

University Place Homeowners Association, Inc.



2023 Annual Meeting Saturday April 15th 10 AM Beal Properties Office



Beal Properties

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

University Place Owners Association requests your attendance at the 2023 Annual Meeting to be held at, Beal Properties Offices at 3363 University Drive East Suite 215, Bryan, Texas 77802, on Saturday, April 15th 2023 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, April 14th, 2023. You can mail the completed proxy below to Beal Properties 3363 University Drive East Suite 215, Bryan, Texas 77802 at Attention: Alyson Mullins or email hoa@bealbcs.com.

Agenda

- I. 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. 2022 Financial Report (Cash Flow, Delinquencies, Budget for 2023, Sales Report)
- 5. Old Business
- 6. New Business
- 7. Election of Officers and Directors
- 8. Adjournment

2023 Annu	ual Meeting Proxy Statement
Know All by these	
Present:	
Do hereby	
appoint:	
Owners Association, Inc., according to the percentage	s my Proxy at the 2023 Annual Meeting of the University Place e of votes assigned to act for me on all matters that come before the ent. This proxy applies only to the April 15 th, 2023 Annual Meeting or to the meeting.
Owner	Unit Number or Address
Email address	Current Phone Number (H) or (C) or (0)

This proxy must be received by 5:30 pm, April 14th, 2023.
You can mail: Beal Properties, 3363 University Drive East Suite 215,
Bryan, Texas 77802 or email: hoa@bealbcs.com

Date: April 30, 2019

Time: 5:30 pm

Location: Brazos Valley Property Management

903 S. Texas Avenue College Station, TX 77840

Board Members Present: Larry Hoff, President

Lisa Creamer, Vice President Terry & Lori Fry, Secretary

Members At Large Present: Roger Martinez

Century 21 BVP Management Representatives Present: Terry Thigpin, Broker

Toni Myers, HOA Director

Meeting began at 5:30

- 1. President Larry Hoff called the meeting to order.
 - a. Time allowed to review financials 01/01/19 04/30/19.
 - i. Total Operating Expense \$86,485.18

ii. Net Income

-\$265.18

iii. Ending Cash

\$ 47,228.30

- iv. Reserve Account Balance \$100,259.59 (ending 03/31/19)
- v. Homeowner HOA delinquencies- \$1,125.00 (1 owner)
- vi. Special projects \$11,858.79 changing fire alarm over to wireless
- 2. Fencing
 - a. Terry Thigpin will check on the following:

vii. Obtain bids for fence

viii. Check to see if warranty

ix. Will neighboring apartment share cost

- 3. Parking lot
 - a. Two bids received, Precision and PavCon
 - b. Make sure bids are for the exact surface area and material
 - c. Parking lot loan, what is the maximum amount of loan we qualify for
- 4. New Business: none

Meeting adjourned: 6:45

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Insurance Claim Receipts	343,042.52	57.07	343,042.52	57.07
Late Fees\NSF Rent	700.00	0.12	700.00	0.12
Homeowners Association Dues	257,306.58	42.81	257,306.58	42.81
Certified Letter Charge	7.33	0.00	7.33	0.00
Certified Mail Charges Recovered	13.42	0.00	13.42	0.00
NSF Penalty	35.00	0.01	35.00	0.01
Total Operating Income	601,104.85	100.00	601,104.85	100.00
Expense				
Electrical Repairs	23,717.54	3.95	23,717.54	3.95
Emergency Water Extraction	3,440.67	0.57	3,440.67	0.57
Fence Repair	2,647.69	0.44	2,647.69	0.44
Fire Alarm Repairs	8,542.53	1.42	8,542.53	1.42
General Maintenance	12,322.59	2.05	12,322.59	2.05
Insurance	47,734.74	7.94	47,734.74	7.94
Transfer to Reserves	21,600.00	3.59	21,600.00	3.59
Lawn/Property Maintenance	30,840.98	5.13	30,840.98	5.13
Special Projects	325,817.90	54.20	325,817.90	54.20
Management Fee	13,200.00	2.20	13,200.00	2.20
Monitoring Service	720.00	0.12	720.00	0.12
Mortgage/Note Payment	74,329.92	12.37	74,329.92	12.37
Pest Control	1,434.31	0.24	1,434.31	0.24
Plumbing Expense	5,530.00	0.92	5,530.00	0.92
Porter Service	12,095.00	2.01	12,095.00	2.01
Pool Expense	12,781.82	2.13	12,781.82	2.13
Professional Fees	350.00	0.06	350.00	0.06
Sign Expense	1,419.69	0.24	1,419.69	0.24
Tax Expense	-9.88	0.00	-9.88	0.00
Telephone Service	563.68	0.09	563.68	0.09
Trash Pick-up	1,539.75	0.26	1,539.75	0.26
Utilities	18,613.27	3.10	18,613.27	3.10
Total Operating Expense	619,232.20	103.02	619,232.20	103.02
NOI - Net Operating Income	-18,127.35	-3.02	-18,127.35	-3.02
Total Income	601,104.85	100.00	601,104.85	100.00
Total Expense	619,232.20	103.02	619,232.20	103.02

