

*University Place Homeowners
Association, Inc.
2019 Annual Meeting*



*Saturday February 2nd 10am
C21 Sales Office Training Room
404 D University Dr. East*



**UNIVERSITY
PLACE
CONDOMINIUMS**

Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

University Place Owners Association request your attendance at the **2019 Annual Meeting** to be held at **Century 21, Beal Offices at 404 D University Drive East, College Station, Texas 77840, on Saturday, February 2, 2019 at 10 am.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:30 pm, February 1, 2019. You can mail the completed proxy below to Century 21, Beal, 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to c21hoa@century21bcs.com or fax to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2018 University Place HOA completed projects.
5. 2018 Financial Report (Cash Flow, Delinquencies, Budget for 2019, Sales Report)
6. 2019 Projected Projects (Security equipment, New perimeter fencing & parking lot repairs)
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

Or

(circle one) Larry Hoff Roger Martinez Terry Fry Lori Fry Lisa Creamer BVPM (C21)

As agent for me, and in my name and stead to vote as my Proxy at the **2019 Annual Meeting** of the University Place Owners 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 **February 2, 2019 Annual Meeting** and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit Number or Address

Email address

Current Phone Number (H) or (C) or (O)

This proxy must be received by 5:30 pm, February 1, 2019.
You can mail: BVPM, 903 S. Texas Ave., College Station, Texas 77840
Fax: 979-764-0508 or email: c21hoa@century21bcs.com

Minutes for University Place Condominium 2018 Annual Meeting

Date: February 24, 2018

Location: Century 21 Beall
404 University Dr.
College Station, TX 77840

HOA Members Present:

Lisa & Doug Creamer
Michael Strom

HOA Members by Proxy:

Members At Large Present:

Lawrence Larry Hoff
Donna Strom

Board Members Present:

Roger Martinez, President
Laurie Rowland, Vice President
Lori Fry, Secretary

Century 21 BVP Management Representatives Present:

Terry Thigpin, Broker
Toni Myers, HOA Representative

1. **10:00 am President Roger Martinez** calls the meeting to order.
 - A. Time allowed to review 2017 meeting minutes.
 - i. Roger asked if any corrections to minutes needed to be made-none
 - ii. Motion made to approve minutes- Lawrence Hoff
 - iii. Seconded- Lisa Creamer

2. **2017 Renovation Projects**
 - A. **Purchased LED lighting form complex. \$2,398.50.**
 - i. Use of the LED lights has decreased utility bills. Previously spending \$2,500.00 monthly down \$1,500.00
 - ii. Original lights throughout complex are no longer available for purchase. Moving forward, we will look for similar style lighting.
 - B. **Stump grinding throughout the complex. \$3,234.91**
 - i. Stump grinding for safety purposes as well as aesthetics
 - C. **Repaired sewer line under building 519 \$7,100.00**
 - i. Toni Myers, HOA Representative obtained several bids for this project.

- ii. Michael Strom inquired how many feet of sewer were repaired under building. We will need to refer to document from repair.
- D. New landscaping around volleyball court and entrance \$ 6,997.82**
 - i. Began around pool area and volleyball court.
 - ii. Removed bushes around buildings that were a possibly security issue.
 - iii. Grass planted to curb severe erosion
 - iv. Irrigation pop ups were added to assist with drainage issues
- E. Replaced wall packs and breezeway lighting \$3,115.00**
 - ii. We need to switch out all regular lights to LED lights. Currently 3 out of 8 bldgs completed.
 - iii. Original lights throughout complex are no longer available for purchase. Moving forward, we will look for similar style lighting.
- F. Sprinkler heads added to Fire Riser rooms \$1,511.64**
 - i. Requested by College Station Fire Department in the event the fire riser rooms catch on fire. There is a fire riser room on each bldg.
- G. Power washed complex stairways (2 times) \$5,214.50**
 - i. Previously discussed adding a coating to the concrete to reduce stains
 - ii. Check into power wash with round rotating scrub brush cuts time substantially,
 - iii. Blowout breezeways after mowing complex
- H. Repaired and replaced lighting in parking lot \$1,187.88**
- I. Parking lot repair and research \$4,821.82**
 - i. Gessner Engineering of College Station bored holes in parking lot for testing.
 - ii. At this time, we will look into patching instead of total resurfacing parking lot.
 - iv. Prior to patching or resurfacing, we need to make sure all drainage issues are addressed
- J. Security patrols \$ 4,4141.20**
 - i. Through complex with reports of all findings

3. 2017 Financials

- i. 2017 Total operating income \$229,132.00
- ii. 2017 Total operating expense \$254,728.42
- iii. 2017-Net operating income -\$ 25,596.24
- iv. Ending 2017 Operating balance \$ 31,810.03
- v. Reserve account \$ 67,808.32
- vi. Past due HOAs 30-60 days \$ 1,425.00
- vii. Past due HOAs 60-90 days \$ 740.00
- viii. Past due HOAs 90 days + \$ 430.00
- ix. 2018 Proposed Budget \$232,627.90 (201.86/unit)
- x. 2018 Estimated opera. Balance \$ 58,382.10
- xi. 2018 Estimated reserve balance \$ 92,608.30
- xii. Monthly Renovation Loan \$ 5,326.75
- xiii. See Financials for details
- xiv. Motion raised to approve 2018 budget- Doug Creamer
- xv. Seconded- Lawrence Hoff

4. 2018 Projects

- i. New numbers ordered for each bldg. Without numbers for each bldg. and on all visible sides from parking lot there is a potential for a safety hazard for EMS/Fire dept. locating the correct bldg. as quickly as possible.
- ii. Parking lot is a high priority. Due to cost of a full parking lot renovation, we have decided to patch as needed.
- iii. Wood fence around complex has reached its lifespan and needs replaced
- iv. Rod iron fence around pool area needs repair and paint.
- v. Landscaping-continue adding curb appeal.
- vi. Condo doors need to be painted from green to maroon.
- vii. Stairs painting and rust removal.
- viii. Handrails-continue to replace as needed. Using old handrails as replacement and repair rails. Larry has walked entire complex to check for any safety issues with handrails

5. Election results for two proposed changes to bylaws.

- ii. Did not receive enough votes by proxy, 65 needed.
- iii. Suggestion- divide remaining proxy's up and make phone calls.

6. Election and Reinstate officers.

- i. Lawrence Hoff-President
Lisa Creamer-Vice President
Lori Fry-Secretary
- ii Motion raised to approve new and reinstated officers- Doug Creamer
- iii. Seconded-Lori Fry

7. New Business

- i. Terry Thigpin suggested full time maintenance person for painting, lawn, fence repair, trash pickup etc.

