



UNIVERSITY
PLACE
CONDOMINIUMS

Beal Properties
3363 University Dr. East Suite 215
Bryan, Texas 77802
(979)764-2500 www.bealbcs.com

Agenda HOA Board Meeting March 9, 2022 @ 5:30 pm Beal Properties & Zoom

Call to Order

Establishment of a quorum

- Roll Call via Zoom and in person

Financial Report

- 2021 4th Quarter & YTD Financial Review

Management Reports

- Maintenance Report
- Delinquency Status
- Violations Report

Unfinished Business

- Pool Fence
- Cameras

New Business

- Roof Damage
- Annual Meeting

Next Meeting

- April _____ @ _____ pm

Adjourn

Cash Flow

Beal Properties

Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840

Date Range: 10/01/2021 to 12/31/2021 (Last Quarter)

Accounting Basis: Cash

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				
Transfer From Reserve	0.00	0.00	40,000.00	11.64
Late Fees\NSF Rent	210.00	0.32	245.00	0.07
Homeowners Association Dues	65,808.67	99.69	257,897.84	75.03
Certified Letter Charge	-7.33	-0.01	-7.33	0.00
Insurance Reimbursement	0.00	0.00	45,369.79	13.20
Utility Reimbursement	0.00	0.00	229.08	0.07
Total Operating Income	66,011.34	100.00	343,734.38	100.00
Expense				
Electrical Repairs	189.00	0.29	4,278.66	1.24
Fence Repair	280.00	0.42	746.50	0.22
Fire Alarm Repairs	0.00	0.00	4,459.90	1.30
General Maintenance	5,280.36	8.00	10,211.18	2.97
Inspection	2,223.30	3.37	6,033.70	1.76
Insurance	6,279.82	9.51	34,253.77	9.97
Transfer to Reserves	6,480.00	9.82	25,920.00	7.54
Legal Fees	300.00	0.45	400.00	0.12
Lawn/Property Maintenance	10,314.39	15.63	39,543.05	11.50
Maintenance Supplies	0.00	0.00	42.71	0.01
Special Projects	0.00	0.00	103,122.56	30.00
Management Fee	3,300.00	5.00	13,200.00	3.84
Monitoring Service	0.00	0.00	845.00	0.25
Mortgage/Note Payment	18,582.48	28.15	74,329.92	21.62
Parking Lot Repair	0.00	0.00	450.00	0.13
Pest Control	324.75	0.49	1,299.00	0.38
Plumbing Expense	1,794.98	2.72	3,732.23	1.09
Porter Service	3,275.00	4.96	11,040.00	3.21
Pool Expense	3,280.96	4.97	10,490.66	3.05
Professional Fees	235.00	0.36	235.00	0.07
Security Expense	1,331.49	2.02	6,658.10	1.94
Tax Expense	60.00	0.09	268.00	0.08
Telephone Service	279.28	0.42	2,065.85	0.60
Trash Pick-up	0.00	0.00	1,098.58	0.32
Utilities	4,041.82	6.12	15,768.46	4.59
Total Operating Expense	67,852.63	102.79	370,492.83	107.78
NOI - Net Operating Income	-1,841.29	-2.79	-26,758.45	-7.78
Total Income	66,011.34	100.00	343,734.38	100.00

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Expense	67,852.63	102.79	370,492.83	107.78
Net Income	-1,841.29	-2.79	-26,758.45	-7.78
Other Items				
Prepayments	2,131.65		-4,706.62	
Net Other Items	2,131.65		-4,706.62	
Cash Flow	290.36		-31,465.07	
Beginning Cash	6,545.61		38,076.04	
Beginning Cash + Cash Flow	6,835.97		6,610.97	
Actual Ending Cash	6,835.97		6,835.97	