Created on 04/12/2023

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Net Income	-18,127.35	-3.02	-18,127.35	-3.02
Other Items				
Prepayments	-4,340.34		-4,340.34	
Net Other Items	-4,340.34		-4,340.34	
Cash Flow	-22,467.69		-22,467.69	
Beginning Cash	6,835.97		6,835.97	
Beginning Cash + Cash Flow	-15,631.72		-15,631.72	
Actual Ending Cash	-15,406.72		-15,406.72	

Expense Distribution Exported On: 2023-04-12 10:43:46 -0500

Properties: University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840 Payees: All Bill Date Paner: 01/01/2022 to 12/31/2022

			Dill	Date Range. on	01/2022 to 12/31	LULL	
Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
			6101	- HOA Dues - Re	efund of Overpa	yment	Molly Krenz, University Place Condominiums - 515#204: Move
	01/31/2022	515#204	Molly Krenz	246.77	125012	01/31/2022	Out Refund
	02/08/2022	517#104	Kenzell Holdings LLC	225.00	125050	02/08/2022	Kenzell Holdings LLC, University Place Condominiums - 517#104: Move Out Refund
	04/19/2022	527#103	B & R Darlington, LLC	935.00	126542	04/19/2022	B & R Darlington, LLC, University Place Condominiums - 527#103: Move Out Refund
	05/17/2022	519#204	David & Yanira Lopez	225.00	126594	05/17/2022	David & Yanira Lopez, University Place Condominiums - 519#204: Move Out Refund
	06/23/2022	519#203	Bilu A Warrier Raval	225.00	126685	06/27/2022	Bilu A Warrier Raval, University Place Condominiums - 519#203 Move Out Refund
	07/05/2022	523#102*	Lori Fry & Terry Fry	225.00	126704	07/05/2022	Lori Fry, Terry Fry, University Place Condominiums - 523#102*. Move Out Refund
	08/01/2022	529#204	Jennifer Harper & John Harper	675.00	126785	08/18/2022	Jennifer Harper, John Harper, University Place Condominiums 529#204: Move Out Refund
	08/02/2022	517#202	Mohammed S. Ahsan	225.00	126781	08/12/2022	Mohammed S. Ahsan, University Place Condominiums - 517#202: Move Out Refund
	09/09/2022	521#204	Cuzco, LLC	225.00	126833	09/23/2022	Cuzco, LLC, University Place Condominiums - 521#204: Move
	10/06/2022	519#102	Herbert Head & Parminder Head	225.00	126857	10/07/2022	Herbert Head, Parminder Head, University Place Condominiums 519#102: Move Out Refund
				3,431.77			
			1	6390 - Elect	rical Repairs		
12662	02/07/2022		Constant Current Electric	264.00	125036	02/08/2022	523/101 - Remove bad GFI broken on back porch.
12677	02/07/2022		Constant Current Electric	1,542.56	125036	02/08/2022	Building 515 & 529
12685	02/07/2022	527#203	Constant Current Electric	150.00	125036	02/08/2022	519 - utilities - electric
10050	00/07/0000		0 1 10 15 15	0.000.00	405000	00/07/0000	removed existing lamps and ballast from 4 pole lights - supplied
12650	03/07/2022		Constant Current Electric	2,638.60 4,059.38	125086 126525	03/07/2022	4 new LED lamps metal light pole fell - replaced with new 25' pole, installed, light
12719			Constant Current Electric		126525	04/12/2022	removed existing lamps and ballast from 4 pole lights - supplied 4 new LED lamps (20f4)
12650	04/12/2022		Constant Current Electric	2,638.60	120525	04/12/2022	519&525 - Removed light fixtures from breezeways, supplied 2
12728	04/12/2022		Constant Current Electric	1,542.56	126525	04/12/2022	LED disc lights.
12650	05/05/2022		Constant Current Electric	2,638.60	126567	05/05/2022	Removed & Supplied 14 existing wall packs from buildings. Found bad breaker on pool pump - entire panel needs to be
2022459	06/09/2022		Oasis Pools	138.02	126651	06/10/2022	replaced. 517/523 - removed existing light fixtures from breezeways,
12770	06/09/2022		Constant Current Electric	1,542.56	126646	06/10/2022	installed 24 LED disc lights in their place .
12650 (final bayment 4 of 4)	06/09/2022		Constant Current Electric	2,638.60	126646	06/10/2022	removed existing lamps and ballast from 4 pole lights - supplied
12813	09/08/2022		Constant Current Electric	1,542.56	126822	09/12/2022	Removed existing light fixtures from breezeway and installed 24 LED Lights
12849	11/10/2022	523#301	Constant Current Electric	2,381.50	126927	11/11/2022	Troubleshot strobing light, inspection, removal and replacemen
12010	THIOLEGEE	OLOW OUT	Constant Content Electric	23,717.54	120021	1	The second control of
					141		
20888	01/21/2022	Γ	The Steamery, Inc	1,185.34	Water Extraction 125001	01/24/2022	519 #104 Water Extraction
20888	01/21/2022		The Steamery, Inc.	1,105.54	123001	01/24/2022	519-104 -water extraction, pad removal, Microban treatment an equipment set up, cut and removed sheetrock, pulled wet
20853	03/07/2022		The Steamery, Inc	1,930.58	125094	03/07/2022	insulation, 6 fan days.
20461	04/12/2022		The Steamery, Inc	324.75	126535	04/12/2022	529#104 - after hours water extraction
	-			3,440.67			
				6430 - For	nce Repair		
6	02/07/2022		Maroon Fencing & Roofing	320.00	125043	02/08/2022	Replaced damaged pickets on two different work orders
39 1061-	07/12/2022		Maroon Fencing & Roofing American Fire Protection Group-	487.13	126715	07/12/2022	85 Composite pickets for UP
F156158	07/12/2022		College Station	449.24	126713	07/12/2022	Repaired fence throughout complex.
47	07/12/2022		Maroon Fencing & Roofing	1,077.39	126715	07/12/2022	85 Composite pickets for UP
49	09/08/2022		Maroon Fencing & Roofing	313.93	126826	09/12/2022	Repaired several broken pickets along perimeter fence
				2,647.69			
				6437 - Fire A	larm Repairs		
1061- F139856	02/07/2022		American Fire Protection Group- College Station	440.00	125031	02/08/2022	Checked out various trouble alarms.
1061- F138381	02/16/2022		American Fire Protection Group- College Station	476.30	125056	02/16/2022	
1061-			American Fire Protection Group-				204 - Investigated leaking sprinkler head, cur out sprinkler head
F127292 1061-	04/12/2022		College Station American Fire Protection Group-	941.78	126520	04/12/2022	replaced and back in service. Investigate leak in 527 #102 unit. The sprinkler system was not
1001-	05/06/2022		College Station American Fire Protection Group-	952.60	126575	05/06/2022	leaking. Upon arrival there were 23 troubles. Replaced 92 batteries for
F148475							
	05/06/2022		College Station American Fire Protection Group-	3,712.98	126575	05/06/2022	wireless modules, replaced 2 pull stations.