8. Meeting adjourned: noon

Date: May 2, 2018

Time: Noon

Location:

Brazos Valley Property Management

903 S. Texas Avenue

College Station, TX 77840

Board Members Present:

Lawrence "Larry" Hoff, President

Terry & Lori Fry, Secretary

Members At Large: Roger Martinez

Century 21 BVP Management Representatives Present:

Terry Thigpin, Broker

Toni Myers, HOA Representative

Meeting began at Noon

1. Noon President Larry Hoff called the meeting to order.
 - a. Time allowed to review December 2017 meeting minutes.
 - i. Motion made to approve December 2017 minutes- Larry Hoff
 - ii. Seconded-Roger Martinez
 - iii. December 2017 meeting minutes have been approved.
2. Parking Lot
 - a. Front entrance and west side of the parking lot are in worst condition. Terry Thigpin suggest a concrete "Y" shape in the front at the entrance. This will remove the cement patches and add curb appeal.
 - b. Suggestions, Repair 2/3 of the parking lot at a time with asphalt.
 - c. Get new bids.
 - d. Terry Thigpin and Roger will meet with Prosperity to discuss loan of \$300,000.00 and need for collateral.
3. Building Numbers
 - a. Numbers have been added to each building for ease and quickness of locating. Beneficial for first responders, delivery services, realtors etc.
4. Financials
 - a. Terry Thigpin reviewed financial. YTD 01/01/18-04/30/18
 - i. Total Operating Expense- \$80,812.70
 - ii. Net Income \$5,712.30
 - iii. Ending Cash \$45,343.23
 - iv. Reserve Account Balance \$73,852.91
5. Hot Tub Repair
 - a. Hot tube has been fixed. Cost of repairs \$4,500.00
6. Door painting
 - a. Decision has been made to have all doors painted.
 - i. Quote \$75.00 per door/ paid for using HOA funds
 - ii. Doors will be painted while the doors are closed due to logistical planning

- iii. If owners choose to paint the small area of door that will not be exposed when the door is painted by HOA, BVPM will provide small containers of paint to owners.
- 7. Staircase Painting
 - a. Staircase runners along with the metal base need to be wire brushed and painted in all stairwells. The original quote for the doors included the doors being removed. Since doors will no longer be removed, we will ask painter if for the original quote of \$75.00/per door could include the cost of painting the staircase.
- 8. Bylaw Changes
 - a. To date, we have not received any additional responses in regards to the bylaw changes.
 - b. Discussion to update bylaws to be in line with Property Code.
- 9. Lighting
 - a. Parking lot lighting will show up on the security report as lights/bulbs go out. This information is forwarded to the electrician for bulb replacement.
- 10. Security Company
 - a. Changing to a new company
 - i. Saving of approximately \$450.00 per month
 - ii. Real time recording offered
 - iii. Check pool area
 - iv. Remove unauthorized people from property
 - v. Report any criminal activity or property damage
 - vi. Complete and provide electronic nightly activity report for management
 - vii. Alarm response –up to three response per month (additional responses billed back to UPC)
- 11. Sidewalk leading to Bus stop
 - a. Discussion on adding a sidewalk down the side of the basketball court leading to the bus stop area on Southwest Parkway for pedestrian entrance/exit
- 12. Bids for fence around complex
 - a. Three bids for fencing/entrance gate
 - i. Entry System: Programmable entry with 500 key cards \$18,971.00
 - ii. Gate Operator System: Liftmaster CSW24V Operators with battery backup \$12,346.00
 - iii. Fence removal, disposal, Wrought iron ornamental 2200' \$89,798.00
 - iv. Gates: Two wrought iron gates 16ft. \$13,468.00
 - v. Ace: Removal existing fence. Replace fence with 6' ornamental fence \$111,958.50
 - vi. New fencing has been tabled at this time.

Date: October 17, 2018

Time: 5:30 pm

Location: Brazos Valley Property Management
903 S. Texas Avenue
College Station, TX 77840

Board Members Present: Larry Hoff, President
Terry & Lori Fry, Secretary

Members At Large: Roger Martinez

Century 21 BVP Management Representatives Present: Terry Thigpin, Broker
Toni Myers, HOA Coordinator
Heather, HOA Representative

Meeting began at 5:30

1. President Larry Hoff called the meeting to order.
 - a. Time allowed reviewing May 2018 meeting minutes.
 - b. No updates or corrections needed

2. Financials
 - a. Terry Thigpin reviewed financials YTD 01/01/18 - 09/30/18
 - i. Total Operating Expense- \$ 192,156.97
 - ii. Net Income - \$ 1,278.03
 - iii. Ending Cash- \$35,336.13
 - iv. Reserve Account Balance- \$ 87,010.51
 - v. Homeowner HOA delinquencies- \$2,720.00 (total of 4 owners)

3. Pool Maintenance
 - a. Received bids on pool maintenance.
 - i. Changing to Oasis with bid of \$375.00/month
 - ii. Additional charge for chemicals
 - iii. Discuss a 6 month contract then month to month
 - b. Pool Maintenance-Recent
 - i. Pool lights secured
 - ii. Drain cover added
 - iii. Interior fence painted
 - c. Pool Safety/Security
 - i. Bid from Beach Brothers for UniCam locks on gates \$6057.00
 - ii. Add hydraulic closures to gates.
 - iii. Discuss with Beach Brothers length of warranty and coverage
 - iv. Posting signage-"Allowing someone access to this pool makes them your Visitor"

4. Security Issues
 - a. Owner complaints due to automobile break ins
 - b. Contact College Station Police Dept.
 - i. Suggestions to tightening security surrounding complex
 - ii. Is theft city wide, targeted areas etc.
 - c. Contact surrounding Complex to see if they are having the same issues.
 - d. Obtain bids for a rod iron fence along back of property
 - e. Discussed becoming a gated community
 - f. Discussed parking tags for tenants
 - g. Security Tech has provided bid to add security cameras- cost between \$35,000.00 and \$50,000.00. This would require two cameras per bldg. There could potentially be issues with cameras ability to "talk/connect" between each building since each building has its own riser.
 - h. Discussed adding a motion camera system for front of building for license plate pictures. Also, add a camera on the back of the building to detect movement over fences.
5. Landscaping
 - a. Add mulch under trees
 - b. Look into shade tolerant grass.
6. Fire Protection Equipment and Monitoring Company
 - a. Due to high cost of maintenance with current company, we have changed to Fire Protection Equipment and Monitoring Company.
 - b. This will decrease the cost of maintenance however the new system requires Wi-Fi which will increase the phone bill by \$35.00 per month.
7. Other Maintenance
 - a. Quarterly power washing of all buildings continues to look good.
 - b. Stair rails- all areas requiring repair have been fixed/tightened.

Cash Flow

BVP Management, Inc.

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

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

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	280.00	0.11	280.00	0.11
Homeowners Association Dues	259,740.00	99.89	259,740.00	99.89
Total Operating Income	260,020.00	100.00	260,020.00	100.00
Expense				
Electrical Repairs	7,292.30	2.80	7,292.30	2.80
Fence Repair	548.63	0.21	548.63	0.21
Fire Alarm Repairs	8,157.08	3.14	8,157.08	3.14
General Maintenance	14,372.65	5.53	14,372.65	5.53
Insurance	28,211.88	10.85	28,211.88	10.85
Transfer to Reserves	25,440.00	9.78	25,440.00	9.78
Legal Fees	611.67	0.24	611.67	0.24
Lawn/Property Maintenance	24,728.78	9.51	24,728.78	9.51
Special Projects	8,498.19	3.27	8,498.19	3.27
Management Fee	13,200.00	5.08	13,200.00	5.08
Monitoring Service	436.60	0.17	436.60	0.17
Mortgage/Note Payment	63,921.00	24.58	63,921.00	24.58
Office Expenses	139.65	0.05	139.65	0.05
Parking Lot Repair	1,648.03	0.63	1,648.03	0.63
Pest Control	1,299.00	0.50	1,299.00	0.50
Plumbing Expense	595.31	0.23	595.31	0.23
Porter Service	9,252.50	3.56	9,252.50	3.56
Pool Expense	12,178.00	4.68	12,178.00	4.68
Security Expense	6,944.28	2.67	6,944.28	2.67
Sign Expense	1,044.00	0.40	1,044.00	0.40
Telephone Service	1,922.50	0.74	1,922.50	0.74
Utilities	19,119.57	7.35	19,119.57	7.35
Total Operating Expense	249,561.62	95.98	249,561.62	95.98
NOI - Net Operating Income	10,458.38	4.02	10,458.38	4.02
Total Income	260,020.00	100.00	260,020.00	100.00
Total Expense	249,561.62	95.98	249,561.62	95.98
Net Income	10,458.38	4.02	10,458.38	4.02
Other Items				
Prepayments	-499.93		-499.93	
Net Other Items	-499.93		-499.93	
Cash Flow	9,958.45		9,958.45	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	31,810.03		31,810.03	
Beginning Cash + Cash Flow	41,768.48		41,768.48	
Actual Ending Cash	41,768.48		41,768.48	

