

# CS Tower Point Association, Inc.

## 2023 Common Area Maintenance Budget

Expenses	2023
<b>Administrative Expenses</b>	
ADMINISTRATIVE	1,000.00
<b>Total Administrative Expenses</b>	<b>1,000.00</b>
<b>Common Area Expenses</b>	
CAM - ELECTRICITY	9,600.00
Common Area Utilities	3,200.00
Utilities Drive A - F	3,200.00
Utilities Drive G H	3,200.00
CAM - ELECTRICAL REPAIRS MAINTENANC	2,400.00
Electric R&M Drive A-F	1,800.00
Electric R&M Drive G H	600.00
CAM - LANDSCAPING & IRRIGATION	20,400.00
Ph 13 Detention Area	6,120.00
Detention Area	14,280.00
Parking Lot Sweeping	1,300.00
<b>Total Common Area Expenses</b>	<b>33,700.00</b>
<b>Legal and Professional Fees</b>	
LEGAL FEES	5,500.00
<b>Total Management Fees</b>	<b>5,500.00</b>
<b>Management Fees</b>	
MANAGEMENT FEES	24,000.00
<b>Total Management Fees</b>	<b>24,000.00</b>
<b>Taxes &amp; Insurance</b>	
PROPERTY TAXES	5.00
INSURANCE EXPENSE	2,623.13
Insurance Drive A-F	1,967.35
Insurance Drive G H	655.78
<b>Total Taxes &amp; Insurance</b>	<b>2,628.13</b>
<b>Capital Improvements</b>	
Capital Improvements	57,403.00
<b>Total Capital Improvements</b>	<b>57,403.00</b>
<b>Total Operating Expenses</b>	<b>\$ 124,231.13</b>

	Sq Ft	Pro Rata %	Share of CAM	CAM Owed
HEB*	709,592.00	41.66%	\$ 6,967.35	\$ 2,902.60
Lot 14**	55,757.00	3.27%	\$ 6,967.35	\$ 227.83
Lot 14 Ground Lease***		2.58%	\$ 4,455.78	\$ 114.96
Tract A****	85,378.00	4.05%	\$ 110,304.71	\$ 4,467.34
Tract B****	402,450.60	19.11%	\$ 110,304.71	\$ 21,079.23
Tract C****	449,757.24	21.36%	\$ 110,304.71	\$ 23,561.09
Tract D****	1,168,061.28	55.47%	\$ 110,304.71	\$ 61,186.02
Detention Agreements Area B		5.44%	\$ 14,280.00	\$ 776.83
Detention Agreements Area C		9.50%	\$ 14,280.00	\$ 1,356.60
Ph 13 Detention Agreements		100.00%	\$ 6,120.00	\$ 6,120.00
Ph 5 Detention Agreement		17.00%	14,280.00	\$ 2,427.60
				<b>\$ 124,220.10</b>

\*Share of Maintenance, Lighting, and Insurance of Access Drives A, B, C, D, E, and F (see 5.1(a) of REA)  
 Pro rata share = Acreage of HEB parcel (16.29)/Acreage of All Parcels (excluding Area D)(39.1) = 41.66%

\*\*Share of Maintenance, Lighting and Insurance of Access Drives A, B, C, D, E, and F. (See 5.1(a) of REA)  
 Pro rata share = Acreage of Lot 14 Parcel (1.28)/Acreage of All Parcels (excluding Area D)(39.1) = 3.27%

\*\*\*Share of Maintenance, Lighting and Insurance of Access Drives G and H. (Provided for in Ground Lease)  
 Pro rata share = Acreage of Lot 14 Parcel (1.28)/Acreage of All Parcels (excluding HEB)(49.63) = 2.58%

\*\*\*\*Each lot is responsible for its pro rata share of Common Area Charges as defined in the Supplemental REA, less any amounts owed by HEB and Lot 14 as described above and the owners of lots in Areas B and C as described by Tower Point Association Sharing Formulas for Common Area Charges.