							Inc. in the second seco
1061- F127292	04/12/2022		American Fire Protection Group- College Station	941.78	126520	04/12/2022	204 - Investigated leaking sprinkler head, cur out sprinkler head, replaced and back in service.
1061-			American Fire Protection Group-				Investigate leak in 527 #102 unit. The sprinkler system was not
F148475 1061-	05/06/2022		College Station American Fire Protection Group-	952.60	126575	05/06/2022	leaking. Upon arrival there were 23 troubles. Replaced 92 batteries for
F142861	05/06/2022		College Station	3,712.98	126575	05/06/2022	wireless modules, replaced 2 pull stations.
1061- F157392	07/12/2022		American Fire Protection Group- College Station	433.00	126713	07/12/2022	Called out to replace one pull station on 3rd floor of 515
1061-			American Fire Protection Group-				527 - drained down systems, adjusted height of 1 sprinkler head
F162600 1061-	09/08/2022		College Station American Fire Protection Group-	746.93	126819	09/12/2022	and missing escutcheon to another head.
F170366	11/10/2022		College Station	568.31	126926	11/11/2022	Service alarms
1061- F173180	12/05/2022		American Fire Protection Group- College Station	270.63	126969	12/07/2022	Investigated beeping panel in 519, reset panel and cleared active alarm
				8,542.53			
				6455 - Genera	I Maintenance		
13502	01/07/2022		T. Fry Make Ready	40.00	124966	01/07/2022	Repaired cover on exposed wires
13492	01/07/2022	519#104	T. Fry Make Ready	166.23	124966	01/07/2022	519-104Sheetrock repair behind washer dryer from leak inside wall.
10102	OHOHEGEE	010#101	1.11) mano rioday	100.20	12.000	0110112022	
13475	01/07/2022	519#104	T. Fry Make Ready	947.68	124966	01/07/2022	519-104 - replaced sheetrock float, texture, and paint in laundry room, bedroom, bathroom, replaced baseboardsm and bedroom
10986	01/12/2022	010#104	The Clean Up Crew	413.36	124983	01/12/2022	Installed 32 4" metal numbers to balcony eves.
90116	01/12/2022	517#301	Johnathan Rios	50.00	124982	01/12/2022	Fire safety shutter was stuck in rails, cleaned purchased & installed 2 new 4C 6 door anodized aluminum finish
11045	02/07/2022	16	The Clean Up Crew	1,658.00	125047	02/08/2022	mailboxes.
power					125034	02/08/2022	Power washed all breeze ways, concrete walkways, stairs, siding and walls
washing 13577	02/07/2022		Chad's Mobile Wash T. Fry Make Ready	1,250.00 268.25	125082	03/07/2022	Installed temporary steps while waiting on order to arrive.
13578	03/07/2022	519#103	T. Fry Make Ready	114.89	125082	03/07/2022	519#103 - Cleaned primer and paint off of front door.
13724	04/07/2022		T. Fry Make Ready	845.16	126517	04/07/2022	Purchased & installed concrete steps to replace broken ones. Throughout the complex
UP Power	04/01/2022		1. Try Make Reday	040.10	120011	0 110112022	The second secon
washing							
breezeways. Quarterly	04/12/2022		Chad's Mobile Wash	1,200.00	126523	04/12/2022	UP Power washing breezeways. Quarterly
				50.00	100504	0.4/4.0/0000	Closed attic door in one of the buildings and checked for leaking
90995	04/12/2022 05/18/2022		Johnathan Rios Maroon Fencing & Roofing	50.00 411.35	126534 126606	04/12/2022 05/18/2022	water meters. Several fence repairs through out the complex
							Emergency after hour call for water leak from a/c in unit 104,
8531	05/18/2022		Advantage Cooling & Heating	225.00	126596	05/18/2022	expecting it was coming from units above Inspected both sets of stairs on building 521 for broken steps,
7127	06/09/2022		Ag Town Property Maintenance	65.00	126643	06/10/2022	found none damaged
13828	06/09/2022		T. Fry Make Ready	40.00	126654	06/10/2022	Raise fire protection window panel Power washed all breeze ways, concrete walkways, stairs, siding
06072022	06/16/2022		Chad's Mobile Wash	1,200.00	126667	06/16/2022	and walls
14028	08/08/2022 08/12/2022		T. Fry Make Ready Robert Walker	60.00 7.67	126765 126779	08/08/2022 08/12/2022	Repaired fire alarm covers for building 517 * 525 Reimburse Bob Walker for Trash bags purchased at Lowes.
10345 08/10/2022	08/12/2022		Chad's Mobile Wash	1,200.00	126770	08/12/2022	Pressure wash all 24 breeze ways at UP
7297	08/12/2022	515#302	Ag Town Property Maintenance	65.00	126769	08/12/2022	515#302 Reattached cover to fire alarm.
14558	09/06/2022		T. Fry Make Ready	50.00	126811	09/07/2022	Repaired cable TV box on exterior of building 515 515- Remove television from 3rd floor - repair behind 519 and
4533	09/06/2022		Lopez Boyz	180.00	126810	09/07/2022	clean.
7541	10/11/2022	529#202	Ag Town Property Maintenance	65.00	126865	10/11/2022	Dryer Vent Cover Gate Latch
7596 7570	10/11/2022		Ag Town Property Maintenance Ag Town Property Maintenance	75.00 65.00	126865 126865	10/11/2022	Repaired Fire alarm Cover
	10/11/2022		Chad's Mobile Wash	1,200.00	126877	10/11/2022	Pressure wash/ clean Breezeways
7687	11/10/2022	519#304	Ag Town Property Maintenance	95.00	126924	11/11/2022	Deadbolt
7661 7710	11/10/2022	525#103	Ag Town Property Maintenance Ag Town Property Maintenance	100.00 65.00	126924 126924	11/11/2022	Gate Repairs Repair Mailbox
7685	11/10/2022		Ag Town Property Maintenance	65.00	126924	11/11/2022	General Labor
7753	12/06/2022		Ag Town Property Maintenance	85.00	126964	12/07/2022	Cut the metal so the latch operates properly and replaced spring on gate.
7700	12/00/2022		Ag Town Troperty Maintenance	12,322.59	120004	12/07/2022	on gate.
				6470 1			
F006095969-				0470 - 11	nsurance	1 2000000000000000000000000000000000000	
001-00001	01/07/2022		Farmers Insurance Exchange	3,139.91	124963	01/07/2022	Monthly Insurance Premium
F006095969- 001-00001	02/07/2022		Farmers Insurance Exchange	3,139.91	125038	02/08/2022	Monthly Insurance Premium
F006095969-	02/07/2002		Formers Incomes Contract	500 00000000			Monthly Incurrence Drawing
001-00001 F006095969-	03/07/2022		Farmers Insurance Exchange	3,167.91	125088	03/07/2022	Monthly Insurance Premium
001-00001	03/25/2022		Farmers Insurance Exchange	3,145.91	125113	03/25/2022	Monthly Insurance Premium
F006095969- 001-00001	04/29/2022		Farmers Insurance Exchange	5,354.79	126551	04/29/2022	May Insurance Payment
F006095969-							
001-00001 F006095969-	06/07/2022		Farmers Insurance Exchange	4,250.33	126637	06/07/2022	Monthly Insurance Premium
001-00001	07/01/2022		Farmers Insurance Exchange	4,250.33	126690	07/01/2022	Monthly Insurance Premium
F006095969- 001-00001	07/31/2022		Farmers Insurance Exchange	4,250.33	126739	07/31/2022	Monthly Insurance Premium
F006095969-				2247-1101707-1-100			
001-00001	08/31/2022		Farmers Insurance Exchange	4,250.33	126794	08/31/2022	Monthly Insurance Premium