Expense Distribution

Active Properties Owned By: University Place Condominiums

Payees: All

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

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
	04/11/2018	University Place Condominiums	515#1635	515-529 Southwest Pkwy. College Station, TX 77840	Geoffrey & Shannon Spencer	2200	175.00	0.00	121137	04/11/2018	Geoffrey & Shannon Spencer, University Place Condominiums - 515#103: Move Out Refund
	05/25/2018	University Place Condominiums	525#2615	515-529 Southwest Pkwy. College Station, TX 77840	Norma D BRIGHTNESS GROUP LLC	2200	225.00	0.00	121272	05/30/2018	Norma D BRIGHTNESS GROUP LLC, University Place Condominiums - 525#201: Move Out Refund
							400.00	0.00			
4605 - Transfer Fee											
71837	05/25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVPM Services	2200	75.00	0.00	121271	05/30/2018	Transfer fee paid at closing 525 201
6390 - Electrical Repairs											
11214	02/07/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	382.34	0.00	120928	02/07/2018	521 Installed new wall pack
11267	03/19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	1,670.49	0.00	121039	03/19/2018	Repaired pole lights 9-13, removed existing lamp & ballast
11310	04/19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	241.01	0.00	121150	04/19/2018	replaced photocell poles 16-18
11338	05/08/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	1,303.08	0.00	121212	05/08/2018	16,17,18 replaced each fixture with LED
11355	05/30/2018	University Place Condominiums		515-529 Southwest Pkwy. College	Constant Current Electric	2200	613.36	0.00	121266	05/30/2018	#11/Faulty ballast removed, supplied

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							new 400w LED
11372	06/ 12/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	346.87	0.00	121358	06/12/2018	515#301 installed 125 amp breaker
11416	08/ 03/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	392.53	0.00	121508	08/06/2018	Repaired electrical issue at 521 #301.. Bad main breaker
11438	08/ 06/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	1,080.80	0.00	121508	08/06/2018	Building 527/ removed 25 fixtures to find short in wiring
11409	08/ 24/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	128.82	0.00	121565	08/24/2018	529/ repaired lights in breeze way
11515	10/ 04/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	267.55	0.00	121690	10/05/2018	Repaired lights at front entrance
11567	11/ 06/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	611.45	0.00	121775	11/06/2018	515/rewired faulty HID lamp to accommodate LED light
11593	12/ 07/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Constant Current Electric	2200	254.00	0.00	121886	12/07/2018	Faulty photocell, replaced
							7,292.30	0.00			
6430 - Fence Repair											
1350	03/ 02/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	44.30	0.00	121015	03/07/2018	Bul pick up and fence repair
0482018	04/ 17/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Mel Morgan	2200	196.00	0.00	121143	04/17/2018	Repaired picket fences
1427	06/ 05/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College	Robert Walker	2200	45.00	0.00	121311	06/06/2018	Fence repair on west side

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1456	07/03/2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	58.74	0.00	121424	07/05/2018	Repaired fence along west side of complex
9574	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	204.59	0.00	121865	12/05/2018	529/replaced 2x4x8 runners on west side
							548.63	0.00			
6437 - Fire Alarm Repairs											
123642	01/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire Protection Group-College Station	2200	1,320.00	0.00	120846	01/15/2018	Annual fire equipment inspection
0000036072	01/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire Protection Group-College Station	2200	235.44	0.00	120863	01/24/2018	replaced battery in fire alarm 521
00000360732	02/12/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	235.44	0.00	120938	02/12/2018	replace battery in fire alarms
38754	05/21/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	192.14	0.00	121239	05/21/2018	Underground short in fire alarm system.
0000038912	05/29/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	268.46	0.00	121263	05/29/2018	Replaced batteries in 515/519/525 alarm system
39038	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	205.68	0.00	121298	06/06/2018	Fire alarm issues in 519 pull station
39319	06/21/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	1,022.97	0.00	121373	06/21/2018	Firelite MS4 Fire alarm control panel replaced in 519
1451	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College	Robert Walker	2200	45.00	0.00	121424	07/05/2018	Fire alarm panel showing trouble

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
39887	08/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire & Safety, Inc.	2200	2,885.95	0.00	121503	08/06/2018	Repaired several breaks in the fire alarm system.. Underground
226	08/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Lopez Boyz	2200	60.00	0.00	121515	08/06/2018	Dug trench for alarm company to go under sidewalk.
1061-F008837	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire Protection Group-College Station	2200	822.70	0.00	121684	10/05/2018	Fire alarm trouble shooting .. Repaired all issues
1061-F014348	11/21/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	American Fire Protection Group-College Station	2200	1,098.74	0.00	121818	11/21/2018	517 #102 repaired fire alarm device in unit.
							8,392.52	0.00			
6455 - General Maintenance											
1314	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	104.53	0.00	120831	01/08/2018	install new volleyball net
1318	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	174.36	0.00	120832	01/08/2018	winterize plug in space heaters in each riser closet recheck heaters
33167	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	AAA Overhead Door Co.	2200	3,164.15	0.00	120815	01/08/2018	service and drop test fire doors - 96 units
1306	02/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	100.00	0.00	120930	02/07/2018	replaced missing piece of handrail unit 202
12006	02/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Lopez Boyz	2200	85.00	0.00	120924	02/06/2018	Salt stairs to prevent ice during freezing weather
9235	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy.	Clean Up Crew	2200	909.30	0.00	121102	04/05/2018	Installed additional building

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				College Station, TX 77840							numbers on buildings
1379	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	66.89	0.00	121114	04/05/2018	Replaced broken pickets (7)
9218	04/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	580.22	0.00	121102	04/05/2018	Swimming Pool area, repaired fence and gate picket
1403	05/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	45.00	0.00	121207	05/04/2018	Turned off heaters in Fire Riser Rooms
1443	05/09/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	50.00	0.00	121225	05/09/2018	Removed rusted BBQ pit
1467	05/30/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	150.00	0.00	121269	05/30/2018	Removed two Barbeque pits and installed new ones
1428	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	99.90	0.00	121311	06/06/2018	Purchased paint for doors for ownes
1472	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	85.00	0.00	121310	06/06/2018	Installed 2nd Barbeque pit
University Place	06/11/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Chad's Mobile Wash	2200	1,200.00	0.00	121353	06/11/2018	Power washed all breeze ways in 8 buildings
9361	07/09/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	238.15	0.00	121430	07/09/2018	529/203 / readjusted pre hung metal door
1255	07/17/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Petty-Faldyn Property Repair LLC	2200	188.00	0.00	121455	07/18/2018	515#301 - repaired door jamb realignment