# Tower Point Lot Data

CAD ID	Pro Rata Share	Acerage	Square Feet	Site Plan Area	Site Plan Lot	Account Name	Legal Description
354655	41.66%	12.42	541,015.20	A	12	H E BUTT GROCERY COMPANY	TOWER POINT PH 3, BLOCK 3, LOT 12
354656		1.02	44,431.00	A	13A	H E BUTT GROCERY COMPANY	TOWER POINT PH 3, BLOCK 3, LOT 13A
354657		2.85	124,146.00	A	13C	H E BUTT GROCERY COMPANY	TOWER POINT PH 3, BLOCK 3, LOT 13C
356667	4.05%	1.96	85,378.00	A	13B	Lehtonen Investments II Ltd	TOWER POINT PH 3, BLOCK 3, LOT 28A-R
356669	3.27%	1.28	55,757.00	A	14	Santa Paula Townhouses LLC (Chase Bank)	TOWER POINT PH 4, BLOCK 3, LOT 14
	2.58%				14	Santa Paula Townhouses LLC (Chase Bank) Ground Lease	TOWER POINT PH 4, BLOCK 3, LOT 14
362337	3.97%	1.92	83,635.20	B	4R	Spillar Properties LLC	TOWER POINT PH 10A, BLOCK 3, LOT 4R
362338	1.55%	0.75	32,670.00	B	5	Krishiv VZ LLC (Verizon)	TOWER POINT PH 10A, BLOCK 3, LOT 5
362339	3.02%	1.46	63,597.60	B	6	Texas Pancakes LLC (IHOP)	TOWER POINT PH 10A, BLOCK 3, LOT 6
393915	4.30%	2.08	90,604.80	B	3	JM Baca Holdings LLC	TOWER POINT PH 10B, BLOCK 3, LOT 3
436022	6.27%	3.03	131,943.00	B	1 & 2	Tower Point Business Condo Owners Assoc Inc.	Hidden in BCAD LOT 1 & 2
358763	2.71%	1.31	57,063.60	C	7	353-365 Broadway Realty LLC (McDonalds)	TOWER POINT PH 11A, BLOCK 3, LOT 7
358764	3.41%	1.65	71,874.00	C	8	The Bank & Trust of Bryan/College Station (First Financial)	TOWER POINT PH 11A, BLOCK 3, LOT 8
360869	3.70%	1.79	77,842.00	C	9R	Lehtonen Investments II Ltd	TOWER POINT PH 11B, BLOCK 3, LOT 9R
360870	3.43%	1.66	72,266.00	C	10R	Drew's Carway No 3 LLC	TOWER POINT PH 11B, BLOCK 3, LOT 10R
360871	8.11%	3.92	170,711.64	C	11	HEB Front Center LLC	TOWER POINT PH 11B, BLOCK 3, LOT 11
358504	2.01%	0.97	42,253.20	D	15	AT7T LLC KRISHIV (AT&T)	TOWER POINT PH 8A, BLOCK 3, LOT 15
358505	2.42%	1.17	50,965.20	D	18	John W & Cindy J Stimson (Taco Bell)	TOWER POINT PH 8A, BLOCK 3, LOT 18
367952	2.36%	1.14	49,658.40	D	16	College Station Covenant Group LLC	TOWER POINT PH 8B, BLOCK 3, LOT 16
367953	1.82%	0.88	38,202.00	D	17A	Almarco Properties LLC (Freddy's Frozen Custard)	TOWER POINT PH 8B, BLOCK 3, LOT 17A
393409	2.09%	1.01	43,995.60	D	21	J&L Roman Investments LLC (Bahama Buck's CS)	TOWER POINT PH 7A, BLOCK 3, LOT 21
393410	2.63%	1.27	55,321.20	D	22	895 Tower Point LLC (Starbucks)	TOWER POINT PH 7A, BLOCK 3, LOT 22
402190	2.23%	1.08	47,044.80	D	19A	Autozone Parts Inc	TOWER POINT PH 7B, BLOCK 3, LOT 19A
402191	2.50%	1.21	52,707.60	D	20A	Belodos LLC (Eye Care Center)	TOWER POINT PH 7B, BLOCK 3, LOT 20A
411826	1.53%	0.74	32,147.28	D	17B	Marblehead Ventures LLC (Jiffy Lube)	TOWER POINT PH 8B, BLOCK 3, LOT 17B
395692	9.87%	4.77	207,781.20	DN	24	AVG Fitness Txok LLC (Gold's Gym)	TOWER POINT PH 9A, BLOCK 3, LOT 24
395693	3.16%	1.53	66,646.80	DN	25	Star Bright Management Inc.	TOWER POINT PH 9A, BLOCK 3, LOT 25
402192	1.99%	0.96	41,817.60	DN	26	Crowley Custom Homes Ltd	TOWER POINT PH 9B, BLOCK 3, LOT 26
402193	4.96%	2.4	104,544.00	DN	27	B/CS Investment LLC (PetSmart)	TOWER POINT PH 9B, BLOCK 3, LOT 27
433916	15.90%	7.69	334,976.40	DN	23	B&B HW-6 Investment LLC	TOWER POINT PH 3, BLOCK 3, LOT 23
		46.39					