F006095969-						
001-00001	09/26/2022	Farmers Insurance Exchange	4,250.33	126836	09/26/2022 10/27/2022	Insurance payment
F006095969-	10/27/2022	Farmers Insurance Exchange	4,250.33	126889	10/2//2022	Insurance payment- November
001-00001	12/29/2022	Farmers Insurance Exchange	4,284.33	126981	12/29/2022	Insurance
001-00001	12/20/2022	Tamers insurance Exchange	47,734.74	120001	TETEOTEGEE	modelio
			6471 - Transf	er to Reserves		
	01/01/2022	University Place Condos.	2,160.00	124957	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022	University Place Condos.	2,160.00	125022	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022	University Place Condos.	2,160.00	125074	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022	University Place Condos.	2,160.00	126511	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022	University Place Condos.	2,160.00	126561	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022	University Place Condos.	2,160.00	126630	06/03/2022	June 2022 - Transfer to Reserves
	07/01/2022	University Place Condos.	2,160.00	126701	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022	University Place Condos.	2,160.00	126754	08/03/2022 10/03/2022	August 2022 - Transfer to Reserves October 2022 - Transfer to Reserves
	10/01/2022	University Place Condos.	2,160.00 2,160.00	126850 126906	11/01/2022	November 2022 - Transfer to Reserves
	11/01/2022	University Place Condos.	21,600.00	120900	11/01/2022	November 2022 - Hansler to Neserves
			21,000.00	 		
	l l		6475 - Lawn/Prop	perty Maintenance	ρ	
3970	01/07/2022	Lopez Boyz	2,083.81	124965	01/07/2022	Monthly Lawn Maintenance
3987	02/07/2022	Lopez Boyz	2,083.81	125028	02/07/2022	Monthly Lawn Maintenance
0007	OLOWLOLL	2000 2012				Placed salt down in walkway for expecting freezing rain
3978	02/07/2022	Lopez Boyz	130.00	125028	02/07/2022	conditions
4091	03/07/2022	Lopez Boyz	2,083.81	125080	03/07/2022	Monthly Lawn Maintenance
4095	03/08/2022	Lopez Boyz	100.00	125100	03/08/2022	Cleaned salt off stairs from sleet and freezing rain.
4128	04/07/2022	Lopez Boyz	1,575.00	126516	04/07/2022	Trim all Crepe Myrtles throughout complex
4113	04/07/2022	Lopez Boyz	2,083.81	126516	04/07/2022	Monthly Lawn Maintenance
16676	05/05/2022	Green Rite Lawn Spraying Service	595.38	126568	05/05/2022	Fertilizer - iron, insecticide, post emergent weed control.
4183	05/05/2022	Lopez Boyz	180.00	126571	05/05/2022	Repaired 3 sprinklers
4203	05/05/2022	Lopez Boyz	2,083.81	126571	05/05/2022	Monthly Lawn Maintenance
4279	06/07/2022	Lopez Boyz	2,083.81	126638	06/07/2022	Monthly Lawn Maintenance
4273	06/07/2022	Lopez Boyz	670.00	126638	06/07/2022	Repaired broken sprinkler pipe and 6 sprinkler heads.
4266	06/07/2022	Lopez Boyz	75.00	126638	06/07/2022	Repaired Sprinkler head near 517
4346	07/07/2022	Lopez Boyz	2,083.81	126707	07/07/2022	Monthly Lawn Maintenance
		1500	10 000000000000	Sur teaching transport	Wester 2015 August 2016-2019	Repaired broken pvc pipes (515, 527 &529) changed (2) valves
4351	07/07/2022	Lopez Boyz	1,480.00	126707	07/07/2022	behind pool, repaired 2 sprinklers.
4466	08/08/2022	Lopez Boyz	2,083.81	126764	08/08/2022	Monthly Lawn Maintenance
						Placed one pallet of grass in area to fill in holes throughout the
4460	08/08/2022	Lopez Boyz	360.00	126764	08/08/2022	complex