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1264	07/17/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Petty-Faldyn Property Repair LLC	2200	50.00	0.00	121455	07/18/2018	Replaced fluorescent Bulb 523#101
517 Breezeways	07/17/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Chad's Mobile Wash	2200	150.00	0.00	121451	07/18/2018	Pressure washed building 517
1311	08/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Petty-Faldyn Property Repair LLC	2200	257.00	0.00	121520	08/06/2018	Make Ready
082218	08/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Complete Lawn Serv.	2200	854.00	0.00	121564	08/24/2018	cleaned parking lot, sweeping away cobwebs, blowing out breezeways
10277	09/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	T. Fry Make Ready	2200	45.00	0.00	121623	09/07/2018	window screens 523 SW #203
University Place	09/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Chad's Mobile Wash	2200	1,200.00	0.00	121640	09/14/2018	Quarterly pressure washing breeze ways. (24)
1381	10/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Petty-Faldyn Property Repair LLC	2200	905.00	0.00	121720	10/15/2018	Repaired and inspected all hand rails throughout the complex
99997	11/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	T. Fry Make Ready	2200	3,373.46	0.00	121803	11/14/2018	Painted all interior white fences UP
9506	11/19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	211.09	0.00	121814, 121814, 121816	11/20/2018, 11/20/2018, 11/21/2018	filled pot holes throughout maint drive way
9604	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	86.60	0.00	121865	12/05/2018	519#101/ Removed and reset baseboard in bedroom closet.. mildew
							14,372.65	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6470 - Insurance											
F006095969-00010000	05/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,243.83	0.00	120823	01/08/2018	insurance
F006095969-00020000	07/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,277.83	0.00	120967	02/27/2018	Monthly Insurance
F006095969-00030000	01/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,237.83	0.00	120968	03/01/2018	Monthly Insurance
F006095969-00030000	03/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,381.37	0.00	121059	03/26/2018	Monthly Insurance
F006095969-00040000	04/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,381.33	0.00	121171	04/26/2018	Monthly Insurance
F006095969-00050000	05/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,386.47	0.00	121260	05/24/2018	Monthly Insurance
F006095969-00060000	06/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121388	06/25/2018	Monthly Insurance
F006095969-00070000	07/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121467	07/24/2018	Monthly Insurance
F006095969-00080000	08/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121566	08/24/2018	Monthly Insurance payment
F006095969-00090000	09/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121655	09/26/2018	Monthly Insurance
F006095969-00100000	10/2018	University Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121738	10/23/2018	Monthly Insurance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
F006095969-00120000	04/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Farmers Insurance Exchange	2200	2,383.87	0.00	121869	12/05/2018	Monthly Insurance Premium
							28,211.88	0.00			
6471 - Transfer to Reserves											
	01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	1,920.00	0.00	120810	01/02/2018	January 2018 - Transfer to Reserves
	02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	1,920.00	0.00	120894	02/02/2018	February 2018 - Transfer to Reserves
	03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	120977	03/01/2018	March 2018 - Transfer to Reserves
	04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121075	04/04/2018	April 2018 - Transfer to Reserves
	05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121195	05/01/2018	May 2018 - Transfer to Reserves
	06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121292	06/05/2018	June 2018 - Transfer to Reserves
	07/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121403	07/02/2018	July 2018 - Transfer to Reserves
	08/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121487	08/02/2018	August 2018 - Transfer to Reserves
	09/2018	University Place Condominiums		515-529 Southwest Pkwy. College	University Place Condos.	2200	2,160.00	0.00	121599	09/04/2018	September 2018 - Transfer to Reserves

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
	10/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121682	10/01/2018	October 2018 - Transfer to Reserves
	11/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121762	11/02/2018	November 2018 - Transfer to Reserves
	12/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	University Place Condos.	2200	2,160.00	0.00	121856	12/03/2018	December 2018 - Transfer to Reserves
							25,440.00	0.00			
6473 - Legal Fees											
14411	02/19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	The Rife Law Firm	2200	110.00	0.00	120951	02/19/2018	Votes needed for admen the governing documents
14551	04/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	The Rife Law Firm	2200	6.67	0.00	121166	04/24/2018	Legal issues with with owners
14620	05/30/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	The Rife Law Firm	2200	55.00	0.00	121270	05/30/2018	Legal matters with amending declarations
14817	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Rife & Beddingfield, P.C.	2200	440.00	0.00	121622	09/07/2018	Legal matters with applying for a loan
							611.67	0.00			
6475 - Lawn/Property Maintenance											
70960	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	120827	01/08/2018	monthly lawn care
71479	02/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	120917	02/06/2018	Monthly Lawn Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1322	02/13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	648.50	0.00	120943	02/13/2018	Moved dirt from behind dumpster and spread
71893	03/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121008	03/07/2018	Monthly Lawn Maintenance
72334	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121110	04/05/2018	Monthly Lawn Maintenance
40518A	04/11/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Green Magic, Lawn, Tree and Shrub Health	2200	1,055.44	0.00	121136	04/11/2018	Weed control, fertilizer, fire ant control
72778	05/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121204	05/04/2018	Monthly Lawn Maintenance
73433	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121308	06/06/2018	Monthly Lawn Maintenance
74100	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121421	07/05/2018	Monthly Lawn Maintenance
70318A	07/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Green Magic, Lawn, Tree and Shrub Health	2200	1,055.44	0.00	121418	07/05/2018	Quarterly lawn fertilizing
75435	09/10/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121629	09/10/2018	Monthly Lawn Maintenance
92818A	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Green Magic, Lawn, Tree and Shrub Health	2200	1,055.44	0.00	121691	10/05/2018	Pre-emergent weed control, Fertilizer, Fire Ant Control
76095	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College	LUSA Austin LLC	2200	1,742.83	0.00	121695	10/05/2018	Monthly Lawn Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
74780	10/14/2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121719	10/15/2018	Monthly Lawn Service (July)
76724	11/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121782	11/06/2018	monthly maintenance
77158	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	LUSA Austin LLC	2200	1,742.83	0.00	121873	12/05/2018	Monthly Lawn Maintenance
							24,728.78	0.00			
6531 - Special Projects											
9314	05/22/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clean Up Crew	2200	7,794.00	0.00	121251	05/22/2018	Paint exterior doors oil base paint 96 doors
Reimbursemen	06/18/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	704.19	0.00	121364	06/18/2018	Purchase 2 20" charcoal grill for complex (BVPM CC)
							8,498.19	0.00			
6540 - Management Fee											
	01/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	120796	01/02/2018	Management Fee for 01/2018
	02/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	120885	02/02/2018	Management Fee for 02/2018
	03/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	120985	03/01/2018	Management Fee for 03/2018
	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121065	04/04/2018	Management Fee for 04/2018

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	05/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121180	05/01/2018	Management Fee for 05/2018
	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121278	06/05/2018	Management Fee for 06/2018
	07/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121393	07/02/2018	Management Fee for 07/2018
	08/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121495	08/02/2018	Management Fee for 08/2018
	09/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121584	09/04/2018	Management Fee for 09/2018
	10/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121666	10/01/2018	Management Fee for 10/2018
	11/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121747	11/02/2018	Management Fee for 11/2018
	12/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	BVP Management, Inc.	2200	1,100.00	0.00	121837	12/03/2018	Management Fee for 12/2018
							13,200.00	0.00			

6555 - Monitoring Service

6953920-1	01/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	120845	01/15/2018	monthly monitoring
6953920-2	02/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	120946	02/14/2018	Monthly Alarm Monitoring

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6953920-3	03/19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	121036	03/19/2018	Monthly Alarm Monitoring
20022332	04/11/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	121133	04/11/2018	Monthly Alarm Monitoring
20022332	05/21/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	121238	05/21/2018	Monthly Alarm Monitoring
20022332	07/11/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	54.12	0.00	121442	07/11/2018	Monthly Alarm Monitoring
6953920-8	08/15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	27.06	0.00	121537	08/15/2018	Monthly Alarm Monitoring
R22626	11/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	AFPG, Inc. - College Station	2200	166.00	0.00	121794	11/07/2018	Monitoring Service 10-2018-12-2018
20022332	11/09/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	ABC Home & Commerical Svcs.	2200	54.12	0.00	121797	11/09/2018	Monthly Alarm Monitoring
							436.60	0.00			