Cash Flow

Beal Properties

Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840

Date Range: 01/01/2022 to 02/28/2022

Accounting Basis: Cash

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				
Late Fees\NSF Rent	105.00	0.26	105.00	0.26
Homeowners Association Dues	39,892.90	99.72	39,892.90	99.72
Certified Letter Charge	7.33	0.02	7.33	0.02
Total Operating Income	40,005.23	100.00	40,005.23	100.00
Expense				
Carpet Cleaning	1,185.34	2.96	1,185.34	2.96
Electrical Repairs	1,956.56	4.89	1,956.56	4.89
Fence Repair	320.00	0.80	320.00	0.80
Fire Alarm Repairs	916.30	2.29	916.30	2.29
General Maintenance	4,525.27	11.31	4,525.27	11.31
Insurance	6,279.82	15.70	6,279.82	15.70
Transfer to Reserves	4,320.00	10.80	4,320.00	10.80
Lawn/Property Maintenance	4,297.62	10.74	4,297.62	10.74
Management Fee	2,200.00	5.50	2,200.00	5.50
Mortgage/Note Payment	12,388.32	30.97	12,388.32	30.97
Pest Control	216.50	0.54	216.50	0.54
Plumbing Expense	240.00	0.60	240.00	0.60
Porter Service	2,525.00	6.31	2,525.00	6.31
Pool Expense	1,407.11	3.52	1,407.11	3.52
Telephone Service	139.64	0.35	139.64	0.35
Utilities	401.38	1.00	401.38	1.00
Total Operating Expense	43,318.86	108.28	43,318.86	108.28
NOI - Net Operating Income	-3,313.63	-8.28	-3,313.63	-8.28
Total Income	40,005.23	100.00	40,005.23	100.00
Total Expense	43,318.86	108.28	43,318.86	108.28
Net Income	-3,313.63	-8.28	-3,313.63	-8.28
Other Items				
Prepayments	204.66		204.66	
Net Other Items	204.66		204.66	
Cash Flow	-3,108.97		-3,108.97	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	6,835.97		6,835.97	
Beginning Cash + Cash Flow	3,727.00		3,727.00	
Actual Ending Cash	3,727.00		3,727.00	

Expense Distribution

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Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840

Payees: All

Bill Date Range: 10/01/2021 to 12/31/2021 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4606 - Certified Letter Charge							
	10/27/2021		Beal Properties	21.99	124826	10/27/2021	Certified Letter Charge for 10/2021
	10/31/2021		Beal Properties	7.33	124846	11/08/2021	Certified Letter Charge for 10/2021
	11/04/2021		Beal Properties	7.33	124846	11/08/2021	Certified Letter Charge for 11/2021
	11/09/2021		Beal Properties	7.33	124860	11/12/2021	Certified Letter Charge for 11/2021
	11/12/2021		Beal Properties	14.66	124860	11/12/2021	Certified Letter Charge for 11/2021
	11/23/2021		Beal Properties	6.96	124912	12/07/2021	Certified Letter Charge for 11/2021
				65.60			
6390 - Electrical Repairs							
12572	10/08/2021	523#103	Constant Current Electric	189.00	124790	10/08/2021	523-103 - Replaced bad switch and bulbs on exterior of unit.
6430 - Fence Repair							
6	11/11/2021		Maroon Fencing & Roofing	280.00	124871	11/12/2021	
6455 - General Maintenance							
	10/08/2021		Chad's Mobile Wash	150.00	124788	10/08/2021	pressure washed/clean dumpster area, oil spill on around concrete dumpsters
89223	10/08/2021		Chad's Mobile Wash	1,800.00	124801	10/08/2021	Power wash all breezeways, railings, exterior walls, dumpster area
89215	10/08/2021		Johnathan Rios	50.00	124782	10/08/2021	Reinstall handicap sign with new brace
13382	11/08/2021		T. Fry Make Ready	40.00	124855	11/08/2021	Replaced guard on A/C unit
13378	11/08/2021		T. Fry Make Ready	146.65	124855	11/08/2021	Repaired gate latch to pool, repaired handrail and 2 A/C guards
13354	11/08/2021		T. Fry Make Ready	50.00	124855	11/08/2021	517- repaired hand rails
13353	11/08/2021	515#104	T. Fry Make Ready	50.00	124855	11/08/2021	repaired & replaced trim on corner building
13349	11/08/2021		T. Fry Make Ready	148.71	124855	11/08/2021	removed old handicap post and installed new one.. Concrete.
13338	11/08/2021		T. Fry Make Ready	50.00	124855	11/08/2021	secured electrical box
89277	11/11/2021		Johnathan Rios	85.00	124874	11/12/2021	Repositioned barbeque pit in the ground. It had been pulled up.
13422	12/07/2021		T. Fry Make Ready	60.00	124922	12/07/2021	527-102 - Installed new window screen.
13443	12/07/2021	527#102	T. Fry Make Ready	50.00	124922	12/07/2021	Re-attached fire alarm box
89811	12/07/2021		Johnathan Rios	1,200.00	124921	12/07/2021	Replaced bad fixtures and bulbs, replace all bad CFL plug in bulbs. Throughout the complex.
13402	12/14/2021		T. Fry Make Ready	136.23	124938	12/14/2021	
12/7/2021	12/14/2021		Chad's Mobile Wash	1,200.00	124928	12/14/2021	Power washed all breeze ways, concrete walkways, stairs, wooden walk ways, siding and walls
77808	12/14/2021		Chad's Mobile Wash	200.00	124939	12/14/2021	Pressure washed around dumpster area at Cripple Creek
				5,416.59			
6465 - Inspection							
1061-F130787	11/11/2021		American Fire Protection Group- College Station	2,223.30	124858	11/12/2021	Annual fire inspection of Fire Suppression equipment required by College Station.
6470 - Insurance							
F0095969-001-00001	11/04/2021		Farmers Insurance Exchange	3,139.91	124850	11/08/2021	Monthly Insurance Premium
F006095969-001-00001	11/23/2021		Farmers Insurance Exchange	3,139.91	124884	11/23/2021	Monthly Insurance Premium
				6,279.82			
6471 - Transfer to Reserves							
	10/01/2021		University Place Condos.	2,160.00	124769	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		University Place Condos.	2,160.00	124840	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		University Place Condos.	2,160.00	124905	12/02/2021	December 2021 - Transfer to Reserves
				6,480.00			
6473 - Legal Fees							
45576	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
6475 - Lawn/Property Maintenance							
3679	10/08/2021		Lopez Boyz	475.00	124779	10/08/2021	Repaired broken pipe and replaced valve, clean gasket and replaced 3 sprinkler heads
3685	10/08/2021		Lopez Boyz	2,083.81	124779	10/08/2021	Monthly Lawn Maintenance