	Detention %	Ph 13 Detention					
362342	3.10%		2.27	98,811.20	B - Excluded	Merrill Arrington LLC (Primrose School of CS)	TOWER POINT PH 12, BLOCK 2, LOT 1
362343	1.82%		1.17	50,965.20	B - Excluded	Greater Texas Federal Credit Union	TOWER POINT PH 12, BLOCK 2, LOT 2
362344	1.82%		1.17	50,965.20	B - Excluded	Odish Investments LLC (Le Petit Cochon)	TOWER POINT PH 12, BLOCK 2, LOT 3
362345	1.29%		0.83	36,154.80	B - Excluded	Treaty Creek Investments LLC (Wolf Creek Lube)	TOWER POINT PH 12, BLOCK 2, LOT 4
365190	2.97%	22.50%	1.91	83,199.60	C - Excluded	P&S Hospitality LLC (Best Western)	TOWER POINT PH 13A, BLOCK 1, LOT 1
371717	2.60%	17.00%	1.69	73,616.40	C - Excluded	National Retail Properties LP (Saltgrass College Station)	TOWER POINT PH 13B, BLOCK 1, LOT 2
402179	3.84%	26.00%	2.47	107,593.20	C - Excluded	Run-Offs LLC (Walk-Ons)	TOWER POINT PH 13C, BLOCK 1, LOT 3
402180	3.61%	23.34%	2.32	101,059.00	C - Excluded	College Station 6 40 LLC	TOWER POINT PH 13C, BLOCK 1, LOT 4A-R
417691	1.72%	11.16%	1.11	47,916.00	C - Excluded	College Station 6 40 LLC	TOWER POINT PH 13C, BLOCK 1, LOT 4B-R
353523	17.00%		17.66	1,029,758.40		Phase 5 West Shore Soco, LLC	TOWER POINT PH 5, BLOCK 5, LOT 1A
393912	0%		23.64		Detention Area	CS Tower Point Association, Inc.	TOWER POINT PH 10B, BLOCK 2, LOT 5
349102	0%	1.52	66,211.20	E - Excluded	1	Prosperity Bank	TOWER PO Due refund \$3,040.78
350022	0%	2.14	93,218.40	E - Excluded	2	16400 Partners LLC	TOWER PO Due refund \$1,394.95
350744	0%	2.3	100,188.00	E - Excluded	3	Pura Vida Management LLC	TOWER POINT PH 2, BLOCK 4, LOT 3

**TOWER POINT ASSOCIATION  
SHARING FORMULAS FOR COMMON AREA CHARGES**

I. ACREAGE CALCULATIONS

Total acreage all parcels = 65.92 acres  
HEB parcel = 16.29 acres  
Lot 14 parcel = 1.28 acres  
Area D = 26.82 acres  
All parcels, excluding HEB = 49.63 acres  
All parcels, excluding Area D = 39.1 acres  
All parcels, excluding HEB and Lot 14 = 48.35 acres  
All parcels, excluding HEB, Lot 14, Area D = 21.53 acres

\*\*See tax map attached as Exhibit "A"

II. APPLICABLE RESTRICTIONS

- A. Declaration of Easements, Covenants, Conditions and Restrictions recorded at Volume 95630, Page 98, Official Records of Brazos County, Texas, as amended by First Amendment recorded at Volume 10381, Page 67, Official Records of Brazos County, Texas (collectively, the "REA").
- B. Declaration of Supplemental Easements, Covenants and Restrictions recorded at Volume 10036, Page 24, Official Records of Brazos County, Texas as amended by First Amendment recorded at Volume 10574, Page 113, Official Records of Brazos County, Texas (collectively, the "Supplemental REA").

