

Chicken Amendment:

25 yes votes were needed in order for the Amendment to pass. There were 20 yes votes and 8 no votes. The Amendment did not pass.

7. Adjournment - Meeting adjourned @ 8:56 pm

River Place Quarterly Board Meeting

01/10/2023

Meeting called to order @ 6:00 pm by Glenn Lemons, President

Board Members present: Glenn Lemons - President; Rebecca Huggins, Secretary; Greg Heim, Treasurer; James Williams, Vice President; Cory Kieschnick, Member At Large. [Quorum established]

Review/Approve Previous Meeting Minutes

- 10/04/22 Meeting : Greg Heim motions to approve, James Williams seconds
- 11/04/22 Special Meeting: Glenn Lemons motions, Greg Heim seconds

Financials

- 2022 4th Quarter Financial Report given
- Cash flow statement dated 10/01/22 - 12/31/22 [\$2,756.26]
- Expense Distribution dated 10/01/22 - 12/31/22 [\$7,413.88]

Management Report - Beal Properties

- Dues/Delinquency Report - Total outstanding \$9,007.85. \$18.28 is over 30 daysProperty Status - 47 Lots - No developer lots
- Violation Report - 2 current violations. Property drives are occurring every 2 weeks
- ACC - 3 submitted projects. Re Landscape Flower Beds, Fence Installation (2)
1 approved, 2 denied

Committee Reports (ACC)

- State Legislature was passed stating that homeowners may not be denied a security type perimeter fence on their property. The ACC met and created guidelines for property owners when requesting perimeter security fences.

Unfinished Business

- Street Lights - There hasn't been any success in finding replacement globes that will work with our current poles. Two options moving forward - replacing poles at a cost of \$3500-4000/pole or retrofitting the poles to be able to use a different globe. Cory suggests the retrofit option. Lara will get quotes from the electrician so we can compare costs with both options.
- Fire Hydrants - Glenn spoke to Campbell Young at Wellborn SUD. Several options to consider -
 - 1) adding a quick fitting on each flush valve we already have (end of each cul de sac...Corey thinks the one at the end of River Ridge has been removed, but he will confirm and let us know) Cliff Lively and Todd Huddleston also agreed to

have a filling station added to each of their yards. That would make for 2 filling stations and 2 quick connects.

- 2) There is a 6in line at the corner of Koppe Bridge and River Place. We could install a fire hydrant there rather than the various quick connects and filling stations throughout the neighborhood.

Glenn will get quotes for both so we can compare and make a decision.

- Chicken Amendment - The Board chooses not to pursue this and allow the homeowners to handle this if they choose to do so. Cliff Lively and Greg Heim drafted a new document in regards to rules. They will pass this on to the ACC so they can adopt an agreement and set guidelines if chickens were to be allowed.
- There are at least 2 neighbors that currently have chickens. Enforcement of the violations were previously suspended due to a homeowner challenging the Board's authority to allow a vote for chickens to happen again, since it was previously voted down by homeowners. That matter has been settled so now the enforcement needs to begin. Glenn motions that we hold off on the violations until 4/1/23. Greg seconds. Cory and James are in favor. Rebecca abstains from voting.

New Business

- Violations - Cory feels like violations are too subjective. Greg suggests a working group be established to amend the CCRs.

Adjournment

- Motion to adjourn - Glenn Lemons / Second - Greg Heim / All in favor
- Meeting adjourned @ 7:30 pm

Board of Directors Special Meeting

Re: Kyllonen Fence Appeal Hearing

2/9/23 6:30pm

Location: The office of Jana Beddingfield - 4343 Carter Creek Pkwy Ste 100

Members present: Glenn Lemons, President; James Williams, Vice President; Greg Heim, Treasurer; Rebecca Huggins, Secretary; Cory Kieschnick, Member at Large

ACC Members present: Jason DeVore, Cody Matthews, TJ Klein

Tim and Michelle Kyllonen were present for the appeal, along with their attorney, Lanny Martindale.

Jana Beddingfield spoke on behalf of the ACC and explained why both fence requests were denied. Tim and Michelle both spoke out as to why they need their fence approved. After listening to both sides present their case, the Kyllonens and their attorney were excused so the Board could discuss their decision.

Decisions:

- Security (Perimeter) fence - The Board voted NO. James motioned, Greg seconds and all members agreed
- Front yard fence - The Board voted NO. Greg motioned, Glenn seconds. All members agreed.