DAGG-0004-CY (Beal CC)	10/12/2021		Beal Properties	1,097.66	124807	10/12/2021	Installed bull rock in areas where grass struggled to grow.
3815	11/08/2021		Lopez Boyz	825.00	124854	11/08/2021	Labor to spread out 20 yards of bull rock in 2 areas on east side parking lot
3813	11/08/2021		Lopez Boyz	250.00	124854	11/08/2021	Changed irrigation valve close to dumpster.
3803	11/08/2021		Lopez Boyz	2,083.81	124854	11/08/2021	Monthly Lawn Maintenance
3810	11/08/2021		Lopez Boyz	60.00	124854	11/08/2021	Filled in hole with dirt at Building 523
M114345513	11/11/2021		Beal Properties	759.92	124860	11/12/2021	Purchased 8 yards of Bull rock for University Place HOA east side. (beal CC)
16101	11/11/2021		Green Rite Lawn Spraying Service	595.38	124864	11/12/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
3839	12/07/2021		Lopez Boyz	2,083.81	124919	12/07/2021	Monthly Lawn Maintenance
				10,314.39			
6540 - Management Fee							
	10/05/2021		Beal Properties	1,100.00	124777	10/05/2021	Management Fee for 10/2021
					124842,	11/04/2021,	
	11/04/2021		Beal Properties	1,100.00	124844	11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	1,100.00	124907	12/02/2021	Management Fee for 12/2021
				3,300.00			
6560 - Mortgage/Note Payment							
	10/01/2021		Prosperity Bank.	6,194.16	124772	10/01/2021	October 2021 - Siding Renovation Loan
	11/01/2021		Prosperity Bank.	6,194.16	124834	11/02/2021	November 2021 - Siding Renovation Loan
	12/01/2021		Prosperity Bank.	6,194.16	124896	12/02/2021	December 2021 - Siding Renovation Loan
				18,582.48			
6695 - Pest Control							
24219	10/08/2021		Joe Loudat DBA/	108.25	124781	10/08/2021	Monthly Pest Control
24378	11/11/2021		Joe Loudat DBA/	108.25	124868	11/12/2021	Monthly Pest Control
24524	12/14/2021		Joe Loudat DBA/	108.25	124932	12/14/2021	Monthly Pest Control
				324.75			
6700 - Plumbing Expense							
1061-F132804	12/14/2021		American Fire Protection Group- College Station	898.48	124927	12/14/2021	BLD 517 - Leaking Sprinkler line. (repaired)
4240	12/14/2021	519#104	Twin City Plumbing LLC	570.00	124937	12/14/2021	519-104/ water heater leaking, repaired 1"pvc drain line was broken in the wall.
4236	12/14/2021		Twin City Plumbing LLC	110.00	124937	12/14/2021	Replaced hose bib on outside of 519
72796	12/14/2021		Ed Phillips Plumbing	216.50	124930	12/14/2021	emergency after hours - 515 - used sewer machine to unclog main drain line.
				1,794.98			
6701 - Porter Service							
2283	10/07/2021		Robert Walker	450.00	124778	10/08/2021	Bulk pick for September 2021
2299	10/07/2021		Robert Walker	400.00	124778	10/08/2021	Monthly Porter Service
3672	10/08/2021		Lopez Boyz	100.00	124779	10/08/2021	Clean trash away from around dumpsters
3676	10/08/2021		Lopez Boyz	80.00	124779	10/08/2021	Remove fiber glass from dumpster and haul off, city would not pick up
2319	11/08/2021		Robert Walker	400.00	124856	11/08/2021	Monthly Porter Service
2305	11/08/2021		Robert Walker	0.00			Monthly Bulk Pick Up
2305	11/10/2021		Robert Walker	585.00	124857	11/10/2021	Monthly Bulk Pick Up Service
3820	12/07/2021		Lopez Boyz	250.00	124919	12/07/2021	Porter Service for 3 trips - hauled a bed, 3 doors and a sofa to dump
2340	12/07/2021		Robert Walker	400.00	124923	12/07/2021	Monthly Porter Service
2325	12/07/2021		Robert Walker	610.00	124923	12/07/2021	Bulk Pick up - 6 trips to dump.. Removed furniture from around dumpsters
				3,275.00			
6702 - Pool Expense							
2022153	10/08/2021		Oasis Pools	206.76	124795	10/08/2021	Replaced the diverter gasket for pools multiport valve
2022147	10/08/2021		Oasis Pools	313.10	124795	10/08/2021	Repaired pool chlorinator, replaced plastic tubing, screen & check valve
2022152	10/08/2021		Oasis Pools	433.04	124795	10/08/2021	Installed lattice with cables on top of pool area..
2022138	10/08/2021		Oasis Pools	565.42	124795	10/08/2021	Monthly Pool Cleaning & Supplies (August)
2022188	11/11/2021		Oasis Pools	706.21	124873	11/12/2021	Monthly Pool Cleaning & Supplies (september)
2022234	11/23/2021		Oasis Pools	650.49	124885	11/23/2021	Monthly Pool Cleaning & Supplies
2022259	12/14/2021		Oasis Pools	405.94	124935	12/14/2021	Monthly Pool Cleaning & Supplies (November)
				3,280.96			
6705 - Professional Fees							
210882	10/08/2021		Thompson, Derrig and Craig, P.C.	235.00	124798	10/08/2021	Preparation of Federal Corp Income Tax Return 2020
6752 - Security Expense							
352622	10/07/2021		GuardTexas, Inc	443.83	124792	10/08/2021	Monthly Security Patrol
354017	11/11/2021		GuardTexas, Inc	443.83	124865	11/12/2021	Monthly Security Patrol
355575	12/14/2021		GuardTexas, Inc	443.83	124931	12/14/2021	Monthly Security Patrol