4441	08/08/2022	Lopez Boyz	75.00	126764	08/08/2022	Repair irrigation sprinkler system near 525
4551	09/06/2022	Lopez Boyz	2,083.81	126810	09/07/2022	Monthly Lawn Maintenance
4651	10/07/2022	Lopez Boyz	2,083.81	126858	10/07/2022	Monthly Lawn Care - September
4734	11/07/2022	Lopez Boyz	2,083.81	126916	11/07/2022	Monthly Lawn Maintenance
47004	44/40/0000	0 Bit-1 0i 0i	505.00	100000	44/44/2022	Fall Application Fungicide, Insecticide, and emergent weed control
17294	11/10/2022	Green Rite Lawn Spraying Service	595.38 2,083.31	126928 126961	11/11/2022 12/07/2022	Monthly Lawn Maintenance
4785	12/06/2022	Lopez Boyz	30,840.98	120901	12/01/2022	Widifully Lawii Mainterlance
			30,040.30			
			6531 - Spec	cial Projects		<u> </u>
		T	1	I	03/24/2022,	
				126500,	03/24/2022,	
0001	03/24/2022	Grandchamp Roofing	25,000.00	126500, 125108	03/24/2022	1st Draw for Hail Damage Project
2nd Draw for						
roof						
replacement	04/07/2022	Grandchamp Roofing	50,000.00	125123	04/07/2022	Roof replacement at University Place Condos (Labor Draw)
00003	04/14/2022	Grandchamp Roofing	119,085.40	125124	04/14/2022	Final Payment for Roofing Project minus RCV from Insurance
0004	04/28/2022	Grandchamp Roofing	128,380.24	126550	04/28/2022	Final Payment for Roofing Project
486518	06/08/2022	Eliseo Castaneda	3,125.00	126640	06/08/2022	3 asphalt patches from heavy truck load damage
09568	06/15/2022	Beal Properties	227.26	126663	06/15/2022	3 pool chairs
			325,817.90			
			1			
				agement Fee	04/11/07	Marie 15 C STORES
	01/12/2022	Beal Properties	1,100.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022	Beal Properties	1,100.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022	Beal Properties	1,100.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022	Beal Properties	1,100.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022	Beal Properties	1,100.00	126585	05/09/2022	Management Fee for 05/2022 Management Fee for 06/2022
	06/06/2022	Beal Properties	1,100.00	126636	06/06/2022 07/11/2022	Management Fee for 06/2022 Management Fee for 07/2022
	07/11/2022	Beal Properties	1,100.00	126711	08/08/2022	Management Fee for 07/2022 Management Fee for 08/2022
	08/08/2022	Beal Properties	1,100.00	126763 126809	09/07/2022	Management Fee for 09/2022 Management Fee for 09/2022
	09/01/2022 10/03/2022	Beal Properties Beal Properties	1,100.00	126852	10/03/2022	Management Fee for 10/2022
	11/01/2022	Beal Properties	1,100.00	126920	11/08/2022	Management Fee for 10/2022 Management Fee for 11/2022
	12/05/2022	Beal Properties	1,100.00	126959	12/05/2022	Management Fee for 12/2022 Management Fee for 12/2022
	IZIUSIZUZZ	Deal Floberties	13,200.00	120000	ILIOUIZUZZ	management of the table
			10,200.00			
			6555 - Monit	oring Service		4
		American Fire Protection Group-	1			
33486	06/03/2022	College Station	720.00	126619	06/03/2022	Annual Fire Alarm Monitoring Service
			6560 - Mortgag	e/Note Payment		
	01/01/2022	Prosperity Bank.	6,194.16	124954	01/03/2022	January 2022 - Siding Renovation Loan
	02/01/2022	Prosperity Bank.	6,194.16	125025	02/03/2022	February 2022 - Siding Renovation Loan
	03/01/2022	Prosperity Bank.	6,194.16	125077	03/02/2022	March 2022 - Siding Renovation Loan
	03/01/2022	Troopering Committee				