Meeting was adjourned at 8:20 pm

River Place Quarterly Board Meeting

04/04/23

Meeting called to order @ 6:00 pm by Glenn Lemons, President

Board Members present: Glenn Lemons - President; Rebecca Huggins, Secretary; Greg Heim, Treasurer; James Williams, Vice President; [Quorum established]

Board Members absent: Cory Kieschnick, Member At Large.

Review/Approve Previous Meeting Minutes

Greg Heim motions, James Williams seconds. All in favor, minutes approved

Financials

- 2023 1st Quarter Financial Report given
- Cash flow statement dated 01/01/23 - 03/31/23 [\$69,003.72]
- Expense Distribution dated 01/01/23 - 03/31/23 [\$5,181.83]

Management Report - Beal Properties

- Dues/Delinquency Report - Total outstanding \$4,913.20. \$4,865.68 is over 30 days
- Property Status - 47 Lots - No developer lots
- Violation Report - 2 current violations. Property drives are occurring every 2 weeks
- ACC - 4 submitted projects: Re Landscape Flower Beds, Fence Installation, Pool/Fire Pit, Roof...3 approved, 1 denied
- Future meeting date - Board Meeting 7/11/23 @ 6pm At Beal Properties

Committee Reports (ACC)

- 4 submitted projects: Re Landscape Flower Beds, Fence Installation, Pool/Fire Pit, Roof...3 approved, 1 denied

Unfinished Business

- Street Lights - Light poles are too old to be able to retrofit new globes to make them usable. New lights will cost approximately \$6,000/per pole. 14 poles = \$84, 000. The Board decided to table new lights for the time being.
- Fire Hydrants - Wellborn SUD quoted \$8850 to install a fire hydrant at the front entry, and to upgrade the existing flush valve with a quick connect fitting. Plenty of money in our budget for this project and the Board feels it is a good enhancement for the subdivision. James Williams motions to approve the fire hydrant installation, Greg Heim seconds. All in favor, motion passes.

New Business

- Amendment to the CCR's - Chickens: According to our CCR's, the Board needs to vote to approve a neighbor to go out and try to solicit votes to amend for chickens being allowed. Truitt Neimeyer has agreed to solicit votes and the Board will give him 30 days (5/7/23) to collect signatures. Greg Heim motions, Rebecca Huggins seconds. All in favor, motion passes.
- Violation letters will go out to any neighbors that currently have chickens.
- Speed limit signs - Lara contacted the county about putting up speed limit signs throughout the neighborhood, as previously requested by some homeowners. The county has a new process and a survey has to be done first before they will approve any signs. A petition from homeowners is required in order to do the survey. Lara will send out a notice to homeowners asking if they wish to proceed with this.
- Landscaping entryway - Jorge Lopez will take over the mowing and maintenance of the flowerbeds. There is currently \$4500 budgeted for landscaping, however, we have \$15,000 set aside in a reserve account for special projects. We will get a quote for landscaping the entryway monuments from Jorge Lopez. We hope to be able to only spend \$6,000 on the project. The Board votes to use up to \$5,500 from the Reserve account for landscaping if needed. Greg Heim motions, James Williams seconds. All in favor, motion passes.
- Bank Accounts - Due to new members on the Board, signatures need to be updated on the bank accounts. Greg Heim brings forth the following motions:
 - (1) Remove John Conley (former President) from the River Place POA bank account at Prosperity Bank. James Williams seconds, all in favor. Motion passes
 - (2) Add Glenn Lemons, (current President) to teh River Place POA bank account at Prosperity Bank. James Williams seconds, all in favor. Motion passes.
 - Allocate funds to open a Reserve account at Prosperity Bank, as previously discussed. Opening deposit will be \$15,000. Glenn Lemons seconds, all in favor. Motion passes.

Adjournment

- Motion to adjourn meeting @ 7:30 pm. Board needs to meet for Executive Session to discuss legal matters pertaining to two neighbors. No action was taken during Executive Session.

Rebecca Huggins

Gregory R. Heim

John Glenn Lemons

River Place Quarterly Board Meeting

07/11/23

Meeting called to order @ 6:01 pm by Glenn Lemons, President

Board Members present: Glenn Lemons - President; Rebecca Huggins, Secretary; Greg Heim, Treasurer; James Williams, Vice President; [Quorum established]

Board Members absent: Cory Kieschnick, Member At Large.