6560 - Mortgage/Note Payment

	01/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	120797	01/02/2018	January 2018 - Siding Renovation Loan
	02/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	120890	02/02/2018	February 2018 - Siding Renovation Loan
	03/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	120980	03/01/2018	March 2018 - Siding Renovation Loan

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	04/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121078	04/04/2018	April 2018 - Siding Renovation Loan
	05/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121182	05/01/2018	May 2018 - Siding Renovation Loan
	06/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121279	06/05/2018	June 2018 - Siding Renovation Loan
	07/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121405	07/02/2018	July 2018 - Siding Renovation Loan
	08/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121489	08/02/2018	August 2018 - Siding Renovation Loan
	09/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121585	09/04/2018	September 2018 - Siding Renovation Loan
	10/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121667	10/01/2018	October 2018 - Siding Renovation Loan
	11/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121748	11/02/2018	November 2018 - Siding Renovation Loan
	12/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Prosperity Bank.	2200	5,326.75	0.00	121842	12/03/2018	December 2018 - Siding Renovation Loan
							63,921.00	0.00			

6665 - Office Expenses

9165026473	08/17/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	HD Supply Facilities Maintenance	2200	139.65	0.00	121547	08/17/2018	Bike Parking Stickers
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6691 - Parking Lot Repair											
1380	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	131.18	0.00	121114	04/05/2018	4 50lb bags of asphalt patch.. Repaired 2 deep holes
University Place	04/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	181.60	0.00	121167	04/24/2018	Purchased 12 buckets of asphalt for parking lot
1402	05/01/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	225.00	0.00	121207	05/04/2018	Repaired potholes in Parking lot 12 bags.
1441	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	451.60	0.00	121311	06/06/2018	12-50lb bags of asphalt patch on west side driveway
1458	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	432.45	0.00	121424	07/05/2018	Filled driveway holes with asphalt patch
1547	11/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	226.20	0.00	121768	11/06/2018	Patched potholes in Drive Way.
							1,648.03	0.00			
6695 - Pest Control											
17689	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	120834	01/08/2018	monthly pest control
17817	02/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	120916	02/06/2018	monthly pest control
17940	03/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121006	03/07/2018	monthly pest control
18058	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121109	04/05/2018	monthly pest control

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
18204	05/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121203	05/04/2018	monthly pest control
18340	06/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121307	06/06/2018	monthly pest control
18479	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121420	07/05/2018	monthly pest control
18623	08/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121514	08/06/2018	monthly pest control
18774	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121618	09/07/2018	monthly pest control
18958	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121694	10/05/2018	monthly pest control
19101	11/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121767	11/06/2018	monthly pest control
19239	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Joe Loudat DBA/	2200	108.25	0.00	121872	12/05/2018	monthly pest control
							1,299.00	0.00			
6700 - Plumbing Expense											
41370	10/21/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Orta Plumbing	2200	216.18	0.00	121730	10/22/2018	517-519 / repaired water leak
2122	12/17/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	David Porter	2200	379.13	0.00	121903	12/17/2018	Reimburse owner for plumbing repair that was HOA responsibility
							595.31	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6701 - Porter Service											
1309	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	115.00	0.00	120831	01/08/2018	bulk pick up
1323	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	120832	01/08/2018	porter service december 17
1330	02/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	240.00	0.00	120920	02/06/2018	Bulk Pick up
1346	02/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	120920	02/06/2018	Monthly Porter Service
1350	03/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	185.00	0.00	121015	03/07/2018	Bul pick up and fence repair
1362	03/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121016	03/07/2018	monthly porter service
1341	03/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	TLC Property Solutions	2200	50.00	0.00	121013	03/07/2018	Bulk pick up
1382	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	50.00	0.00	121114	04/05/2018	Bulk pick up
1388	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	300.00	0.00	121114	04/05/2018	monthly porter service
March 2018	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Mel Morgan	2200	125.00	0.00	121112	04/05/2018	monthly porter service
March 2018	04/04/2018	University Place Condominiums		515-529 Southwest Pkwy.	Mel Morgan	2200	50.00	0.00	121112	04/05/2018	Bulk Pick up

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1392	05/01/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	170.00	0.00	121207	05/04/2018	Bulk Pick up
1416	05/01/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121207	05/04/2018	monthly porter service
porter	05/21/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Mel Morgan	2200	100.00	0.00	121244	05/21/2018	Porter Service
1438	06/05/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121311	06/06/2018	monthly porter service
1424	06/05/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	460.00	0.00	121311	06/06/2018	Bulk Pick up for May 2018
1442	07/03/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	95.00	0.00	121424	07/05/2018	Bulk Pick up
1466	07/03/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121424	07/05/2018	monthly porter service
1486	08/03/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121516	08/06/2018	monthly porter service
1469	08/03/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	827.50	0.00	121516	08/06/2018	Bulk Pick up
221	08/06/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Lopez Boyz	2200	280.00	0.00	121515	08/06/2018	Huge Bulk pick up 2 times on Saturday.

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1501	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	605.00	0.00	121626	09/07/2018	Bulk Pick up
1512	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	300.00	0.00	121626	09/07/2018	monthly porter service
324	09/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Lopez Boyz	2200	320.00	0.00	121619	09/07/2018	Removal of trash & bulk trash throughout the complex.
1519	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	465.00	0.00	121701	10/05/2018	Bulk Pick up
1532	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121701	10/05/2018	monthly porter service
1542	11/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	270.00	0.00	121768	11/06/2018	Bulk Pick up
1558	11/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121768	11/06/2018	monthly porter service
1570	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	245.00	0.00	121879	12/05/2018	Bulk Pick up
1581	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Robert Walker	2200	400.00	0.00	121879	12/05/2018	monthly porter service
							9,252.50	0.00			

6702 - Pool Expense

2731	01/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	974.52	0.00	120849	01/15/2018	month pool service and repair
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2833	02/08/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	1,177.22	0.00	120932	02/08/2018	Monthly Pool Maintenance
2948	03/07/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	194.85	0.00	121018	03/07/2018	Monthly Pool Maintenance
3096	04/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	194.85	0.00	121103	04/05/2018	Monthly Pool Maintenance
3083	05/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	341.85	0.00	121200	05/04/2018	Monthly Pool Maintenance
3159	05/02/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	4,555.16	0.00	121200	05/04/2018	Updated Hot Tub with newer heater and pump
3211	06/07/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	687.39	0.00	121351	06/07/2018	Monthly Pool Maintenance
3331	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	1,498.23	0.00	121416	07/05/2018	Monthly Pool Maintenance
3441	08/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	687.39	0.00	121506	08/06/2018	Monthly Pool Maintenance
97969418501102095	03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.72	0.00	121505	08/06/2018	Monthly Telephone Bill
3578	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	783.73	0.00	121612	09/07/2018	Monthly Pool Maintenance
3658	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College	Clear Water Pool Company	2200	579.68	0.00	121688	10/05/2018	Monthly Pool Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
3772	11/07/2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	Clear Water Pool Company	2200	438.41	0.00	121798	11/09/2018	pool cleaning
							12,178.00	0.00			
6752 - Security Expense											
9553	01/14/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	International Security	2200	882.24	0.00	120853	01/15/2018	monthly security
9610	02/09/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	International Security	2200	882.24	0.00	120935	02/09/2018	Monthly Security Patrols
9677	03/12/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	International Security	2200	882.24	0.00	121027	03/12/2018	Monthly Security Patrols
9733	04/09/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	International Security	2200	882.24	0.00	121124	04/09/2018	Monthly Security Patrols
9793	05/08/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	International Security	2200	882.24	0.00	121215	05/08/2018	Monthly Security Patrols
292684	07/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	121419	07/05/2018	Monthly Security Patrols
294094	08/03/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	121510	08/06/2018	Monthly Security Patrols
295922	09/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	121615	09/07/2018	Monthly Security Patrols
297424	10/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College	GuardTexas, Inc	2200	422.18	0.00	121692	10/05/2018	Monthly Security Patrols