April 2022 - Siding Renovation Loan May 2022 - Siding Renovation Loan June 2022 - Siding Renovation Loan July 2022 - Siding Renovation Loan August 2022 - Siding Renovation Loan September 2022 - Siding Renovation Loan October 2022 - Siding Renovation Loan November 2022 - Siding Renovation Loan December 2022 - Siding Renovation Loan November 2022 - Siding Renovation Loan	Monthly Pest Confrol	ad brok k work d no le d no le ling 52? om ceili on to 51	Near 519 -Repaired 2" Pressure Tee PVC + 4 - 2" Pressure PVC 90 + 1 2x1 Pressure Bushing 515 - Repaired 2" Pressure Tee PVC + 2-2" pressure coupling 515 - repaired water leak an a main water line from sprinkler system. Unclog Main sewer drain Repair Main PVC waterline at meter Tum off water to sprinkler	Builk Pick up and porter service removed construction material from dumpster so City would pick up. (carpet) Monthly Porter Service Removed bulky items from around dumpsters ("Several times and tips) Monthly Porter Service Bulk Pick up Monthly Porter Service Monthly Porter Service Bulk Pick up Porter Service - September Monthly Porter Service	Removed landscaping rocks from pool and hot tub.
04/04/2022 05/02/2022 06/03/2022 07/01/2022 08/03/2022 10/03/2022 11/01/2022	01/07/2022 02/08/2022 03/07/2022 04/12/2022 05/105/2022 06/10/2022 08/12/2022 10/11/2022 10/11/2022 11/11/2022	01/12/2022 01/12/2022 04/12/2022 05/05/2022 06/27/2022 06/27/2022 06/27/2022	08/12/2022 08/12/2022 09/12/2022 10/11/2022 10/11/2022	01/07/2022 01/10/2022 01/10/2022 02/07/2022 02/07/2022 02/07/2022 02/07/2022 03/07/2022 04/07/2022 04/07/2022 05/05/2022 05/05/2022 05/07/2022 05/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 06/07/2022 10/07/2022 11/07/2022 12/07/2022	01/12/2022
126504 126553 126626 126697 126751 126805 126806 126808 126808 126808	1 Control 124964 125041 125041 126509 126569 126569 126706 126702 12672 126824 126824 126830 126930	124984 124984 124984 126536 126573 126687 126687 126687 126687	126776 126776 126830 126872 126872 126872	124965 124965 124971 124971 124971 125030 125030 125030 125031 126081 126574 126574 126574 126574 126574 126574 126574 126574 126574 126576 126709 126709 126709 126709 126709 126709 126709 126709 126709 126709 126709 126709 126812 126813 12	124981
6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 6,194.16 74,329.92	6695 - Pes 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25 108.25	6700 - Plumbing Expense 120.00 124984 120.00 124984 120.00 126536 160.00 126573 120.00 126687 120.00 126687 120.00 126687 120.00 126687 130.00 126687 1450.00 126687	975.00 880.00 850.00 240.00 240.00 120.00 5,745.00	\$50.00 \$50.00 \$50.00 \$50.00 \$700.00 \$7	108.25
Prosperity Bank.	Joe Loudat DBA/	Twin City Plumbing LLC	Slim Plumbing LLC Slim Plumbing LLC Twin City Plumbing LLC	Lopez Boyz Robert Walker	Oasis Pools
		519#104 519#104 521#202 515#102 529#201 529#201			
04/01/2022 05/01/2022 06/01/2022 06/01/2022 08/01/2022 08/01/2022 10/01/2022 11/01/2022	01/07/2022 02/07/2022 03/07/2022 04/12/2022 05/05/2022 05/09/2022 06/09/2022 09/08/2022 10/11/2022 11/10/2022	01/12/2022 01/12/2022 04/12/2022 05/05/2022 06/22/2022 06/22/2022 06/22/2022	08/12/2022 08/12/2022 09/08/2022 10/11/2022 10/11/2022	01/07/2022 01/07/2022 01/07/2022 02/07/2022 02/07/2022 03/07/2022 03/07/2022 04/07/2022 04/07/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 05/05/2022 11/07/2022 11/07/2022 12/05/2022	01/12/2022
	24656 24815 24815 24952 25039 25232 25377 25526 25687 25687 25680 25687 25680 25687 25680 25681 25681 25681 25881	4265 4272 4481 4481 4364 4562 4031	92803-1-5 92881-1-8 4703 4917 4949 4912	3951 3958 2368 2343 2345 2385 2385 2407 2407 2407 2413 2413 2417 2477 2501	2022276