				1,331.49			
6755 - Tax Expense							
74-2927842	10/08/2021	United States Treasury	60.00	124800	10/08/2021	2020 Income Tax due	
131411 - 423819	11/11/2021	Kristeen Roe, Tax A/C	0.00			2021 Property Taxes	
			60.00				
6757 - Telephone Service							
2098187	10/22/2021	Kings III Of America, LLC	139.64	124820	10/22/2021	Pool Phone quarterly expense	
2096187	12/07/2021	Kings III Of America, LLC	139.64	124918	12/07/2021	Pool Phone quarterly expense	
			279.28				
6810 - Utilities							
109339-189466	10/15/2021	College Station Utilities	41.73	124812	10/15/2021	523 - utilities - electrical	
178969-189650	10/15/2021	College Station Utilities	29.52	124812	10/15/2021	529-utilities - electrical	
178969-159782	10/15/2021	College Station Utilities	1,391.30	124812	10/15/2021	515- Utilities - Spinkler	
178969-187004	10/15/2021	College Station Utilities	80.81	124812	10/15/2021	515 - Electrical	
178969-187036	10/15/2021	College Station Utilities	48.08	124812	10/15/2021	517 - utilities - electrical	
178969-187050	10/15/2021	College Station Utilities	73.12	124812	10/15/2021	521- utilities - electrical	
178969-189468	10/15/2021	College Station Utilities	76.89	124812	10/15/2021	525- utilities - electrical	
178969-189476	10/15/2021	College Station Utilities	55.47	124812	10/15/2021	527- utilities - electrical	
178969-187048	10/22/2021	College Station Utilities	425.30	124818	10/22/2021	519 - utilities - electric	
178969-189476	11/23/2021	College Station Utilities	50.94	124883	11/23/2021	527- utilities - electrical	
178969-189468	11/23/2021	College Station Utilities	73.88	124883	11/23/2021	525- utilities - electrical	
109339-189466	11/23/2021	College Station Utilities	38.42	124883	11/23/2021	523 - utilities - electrical	
178969-189650	11/23/2021	College Station Utilities	27.41	124883	11/23/2021	529 - utilities - electrical - sanitation	
178969-159782	11/23/2021	College Station Utilities	146.55	124883	11/23/2021	515- Utilities - Sprinkler	
178969-187004	11/23/2021	College Station Utilities	71.61	124883	11/23/2021	515 - Electrical	
178969-187036	11/23/2021	College Station Utilities	48.97	124883	11/23/2021	517 - utilities - electrical	
178969-187050	11/23/2021	College Station Utilities	67.38	124883	11/23/2021	521- utilities - electrical	
178969-187048	12/01/2021	College Station Utilities	382.13	124891	12/01/2021	519 - utilities - electric	
178969-189650	12/22/2021	College Station Utilities	30.27	124943	12/22/2021	529 - utilities - electrical - sanitation	
109339-189466	12/22/2021	College Station Utilities	43.09	124943	12/22/2021	523 - utilities - electrical	
178969-189476	12/22/2021	College Station Utilities	55.62	124943	12/22/2021	527- utilities - electrical	
178969-189468	12/22/2021	College Station Utilities	82.63	124943	12/22/2021	525- utilities - electrical	
178969-187050	12/22/2021	College Station Utilities	80.52	124943	12/22/2021	521- utilities - electrical	
178969-187036	12/22/2021	College Station Utilities	67.08	124943	12/22/2021	517 - utilities - electrical	
178969-187004	12/22/2021	College Station Utilities	82.63	124943	12/22/2021	515 - Electrical	
178969-159782	12/22/2021	College Station Utilities	55.55	124943	12/22/2021	515- Utilities - Sprinkler	
178969-187048	12/22/2021	College Station Utilities	414.92	124943	12/22/2021	519 - utilities - electric	
			4,041.82				
Total			68,054.46				