Review/Approve Previous Meeting Minutes

Minutes were previously approved by members via email

Financials

- 2023 2nd Quarter Financial Report given
- Cash flow statement dated 04/01/23 - 06/30/23 [-\$23,548.78]
- Expense Distribution dated 04/01/23 - 06/30/23 [\$24,112.07]

Management Report - Beal Properties

- Dues/Delinquency Report - Total outstanding \$4,187.80. \$4,148.47 is over 30 days
- Property Status - 47 Lots - No developer lots
- Violation Report - 0 current violations. Property drives are occurring every 2 weeks
- ACC - 1 submitted project: Landscape changes in ROW - denied
- Future meeting date - Board Meeting 10/12/23 @ 6pm At Beal Properties

Committee Reports (ACC)

- 1 submitted project: Landscape changes in ROW - denied

Unfinished Business

- Street Lights -Cana Sonic is a company that provides solar lighting. Many options available. Fixtures range in price \$300-\$1000. Posts range in price \$175-385. Another option explored would be for each neighbor to provide a light at the end of their driveway. Details about who would be responsible for maintaining them is still undecided. We will revisit this topic next meeting.
- Fire Hydrants - After giving Wellborn Water the ok to install a new fire hydrant, their communication has been non existent. Lara will reach out to Campbell Young again and see about setting a date for installation.
- Entryway Landscaping - Too hot to do any planting currently. Late September both entry sides will be cleaned up and re-done.
- Chicken Amendment passed and has been filed with Brazos County

New Business

- National Night Out - October 3rd. Lara will send out an email asking for volunteers to help plan something fun for this.
- Glenn would like to send an email out to all neighbors introducing the board members and asking everyone to join the portal on Beal's website so they can be informed of neighborhood happenings.
- A new lawsuit has been filed against River Place POA. You can view any public details at justiceweb.brazoscountytexas.gov

Adjournment

- Motion to adjourn meeting @ 7:01 pm by Glenn Lemons. Greg Heim seconds

Cash Flow

Beal Properties

Properties: River Place Property Owners' Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2023 to 09/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Waste Management Fee	7,784.00	38.41	7,784.00	38.41
Interest Income	158.37	0.78	158.37	0.78
Homeowners Association Dues	12,295.43	60.67	12,295.43	60.67
Fines for violations	4.57	0.02	4.57	0.02
Certified Mail Charges Recovered	23.03	0.11	23.03	0.11
Total Operating Income	20,265.40	100.00	20,265.40	100.00
Expense				
Electrical Repairs	862.70	4.26	862.70	4.26
Transfer to Reserves	15,000.00	74.02	15,000.00	74.02
Legal Fees	8,941.75	44.12	8,941.75	44.12
Lawn/Property Maintenance	1,136.65	5.61	1,136.65	5.61
Special Projects	8,850.00	43.67	8,850.00	43.67
Management Fee	3,825.00	18.87	3,825.00	18.87
Admin Fee / Credit card fee	394.60	1.95	394.60	1.95
Professional Fees	169.57	0.84	169.57	0.84
Trash Pick-up	5,708.07	28.17	5,708.07	28.17
Utilities	987.47	4.87	987.47	4.87
Utilities - electric	121.68	0.60	121.68	0.60
Utilities - Water	301.49	1.49	301.49	1.49
Total Operating Expense	46,298.98	228.46	46,298.98	228.46
NOI - Net Operating Income	-26,033.58	-128.46	-26,033.58	-128.46
Total Income	20,265.40	100.00	20,265.40	100.00
Total Expense	46,298.98	228.46	46,298.98	228.46
Net Income	-26,033.58	-128.46	-26,033.58	-128.46
Other Items				
Prepayments	-10,161.00		-10,161.00	
Net Other Items	-10,161.00		-10,161.00	
Cash Flow	-36,194.58		-36,194.58	
Beginning Cash	67,213.69		67,213.69	
Beginning Cash + Cash Flow	31,019.11		31,019.11	
Actual Ending Cash	31,019.11		31,019.11	

Expense Distribution

Properties: River Place Property Owners' Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2023 to 09/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6390 - Electrical Repairs												
30129	02/06/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	McCafferty Electric CO. INC.	2200	862.70	0.00	6031	02/21/2023	Electrical Repair	
6471 - Transfer to Reserves												
Transferred to Reserve Account	06/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	River Place HOA Reserve Acct.	2200	15,000.00	0.00	drafted	06/07/2023	Transfer to Reserve acct (ACH)	
6473 - Legal Fees												
48112	02/13/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	325.00	0.00	6032, 6032, 6034	02/21/2023, 02/21/2023, 03/10/2023	Legal Expenses	
48199	03/09/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	243.75	0.00	6034	03/10/2023	Legal	
48511	04/17/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	2,193.75	0.00	6039	05/02/2023	Matter Number 20-1036	
47964	04/27/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	2,518.75	0.00	6039	05/02/2023	Matter Number 20-1036	
48777	07/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	1,137.50	0.00	6047	07/11/2023	General HOA Administrative Matters	
49076	08/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez & Goss P.C.	2200	1,548.00	0.00	6050	08/07/2023	Professional Services Regarding Lawsuit	
49219	09/12/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez & Goss P.C.	2200	975.00	0.00	6052	09/12/2023	Legal Fees - Lawsuit	
							8,941.75	0.00				