2022332	02/07/2022	Oasis Pools	459.87	125045	02/08/2022	Monthly Pool Maintenance - January
2022307	02/07/2022	Oasis Pools	470.89	125045	02/08/2022	Monthly pool Maintenance - December
2022358	04/12/2022	Oasis Pools	405.94	126533	04/12/2022	Monthly Pool Cleaning & Supplies (February)
2022453	06/09/2022	Oasis Pools	218.34	126651	06/10/2022	Installed Go-Kit on Hot tub motor and repaired leak.
2022421	06/09/2022	Oasis Pools	922.39	126651	06/10/2022	Monthly Pool Cleaning & Supplies Removed the pieces of coping still in place and chip off old
2002402	07/40/0000	Ossis Posls	3,355.75	126716	07/12/2022	mortar, prep and installed new coping.
2022492 2022494	07/12/2022	Oasis Pools Oasis Pools	806.00	126716	07/12/2022	Replaced HOT TUB motor & impeller.
2022494	01/12/2022	Odsis Pools	800.00	120710	0111212022	May- Yearly maintenance - flushed all lines, inspect chlorinator,
2022508	07/18/2022	Oasis Pools	324.75	126727	07/18/2022	valves, O-rings
2022308	07/18/2022	Oasis Pools Oasis Pools	857.13	126727	07/18/2022	Monthly Pool Cleaning & Supplies (May)
2022384	08/12/2022	Oasis Pools Oasis Pools	405.94	126774	08/12/2022	Monthly Pool Cleaning & Supplies (March)
2022535	08/12/2022	Oasis Pools	772.34	126774	08/12/2022	Monthly Pool Cleaning & Supplies (March) Monthly Pool Cleaning & Supplies (June)
2022535	09/08/2022	Oasis Pools	808.19	126827	09/12/2022	Monthly Pool Cleaning & Supplies (July)
2022511	03/00/2022	Casis I cois	000.13	120021	OGNIZIZOZZ	diagnosed problem and replaced the key cover assembly on the
2022614	09/08/2022	Oasis Pools	452.18	126827	09/12/2022	filter system.
2022603	10/11/2022	Oasis Pools	613.51	126870	10/11/2022	Monthly Pool Maintenance - August
2022641	11/10/2022	Oasis Pools	1,026.31	126932	11/11/2022	Monthly Pool Maintenance
2022668	12/05/2022	Oasis Pools	405.94	126974	12/07/2022	Monthly Pool Cleaning & Supplies (October)
2022000	IZIOOIZOZZ	00001000	12,781.82	120077	TEIGHTEGEE	Montany i doi didaming a dappino (didada)
			12,701.02			
			6705 - Profe	ssional Fees		
216733	11/10/2022	Thompson, Derrig and Craig, P.O.		126935	11/11/2022	Tax Return preparation
210733	11/10/2022	Thompson, Derng and Craig, F.C	,. 330.00	120933	11/11/2022	Tax Neturi preparation
			6752 Sig	n Expense		l
465-61609	04/12/2022	Fast Signs	554.89	126526	04/12/2022	Bulk trash signage for complex
465-62807	06/22/2022	Fast Signs	864.80	126681	06/27/2022	Pool Signs
100-02007	UUILLIZUZZ	r ast Oigns	1,419.69	.20001	- SULTIEURE	
			1,710.00			
			6757 - Teleni	hone Service		· · · · · · · · · · · · · · · · · · ·
2146645	01/24/2022	Kings III Of America, LLC	139.64	125000	01/24/2022	Pool Phone quarterly expense
2198948	05/05/2022	Kings III Of America, LLC	139.64	126570	05/05/2022	Pool Phone quarterly expense
2252647	07/30/2022	Kings III Of America, LLC	139.64	126743	07/31/2022	Pool Telephone - Quarterly Payment
2308701	10/27/2022	Kings III Of America, LLC	144.76	126890	10/27/2022	Pool Telephone - Quarterly Payment
			563.68			
					-	
		The state of the s	6776 - Tra	sh Pick-up		
122073-					1	
183178						
(Reimburse					1	
Beal						Additional trash pick ups by city to remove large abundant of
Properties)	03/08/2022	Beal Properties	240.75	125098	03/08/2022	trash at dumpsters
0000072471	10/11/2022	BVR Waste and Recycling	866.00	126866	10/11/2022	Trash Pick up
		3				Dumpster for August 2023 move outs at University Place
0000072793	12/05/2022	Brannon Industrial Group	433.00	126970	12/07/2022	complex
			1,539.75			
			6810 - 1	Utilities		
178969-						
187048	02/07/2022	College Station Utilities	401.38	125035	02/08/2022	519 - utilities - electric
178969-						
159782	03/01/2022	College Station Utilities	109.51	125067	03/01/2022	515- Utilities - Sprinkler
178969-						
187036	03/01/2022	College Station Utilities	158.89	125067	03/01/2022	517 - utilities - electrical
178969-					1	
187050	03/01/2022	College Station Utilities	173.93	125067	03/01/2022	521- utilities - electrical
178969-						
187048	03/01/2022	College Station Utilities	378.95	125067	03/01/2022	519 - utilities - electric
178969-						
187004	03/01/2022	College Station Utilities	197.79	125067	03/01/2022	515 - Electrical
178969-						Augusti tomania a a si
189476	03/01/2022	College Station Utilities	87.83	125067	03/01/2022	527- utilities - electrical
178969-						= 12.1
189468	03/01/2022	College Station Utilities	192.27	125067	03/01/2022	525- utilities - electrical
178969-				Sprogrammer water		and the same of the same of
189650	03/01/2022	College Station Utilities	84.38	125067	03/01/2022	529 - utilities - electrical - sanitation