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
299106	11/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	121780	11/06/2018	november mobile patrol service
300583	12/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	121870	12/05/2018	Monthly Patrol Service
							6,944.28	0.00			
6753 - Sign Expense											
465-34152	02/27/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	Fast Signs	2200	1,044.00	0.00	120966	02/27/2018	Building signs for University Place HOA
6757 - Telephone Service											
979-694-2447-01105	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.16	0.00	120836	01/08/2018	phone bill
979-694-1850-011209	01/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.13	0.00	120817	01/08/2018	phone bill
97969424471102023	02/04/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.32	0.00	120921	02/06/2018	Monthly Telephone service
97969418501102095	02/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.21	0.00	120910	02/06/2018	Monthly Telephone Bill
97969424471102023	02/27/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.32	0.00	120965	02/27/2018	Monthly Telephone Bill
97969418501102095	03/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.21	0.00	120995	03/07/2018	Monthly Telephone Bill
97969424471102023	03/26/2018	University Place Condominiums		515-529 Southwest Pkwy.	FRONTIER COMMUNICATION	2200	100.36	0.00	121057	03/26/2018	Monthly Telephone Bill

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
97969418501103095	04/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.23	0.00	121101	04/05/2018	Monthly Telephone Bill
97969424471104025	04/26/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.10	0.00	121170	04/26/2018	Monthly Telephone Bill
97969418501102095	05/02/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.10	0.00	121199	05/04/2018	Monthly Telephone Bill
97969424471106025	06/05/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.10	0.00	121301	06/06/2018	Monthly Telephone Bill
97969418501102095	06/05/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.10	0.00	121313	06/06/2018	Monthly Telephone Bill
97969424471106025	06/28/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	100.10	0.00	121390	06/28/2018	Monthly Telephone service
97969418501102095	07/03/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.10	0.00	121415	07/05/2018	Monthly Telephone Bill
97969424471107025	07/24/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	101.34	0.00	121468	07/24/2018	Monthly Telephone Bill
97969424471108025	08/24/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	101.34	0.00	121562	08/24/2018	Monthly Telephone Bill
97969418501103095	09/05/2018	University Place Condominiums		College Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.72	0.00	121610	09/07/2018	Monthly Telephone Bill

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
97969424471108025	09/26/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	101.34	0.00	121651	09/26/2018	Monthly Telephone Bill
97969418501112095	10/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	64.72	0.00	121687	10/05/2018	Monthly Telephone Bill
11/21	11/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	66.26	0.00	121773	11/06/2018	telephone
11.13	11/06/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	102.99	0.00	121785	11/06/2018	telephone
979-694-1850-1127209	12/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	66.26	0.00	121864	12/05/2018	Monthly Telephone Service
979-694-2447-110102	12/05/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	FRONTIER COMMUNICATION	2200	102.99	0.00	121880	12/05/2018	Monthly Telephone Service
							1,922.50	0.00			