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6475 - Lawn/Property Maintenance												
56256	01/09/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	81.19	0.00	6029	01/16/2023	Lawn Service	
57104	03/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	81.19	0.00	6035	03/10/2023	Lawn Service - Entry	
57265	04/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6037	04/06/2023	Lawn Service - 3.7.23 - 3.21.23	
57685	05/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6040	05/08/2023	Lawn Service - Entrance - April	
58034	06/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	243.56	0.00	6043	06/12/2023	River Place Entrance - Lawn Service	
58418	07/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6046	07/07/2023	Entrance Mowing	
58943	08/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6051	08/07/2023	Lawn Service at Entrance - July	
59325	09/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	81.19	0.00	6054	09/13/2023	River Place Entrance - August Lawn care	
							1,136.65	0.00				
6531 - Special Projects												
January 19, 2022	07/14/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	8,850.00	0.00	6048	07/14/2023	Improvements for VFD	
6540 - Management Fee												
01/09/2023		River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6028	01/16/2023	Management Fee for 01/2023	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	02/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6030	02/21/2023	Management Fee for 02/2023
	03/02/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6036	03/14/2023	Management Fee for 03/2023
	04/10/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6038	04/13/2023	Management Fee for 04/2023
	05/09/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6041	05/16/2023	Management Fee for 05/2023
	06/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6042	06/12/2023	Management Fee for 06/2023
	07/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6045	07/07/2023	Management Fee for 07/2023
	08/03/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6049	08/07/2023	Management Fee for 08/2023
	09/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6053	09/13/2023	Management Fee for 09/2023
							3,825.00	0.00			
6670 - Admin Fee / Credit card fee											
Credit card fee	07/03/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	64.95	0.00	drafted	07/03/2023	Processing credit card fee monthly charge
620969450123059	08/02/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	64.95	0.00	drafted	08/02/2023	Monthly credit card fee
							129.90	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6705 - Professional Fees											
20231502504	06/06/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	169.57	0.00	6042	06/12/2023	Reimbursement - chicken amendment filing
6776 - Trash Pick-up											
03-2440 3	03/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	1,874.67	0.00	6033	03/10/2023	Trash pick up - April-June
03-2440 3	06/15/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	1,916.70	0.00	6044	06/21/2023	Trash pick up - July- Sept '23
03-2440 3	09/14/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	1,916.70	0.00	6055	09/18/2023	Rollout cart
							5,708.07	0.00			
6810 - Utilities											
01/31/2023	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.08	0.00	ACH	01/31/2023	7323 River Ridge Dr A
01/31/2023	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	27.10	0.00	ACH	01/31/2023	7234 River Place Ct - Light pole
01/31/2023	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.62	0.00	ACH	01/31/2023	7597 River Ridge Dr A
01/31/2023	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	27.10	0.00	ACH	01/31/2023	7049 River Place Ct A
01/31/2023	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.64	0.00	ACH	01/31/2023	6900 River Place Ct A
2180592	02/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.80	0.00	ACH	02/23/2023	7049 RIVER PLACE CT A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2180594	02/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.15	0.00	ACH	02/23/2023	6900 RIVER PLACE CT A
2180595	02/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.08	0.00	ACH	02/23/2023	7323 RIVER RIDGE DR A
2180596	02/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.10	0.00	ACH	02/23/2023	7234 RIVER PLACE CT - LIGHT POLE
2180593	02/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.90	0.00	ACH	02/23/2023	7597 RIVER RIDGE DR A
103-1440-01	03/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	33.47	0.00	ACH	03/01/2023	Koppe Bridge Entrance
2180592	03/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	23.63	0.00	ACH	03/23/2023	7597 River Ridge DR A
2180593	03/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.61	0.00	ACH	03/23/2023	7049 River Place Ct A
2180594	03/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.95	0.00	ACH	03/23/2023	6900 River Place CT A
2180595	03/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.08	0.00	ACH	03/23/2023	7323 River Place DR A
2180596	03/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.72	0.00	ACH	03/23/2023	7234 River Place CT Light Pole
2180592	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.12	0.00	ACH	04/25/2023	7597 River Ridge DR A
2180593	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.72	0.00	ACH	04/25/2023	7049 River Place CT A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2180594	04/25/2023	River Place Property Owners' Association, Inc.		215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.34	0.00	ACH	04/25/2023	6900 River Place CT A
2180595	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.27	0.00	ACH	04/25/2023	7323 River Ridge DR A
2180596	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.70	0.00	ACH	04/25/2023	7234 River Place Ct - Light Pole
2180592	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.59	0.00	ACH	05/23/2023	7597 River Ridge Dr A
2180593	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.90	0.00	ACH	05/23/2023	7049 River Place CT A
2180594	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.24	0.00	ACH	05/23/2023	6900 River Place CT A
2180595	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.08	0.00	ACH	05/23/2023	7323 River Ridge DR A
2180596	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.10	0.00	ACH	05/23/2023	7234 River Place CT - Light Pole
2180592	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	28.38	0.00	ACH	06/23/2023	7597 River Ridge Dr A
2180593	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.59	0.00	ACH	06/23/2023	7049 River Place Ct A
2180594	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.34	0.00	ACH	06/23/2023	6900 River Place Ct A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2180595	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.04	0.00	ACH	06/23/2023	7323 River Ridge DR A
2180596	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.50	0.00	ACH	06/23/2023	7243 River Place Ct - Light Pole
2180594	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.05	0.00	ACH	07/26/2023	6500 River Place Ct A
2180592	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.52	0.00	ACH	07/26/2023	7597 River Ridge Dr A
2180593	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.10	0.00	ACH	07/26/2023	7049 River Place CT A
2180595	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.82	0.00	ACH	07/26/2023	7323 River Ridge DR A
2180596	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.01	0.00	ACH	07/26/2023	7234 River Place CT - Light Pole
2180532	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	29.57	0.00	ACH	08/23/2023	7597 River Ridge DR A
2180593	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.20	0.00	ACH	08/23/2023	7049 River Place CT A
2180594	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.24	0.00	ACH	08/23/2023	6900 River Place Ct A
2180595	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.72	0.00	ACH	08/23/2023	7323 River Ridge DR A
2180596	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.30	0.00	ACH	08/23/2023	7234 River Place CT - Light Pole