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

2/28/2022

2667 1 AV 0.426

Account No

****0265

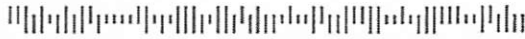
UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS

ASSOCIATION INC

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

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STATEMENT SUMMARY

TX Prosperity Money Market Ind Account No ****0265

02/01/2022	Beginning Balance		\$53,269.04
	2 Deposits/Other Credits	+	\$2,164.22
	0 Checks/Other Debits	-	\$0.00
02/28/2022	Ending Balance	28 Days in Statement Period	\$55,433.26
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
02/04/2022	Deposit	\$2,160.00
02/28/2022	Accr Earning Pymt Added to Account	\$4.22

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
02-01	\$53,269.04	02-04	\$55,429.04	02-28	\$55,433.26

EARNINGS SUMMARY

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

Interest Paid This Period	\$4.22	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$8.72	Days in Earnings Period	28

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103211 : 00266701



UNIVERSITY PLACE HOA BUDGET 2022

	2021 Budget	2021 Actual	2022 Budget	
<u>INCOME</u>				
HOA Dues	259200	257897.84	259200	100%
Transfer from Reserves		40000 *		
Utility Reimbursement		229.08		
Late Fees		245		
Prepaid Dues		-4706.62		
Misc Income		-7.33		
Insurance Reim.		45369.79 *		
TOTAL INCOME	259200	339027.76	259200	
<u>EXPENSES:</u>				
Lawn Maintenance	35000	39543.05	35000	
Insurance	39000	34253.77	37678.92	
Management Fee	13200	13200	13200	
Telephone	1750	2065.85 *	558.56	
Porter Service	10000	12138.58 *	10000	
Utilities	18500	15768.46	16500	
Pool Expense	7000	10490.66 *	8500	
Pest Control	1400	1299	1400	
Office Expense	500	0	0	
Professional/Legal Fees	500	635	700	
Fence Repair	500	746.5	500	
Electrical Repairs	2500	4278.66 *	2500	
Inspection/Monitoring	845	6878.7 *	750	
Plumbing Repair	2500	3732.23 *	3500	
General Maintenance	5000	10253.29 *	6500	
Fire Alarm Repairs	4500	4459.9	4500	
Security Expense	5500	6658.1	0	
Parking Lot Repair	0	450	500	
Special Projects	10752.6	103122.5 ****	16387.6	
Deposit to Reserves	25920	25920	25920	
Bank Mortgage Payment	74329.92	74329.92	74329.92	
Property Tax	2.5	268	275	
<u>Total Expenses</u>	259200.02	370492.17	259200	
 Year End Totals:	 11900.1	 -31465	 0	
 Siding, Parking Lot & Fence Loan Balance				
Monthly Renovation Loan		6194.16		
Reserve Bank Account Balance 1 12/31/2021		51,104.54		