6810 - Utilities

178969-18704801/	01/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	477.07	0.00	120866	01/24/2018	building 519 Electric
178969-15978201/	01/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	99.20	0.00	120866	01/24/2018	utilities 515 Sprinklers
178969-18700401/	01/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	192.62	0.00	120866	01/24/2018	utilities 515 electrical
178969-18703601/	01/24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	179.78	0.00	120866	01/24/2018	utilities 517 electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18705001/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	165.08	0.00	120866	01/24/2018	utilities 521 electrical
178969-18946801/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	132.58	0.00	120866	01/24/2018	utilities 525 electrical
178969-18947801/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	142.54	0.00	120866	01/24/2018	utilities 527 electrical
178969-18965001/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	78.10	0.00	120866	01/24/2018	utilities 529 electrical
109339-18946801/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	78.56	0.00	120866	01/24/2018	utilities 523 electrical
109339-18946802/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	122.17	0.00	120941	02/13/2018	523 - Electric
178969-18700402/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	232.76	0.00	120941	02/13/2018	515-Electric
178969-15978202/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	42.92	0.00	120941	02/13/2018	515 Sprinkler
178969-18946802/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	135.29	0.00	120941	02/13/2018	525-electric
178969-18705002/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	166.37	0.00	120941	02/13/2018	521-electric
178969-18703602/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	172.21	0.00	120941	02/13/2018	517-electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18947602/	13/2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	193.79	0.00	120941	02/13/2018	527-electric
178969-18965002/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	122.31	0.00	120941	02/13/2018	529-electric
178969-18704802/	20/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	403.20	0.00	120953	02/20/2018	519 - electrical
109339-18946603/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	128.80	0.00	121038	03/19/2018	523 - Electric
178969-18947603/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	195.65	0.00	121038	03/19/2018	527-electric
178969-18965003/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	128.35	0.00	121038	03/19/2018	529-electric
178969-15978203/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	45.60	0.00	121038	03/19/2018	515 Sprinkler
178969-18700403/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	246.88	0.00	121038	03/19/2018	515-Electric
178969-18703603/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	152.35	0.00	121038	03/19/2018	517-electric
178969-18705003/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	173.24	0.00	121038	03/19/2018	521-electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18946803/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	127.30	0.00	121038	03/19/2018	525-electric
178969-18704803/	20/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	438.19	0.00	121047	03/20/2018	519 - electrical
178969-18947804/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	134.99	0.00	121156	04/19/2018	527-electric
178969-18965004/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	116.88	0.00	121156	04/19/2018	529-electric
178969-15978204/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	88.48	0.00	121156	04/19/2018	515 Sprinkler
178969-18700404/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	216.43	0.00	121156	04/19/2018	515-Electric
178969-18703804/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	117.18	0.00	121156	04/19/2018	517-electric
178969-18705004/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	147.67	0.00	121156	04/19/2018	521-electric
109339-18946804/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	118.69	0.00	121156	04/19/2018	523 - Electric
178969-18946804/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	101.50	0.00	121156	04/19/2018	525-electric
178969-18704804/	24/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	501.36	0.00	121163	04/24/2018	519 - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18704805/	21/ 2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	637.61	0.00	121243	05/21/2018	519 - electrical
109339-18946605/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	83.69	0.00	121243	05/21/2018	523 - Electric
178969-18947605/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	96.06	0.00	121243	05/21/2018	527-electric
178969-18965005/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	88.06	0.00	121243	05/21/2018	529-electric
178969-15978205/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	109.92	0.00	121243	05/21/2018	515 Sprinkler
178969-18700405/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	164.61	0.00	121243	05/21/2018	515-Electric
178969-18703605/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	61.95	0.00	121243	05/21/2018	517-electric
178969-18705005/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	110.69	0.00	121243	05/21/2018	521-electric
178969-18946805/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	91.69	0.00	121243	05/21/2018	525-electric
178969-15978206/	19/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	219.80	0.00	121368	06/19/2018	515 Sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18700406/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	125.34	0.00	121368	06/19/2018	515-Electric
178969-18703606/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	64.97	0.00	121368	06/19/2018	517-electric
178969-18705006/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	83.39	0.00	121368	06/19/2018	521-electric
178969-18946606/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	86.41	0.00	121368	06/19/2018	525-electric
178969-18947606/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	65.12	0.00	121368	06/19/2018	527-electric
178969-18965006/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	58.79	0.00	121368	06/19/2018	529-electric
109339-18946606/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	51.85	0.00	121368	06/19/2018	523 - Electric
178969-18704806/	19/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	784.53	0.00	121368	06/19/2018	519 - electrical
178969-18947607/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	58.64	0.00	121447	07/13/2018	527-electric
178969-18965007/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	47.92	0.00	121447	07/13/2018	529-electric
178969-15978207/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College	College Station Utilities	2200	193.17	0.00	121447	07/13/2018	515 Sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18700407/	13/2018	University Place Condominiums		Station, TX 77840 515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	101.19	0.00	121447	07/13/2018	515-Electric
178969-18703607/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	53.66	0.00	121447	07/13/2018	517-electric
178969-18705007/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	67.55	0.00	121447	07/13/2018	521-electric
178969-18946807/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	71.01	0.00	121447	07/13/2018	525-electric
109339-18946607/	13/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	42.79	0.00	121447	07/13/2018	523 - Electric
178969-18704807/	20/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	767.43	0.00	121460	07/20/2018	519 - electrical
178969-18700408/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	110.24	0.00	121534	08/15/2018	515-Electric
178969-18703608/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	59.23	0.00	121534	08/15/2018	517-electric
178969-18705008/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	74.62	0.00	121534	08/15/2018	521-electric
178969-18946808/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	79.45	0.00	121534	08/15/2018	525-electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18947608/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	74.48	0.00	121534	08/15/2018	527-electric
178969-18965008/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	52.46	0.00	121534	08/15/2018	529-electric
109339-18946608/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	46.86	0.00	121534	08/15/2018	523 - Electric
178969-15978208/	15/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	247.13	0.00	121534	08/15/2018	515 Sprinkler
178969-18704808/	22/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	722.92	0.00	121555	08/22/2018	519 - electrical
178969-18704809/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	717.05	0.00	121654	09/26/2018	519 - electrical
178969-15978209/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	875.92	0.00	121654	09/26/2018	515 Sprinkler
178969-18700409/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	136.80	0.00	121654	09/26/2018	515-Electric
178969-18703609/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	68.14	0.00	121654	09/26/2018	517-electric
178969-18705009/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	86.26	0.00	121654	09/26/2018	521-electric
178969-18946809/	25/2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	91.99	0.00	121654	09/26/2018	525-electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
178969-18947609/	25/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	84.58	0.00	121654	09/26/2018	527-electric
178969-18965009/	25/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	53.06	0.00	121654	09/26/2018	529-electric
109339-18946609/	25/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	53.96	0.00	121654	09/26/2018	523 - Electric
178969-18704810/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	732.47	0.00	121727	10/22/2018	519- Utilities
109339-18946610/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	53.82	0.00	121727	10/22/2018	523 - electric
178969-18947610/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	83.50	0.00	121727	10/22/2018	527 - Electric
178969-18965010/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	51.15	0.00	121727	10/22/2018	529- Electric
178969-15978210/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	345.21	0.00	121727	10/22/2018	515 - Sprinklers
178969-18700410/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	132.40	0.00	121727	10/22/2018	515 - electric
178969-18703610/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	62.38	0.00	121727	10/22/2018	517 - electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
178969-18705010/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	85.47	0.00	121727	10/22/2018	521-Electric
178969-18946810/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	89.93	0.00	121727	10/22/2018	525 - Electric
178969-18704811/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	887.09	0.00	121822	11/21/2018	519 - electrical
109339-18946611/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	58.03	0.00	121822	11/21/2018	523 - Electric
178969-18947611/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	93.50	0.00	121822	11/21/2018	527-electric
178969-18965011/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	55.01	0.00	121822	11/21/2018	529-electric
178969-15978211/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	51.17	0.00	121822	11/21/2018	515 Sprinkler
178969-18700411/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	142.09	0.00	121822	11/21/2018	515-Electric
178969-18703611/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	60.90	0.00	121822	11/21/2018	517-electric
178969-18705011/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	94.71	0.00	121822	11/21/2018	521-electric
178969-18946811/	21/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College	College Station Utilities	2200	99.24	0.00	121822	11/21/2018	525-electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
109339-18946612/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	61.64	0.00	121894	12/14/2018	523 - Electric
178969-15978212/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	59.69	0.00	121894	12/14/2018	515 Sprinkler
178969-18700412/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	150.84	0.00	121894	12/14/2018	515-Electric
178969-18703612/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	70.71	0.00	121894	12/14/2018	517-electric
178969-18705012/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	102.09	0.00	121894	12/14/2018	521-electric
178969-18946812/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	107.68	0.00	121894	12/14/2018	525-electric
178969-18947612/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	99.24	0.00	121894	12/14/2018	527-electric
178969-18965012/	14/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	68.60	0.00	121894	12/14/2018	529-electric
178969-18704812/	17/ 2018	University Place Condominiums		515-529 Southwest Pkwy. College Station, TX 77840	College Station Utilities	2200	881.93	0.00	121898	12/17/2018	519 - electrical
							19,119.57	0.00			
Total							250,272.06	0.00			

Homeowner Delinquency

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

Amount Owed In Account: All

Unit	Name	Amount Receivable
<hr/>		
University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840		
517#101		450.00
517#202		835.00
523#103		450.00
523#302		675.00
525#101		585.00
529#102		500.00
529#201		450.00
		3,945.00
Total		3,945.00



PROSPERITY BANK®

7234 1 AV 0.378
 UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS
 ASSOCIATION INC
 903 TEXAS AVE S
 COLLEGE STATION TX 77840-2228

Statement Date 12/31/2018
 Account No

Page 1 of 2



STATEMENT SUMMARY		TX Prosperity Money Market Ind Account No	
12/01/2018	Beginning Balance		\$91,428.13
	2 Deposits/Other Credits	+	\$2,211.47
	0 Checks/Other Debits	-	\$0.00
12/31/2018	Ending Balance	31 Days in Statement Period	\$93,639.60
	Total Enclosures		1

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/05/2018	Deposit	\$2,160.00
12/31/2018	Accr Earning Pymt Added to Account	\$51.47

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
12-01	\$91,428.13	12-05	\$93,588.13	12-31	\$93,639.60

EARNINGS SUMMARY			
** Below is an itemization of the Earnings paid this period. **			
Interest Paid This Period	\$51.47	Annual Percentage Yield Earned	0.65 %
Interest Paid YTD	\$391.28	Days in Earnings Period	31

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101211 : 00723401

MEMBER FDIC



NYSE Symbol "PB"