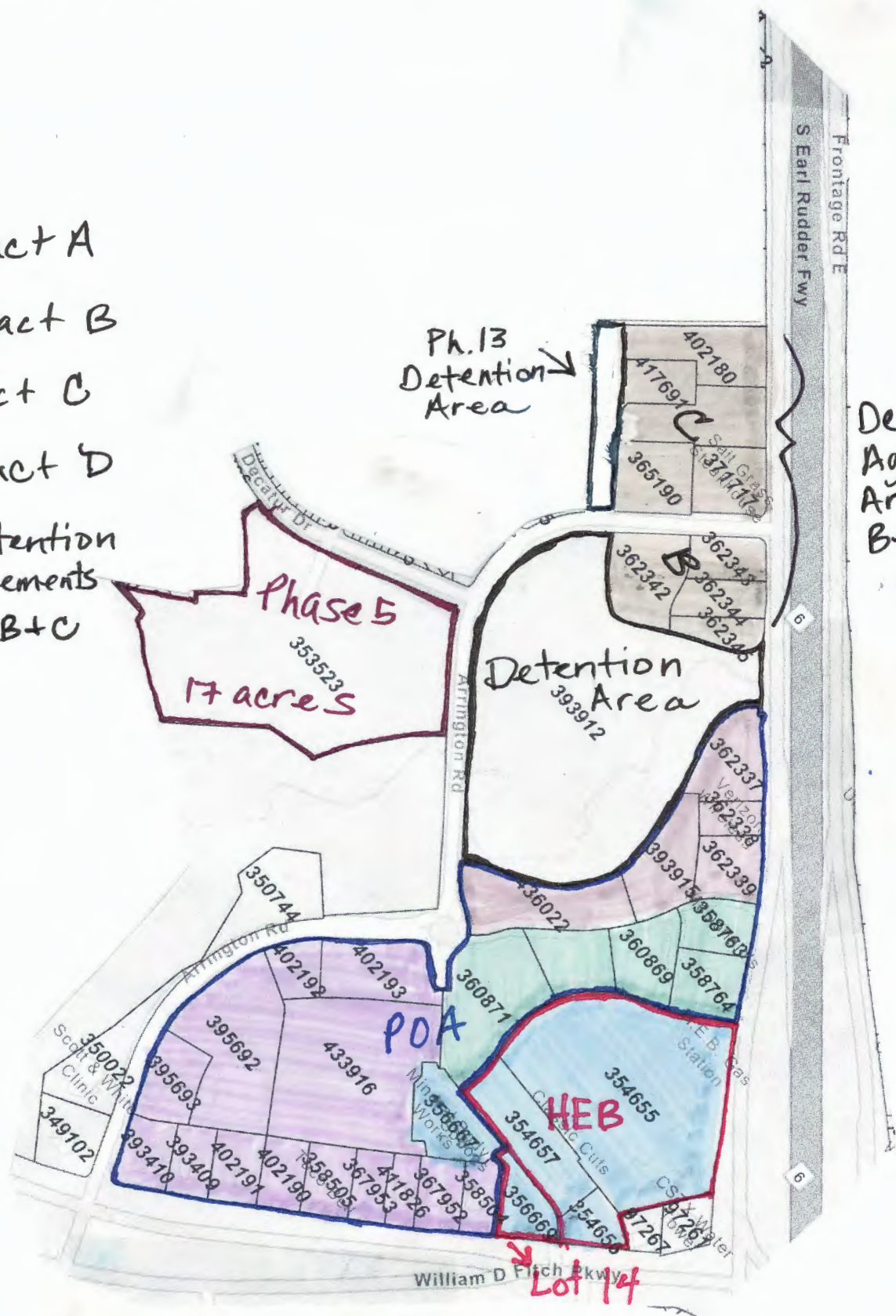
III. SHARING FORMUALS

- A. HEB share of Maintenance, Lighting, and Insurance of Access Drives A, B, C, D, E, and F (see 5.1(a) of REA)  
Pro rata share = Acreage of HEB parcel (16.29)/  
Acreage of All Parcels (excluding Area D)(39.1) = 41.66%
- B. Lot 14 Share
  1. Share of Maintenance, Lighting and Insurance of Access Drives A, B, C, D, E, and F. (See 5.1(a) of REA)  
Pro rata share = Acreage of Lot 14 Parcel (1.28)/  
Acreage of All Parcels (excluding Area D)(39.1) = 3.27%
  2. Share of Maintenance, Lighting and Insurance of Access Drives G and H. (Provided for in Ground Lease)  
Pro rata share = Acreage of Lot 14 Parcel (1.28)/  
Acreage of All Parcels (excluding HEB)(49.63) = 2.58%
- C. Share of All Other Lots (see Section 3.6 of the Supplemental REA)
  1. Pro rata Share = Lot acreage/Acreage of All Parcels (excluding HEB, Lot 14)(48.35)

2. Each lot is responsible for its pro rata share of Common Area Charges as defined in the Supplemental REA, less any amounts owed by HEB and Lot 14 as described above and the owners of lots in Areas B and C as described below.
- D. Share of Lots in Areas B and C of Detention Area Costs
1. Each lot will be responsible for a portion of the detention area costs as set forth in a separate agreement with such lot owner.
  2. Lot 1, Block 1, Phase 13A; Lot 2, Block 1, Phase 13B; Lot 3, Block 1, Phase 13C; Lot 4A-R, Block 1, Phase 13C and Lot 4B-R, Block 1, Phase 13C (the lots lying north of Arrington Road) are to equally share the costs of maintaining the detention area on Lot 5, Phase 13C.
- E. Share of 17-acre tract (Phase 5) of Detention Area Costs
- The owner of the 17-acre tract formerly known as Tower Point Phase 5 (see Exhibit A attached) is responsible for 17% of the maintenance of the main Detention Area.

# Tower Point Shopping Center Tax Map

- Tract A
- Tract B
- Tract C
- Tract D
- Detention Agreements Areas B+C



Detention Agreements Areas B+C

Lot 14