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association, Inc.		215 Bryan, TX 77802			987.47	0.00			
6820 - Utilities - electric											
	09/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	121.68	0.00	ACH	09/26/2023	Monthly Utility Bill
	09/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	119.41	0.00	ACH	10/24/2023	Monthly Utility Bill
							241.09	0.00			
6840 - Utilities - Water											
	01/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	01/31/2023	Koppe Bridge Rd Entra
1031440-01	03/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/31/2023	Koppe Bridge RD Entrance
103-1440-01	05/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/01/2023	Koppe Bridge RD Entrance
103-1440-01	05/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/31/2023	Koppe Bridge Rd - Entrance
103-1440-01	06/30/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	06/30/2023	Koppe Bridge Rd Entrance
	06/30/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	Bank Draft	07/31/2023	KoppeBridge Road Entrance
	08/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	53.41	0.00	Bank Draft	08/31/2023	KoppeBridge Road Entrance
	09/05/2023	River Place		3363 University	Wellborn Special	2200	39.02	0.00	ACH	09/29/2023	Monthly Utility Bill

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Property Owners' Association, Inc.		Drive East Suite 215 Bryan, TX 77802	Utility District		301.49	0.00			
Total							46,153.69	0.00			



Visit us online at ProsperityBankUSA.com

Statement Date

10/31/2023

1716 1 AV 0.498

Account No

****4591

RIVER PLACE PROPERTY OWNERS
ASSOCIATION INC
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Page 1 of 4



STATEMENT SUMMARY

TX Business Money Market Account No ****4591

10/01/2023	Beginning Balance		\$15,071.63
	1 Deposits/Other Credits	+	\$19.20
	0 Checks/Other Debits	-	\$0.00
10/31/2023	Ending Balance	31 Days in Statement Period	\$15,090.83

DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/31/2023	Accr Earning Pymt Added to Account	\$19.20

DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-01	\$15,071.63	10-31	\$15,090.83

EARNINGS SUMMARY

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

Interest Paid This Period	\$19.20	Annual Percentage Yield Earned	1.51 %
Interest Paid YTD	\$90.83	Days in Earnings Period	31

0000



102361 : 00171601