University Place Condominium 2019

	2018 Budget	2018 Actual	2019 Budget	
<u>INCOME</u>				
HOA Dues	259200	259240.1	259200	100%
Late Fees		280		
Transfer				
Misc Income				
TOTAL INCOME	259200	259520.1	259200	
 <u>EXPENSES:</u>				
Lawn Maintenance	26000	24728.78	26000 *	
Insurance	26000	28211.88	29000 *	
Management Fee	13200	13200	13200 *	
Telephone	2000	1922.5	1000 *	
Porter Service	7000	9252.5	9000	
Utilities	25000	19119.57	22500 *	
Pool Expense	9000	12178	10000 *	
Pest Control	1800	1299	1500	
Office Expense	200	1183.65	200	
Professional/Legal Fees	1000	611.67	1000	
Fence Repair	0	548.63	750	
Electrical Repairs	0	7292.3	6000	
Inspection/Monitoring	2000	436.6	1000 *	
Plumbing Repair	2000	595.31	1500	
General Maintenance	17000	14372.65	15000	
Fire Alarm Repairs	0	8157.08	2500	
Security Expense	10586.88	6944.28	5250	
Parking Lot Repair	0	1648.03	2000	
Special Projects	0	8498.19	12000 fire alarm	
Deposit to Reserves	25920	25440	25440 *	
Bank Mortgage Payment	63921	63921	63921 * 166.72 per unit	
			215.94 per unit	
<u>Total Expenses</u>	232627.9	249561.6	248761	
 Year End Totals:	 26572.1	 9958.45	 10439	
 Siding Renovation Bank Balance	 575,658.05			
Monthly Renovation Loan	5326.75			
Reserve Bank Balance 12/31/2018	93,639.60			



Bob Walker
 REALTOR
 Bob Walker Real Estate Services, Inc.
 10000 Southpark Drive, Suite 100
 Dallas, Texas 75243
 (972) 242-1100

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/25/19 at 11:02 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Status is 'Sold' Status Contractual Search Date is 01/25/2019 to 01/30/2018 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 01/29/2019 to 07/29/2018 Property Sub Type is 'Condo' Street Name is like 'southwest parkway'

Residential

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
18016012	517 Southwest Parkway #202		4	4/-		University Place @	1999	1,236	\$104.37	\$129,000					135
19000202	527 Southwest Parkway #102		4	4/-	NONE	University Place @	2000	1,236	\$105.10	\$129,900					10
19000203	521 Southwest Parkway #102		4	4/-	NONE	University Place @	1999	1,236	\$105.10	\$129,900					10

# LISTINGS:	3	Medians:	1999	1,236	\$105.10	\$129,900	2000	1,236	\$104.37	\$129,000	1999	1,236	\$105.10	\$129,900	135
		Minimums:	1999	1,236 <td>\$104.85 <td>\$129,600</td> <td>2000</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td></td></td>	\$104.85 <td>\$129,600</td> <td>2000</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td></td>	\$129,600	2000	1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td>	\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td>	\$129,600	1999	1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td>	\$104.85 <td>\$129,600</td> <td>52</td>	\$129,600	52
		Maximums:	2000	1,236 <td>\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>135</td> </td></td></td></td></td>	\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>135</td> </td></td></td></td>	\$129,900	2000	1,236 <td>\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>135</td> </td></td></td>	\$105.10 <td>\$129,900</td> <td>2000</td> <td>1,236 <td>\$105.10 <td>\$129,900</td> <td>135</td> </td></td>	\$129,900	2000	1,236 <td>\$105.10 <td>\$129,900</td> <td>135</td> </td>	\$105.10 <td>\$129,900</td> <td>135</td>	\$129,900	135
		Averages:	1999	1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td></td></td>	\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td></td>	\$129,600	1999	1,236 <td>\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td></td>	\$104.85 <td>\$129,600</td> <td>1999</td> <td>1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td></td>	\$129,600	1999	1,236 <td>\$104.85 <td>\$129,600</td> <td>52</td> </td>	\$104.85 <td>\$129,600</td> <td>52</td>	\$129,600	52

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
17019175	523 Southwest Parkway #203		4	4/-	NONE	University Place @	2000	1,236	\$112.46	\$139,000	\$130,000	\$105.18	03/19/2018	93.53	83
18000760	525 Southwest Parkway #201		4	4/-	NONE	University Place @	2000	1,236	\$112.46	\$139,000	\$134,500	\$108.82	05/17/2018	96.76	108
17019168	527 Southwest Parkway #301		4	4/-	NONE	University Place @	2000	1,236	\$112.46	\$139,000	\$136,000	\$110.03	03/07/2018	97.84	80
18004789	529 Southwest Parkway #303		4	4/-	NONE	University Place @	1999	1,236	\$117.31	\$145,000	\$145,000	\$117.31	05/31/2018	100.00	85

# LISTINGS:	4	Medians:	2000	1,236	\$112.46	\$139,000	1999	1,236	\$112.46	\$139,000	2000	1,236	\$117.31	\$140,500	97.30
		Minimums:	1999	1,236 <td>\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td></td></td></td></td></td>	\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td></td></td></td></td>	\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td></td></td></td>	1999	1,236 <td>\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td></td></td>	\$112.46 <td>\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td></td>	\$139,000 <td>1999</td> <td>1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td></td>	1999	1,236 <td>\$112.46 <td>\$139,000 <td>80</td> </td></td>	\$112.46 <td>\$139,000 <td>80</td> </td>	\$139,000 <td>80</td>	80
		Maximums:	2000	1,236 <td>\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td></td></td></td></td></td>	\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td></td></td></td></td>	\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td></td></td></td>	2000	1,236 <td>\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td></td></td>	\$117.31 <td>\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td></td>	\$145,000 <td>2000</td> <td>1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td></td>	2000	1,236 <td>\$117.31 <td>\$145,000 <td>108</td> </td></td>	\$117.31 <td>\$145,000 <td>108</td> </td>	\$145,000 <td>108</td>	108
		Averages:	2000	1,236 <td>\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td></td></td></td></td></td>	\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td></td></td></td></td>	\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td></td></td></td>	2000	1,236 <td>\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td></td></td>	\$113.67 <td>\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td></td>	\$140,500 <td>2000</td> <td>1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td></td>	2000	1,236 <td>\$113.67 <td>\$140,500 <td>89</td> </td></td>	\$113.67 <td>\$140,500 <td>89</td> </td>	\$140,500 <td>89</td>	89

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



Bob Walker
 REALTOR
 Bob Walker Real Estate Services, Inc.
 11111 ...
 ...



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/25/19 at 11:02 am

	Quick Statistics (7 Listings Total)			
	Min	Max	Average	Median
List Price	\$129,000	\$145,000	\$135,829	\$139,000
Sold Price	\$130,000	\$145,000	\$136,375	\$135,250

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/29/2018

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(3527332) 1001 University Dr E Ste 105 College Station TX 77840-2143		CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): 979-691-2608 E-MAIL ADDRESS: rflasowski@farmersagent.com															
INSURED UNIVERSITY PLACE CONDOMINIUMS 903 TEXAS AVE S COLLEGE STATION TX 77840		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <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> </tbody> </table>		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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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 CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>			605091925	04/05/2018	04/05/2019	EACH OCCURRENCE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 0 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 ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRFD AUTOS ONLY <input type="checkbox"/>			605091925	04/05/2018	04/05/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE <input type="checkbox"/> 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)

NUMBER OF UNITS:96

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



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/29/2018

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.

PRODUCER Randy Flasowski(3527332) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table 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>	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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COVERAGES: _____ CERTIFICATE NUMBER: _____ REVISION NUMBER: _____

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 515 SOUTHWEST PKWY # 529, COLLEGE STA, TX, 77840

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED 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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
C	PROPERTY	605091925	04/05/2018	04/05/2019	<input checked="" type="checkbox"/>	\$9,637,100	
	CAUSES OF LOSS				DEDUCTIBLES	<input checked="" type="checkbox"/>	\$6,500
	BASIC				BUILDING		\$
	BROAD				10,000		\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS		\$
	EARTHQUAKE				10,000		\$
	WIND						\$
	FLOOD						\$
	INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS	POLICY NUMBER				\$	
	NAMED PERILS					\$	
	CRIME					\$	
	TYPE OF POLICY					\$	
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$	
						\$	
						\$	

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 NUMBER OF UNITS: 96

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
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