178969-						
187048	03/25/2022	College Station Utilities	381.08	125112	03/25/2022	519 - utilities - electric
178969-				1	1	
		2 (2) 520 0 00000	1 222			Lie Lie Li
187004	03/25/2022	College Station Utilities	111.19	125112	03/25/2022	515 - Electrical
187004 178969-						
187004 178969- 187036	03/25/2022	College Station Utilities College Station Utilities	111.19 70.29	125112 125112	03/25/2022	515 - Electrical 517 - utilities - electrical
187004 178969- 187036 178969-	03/25/2022	College Station Utilities	70.29	125112	03/25/2022	517 - utilities - electrical
187004 178969- 187036 178969- 187050						
187004 178969- 187036 178969- 187050 178969-	03/25/2022	College Station Utilities College Station Utilities	70.29 102.70	125112 125112	03/25/2022	517 - utilities - electrical 521- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468	03/25/2022	College Station Utilities	70.29	125112	03/25/2022	517 - utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969-	03/25/2022 03/25/2022 03/25/2022	College Station Utilities College Station Utilities College Station Utilities	70.29 102.70 99.87	125112 125112 125112	03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476	03/25/2022	College Station Utilities College Station Utilities	70.29 102.70	125112 125112	03/25/2022	517 - utilities - electrical 521- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476	03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities College Station Utilities College Station Utilities College Station Utilities	70.29 102.70 99.87 132.78	125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476 178969- 189650	03/25/2022 03/25/2022 03/25/2022	College Station Utilities College Station Utilities College Station Utilities	70.29 102.70 99.87	125112 125112 125112	03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476 178969- 189650	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities	70.29 102.70 99.87 132.78 46.61	125112 125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical 529 - utilities - electrical - sanitation
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189650 178969- 159782	03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities College Station Utilities College Station Utilities College Station Utilities	70.29 102.70 99.87 132.78	125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189650 178969- 159782 109339-	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities	70.29 102.70 99.87 132.78 46.61 57.86	125112 125112 125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical 529 - utilities - electrical - sanitation 515- Utilities - Spinkler
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476 178969- 159782 109339- 189466	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities	70.29 102.70 99.87 132.78 46.61	125112 125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical 529 - utilities - electrical - sanitation
187004 178969- 187036 178969- 187050 178969- 189468 178969- 189476 178969- 189650 178969- 159782	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	College Station Utilities	70.29 102.70 99.87 132.78 46.61 57.86	125112 125112 125112 125112 125112 125112	03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022 03/25/2022	517 - utilities - electrical 521- utilities - electrical 525- utilities - electrical 527- utilities - electrical 529 - utilities - electrical - sanitation 515- Utilities - Spinkler

470000				1	T	
178969- 187004	04/22/2022	College Station Utilities	94.70	126544	04/22/2022	515 - Electrical
178969- 187036	04/22/2022	College Station Utilities	55.01	126544	04/22/2022	517 - utilities - electrical
178969- 187050	04/22/2022	College Station Utilities	88.35	126544	04/22/2022	521- utilities - electrical
178969- 189468	04/22/2022	College Station Utilities	100.28	126544	04/22/2022	525- utilities - electrical
178969- 189476	04/22/2022	College Station Utilities	146.75	126544	04/22/2022	527- utilities - electrical
178969- 189650	04/22/2022	College Station Utilities	36.01	126544	04/22/2022	529 - utilities - electrical - sanitation
178969- 187048	04/22/2022	College Station Utilities	320.98	126544	04/22/2022	519 - utilities - electric
178969- 187048	05/18/2022	College Station Utilities	319.00	126601	05/18/2022	519 - utilities - electric
178969- 159782	05/18/2022	College Station Utilities	318.80	126601	05/18/2022	515- Utilities - Sprinkler
178969- 187004	05/18/2022	College Station Utilities	68.90	126601	05/18/2022	515 - Electrical
178969- 187036	05/18/2022	College Station Utilities	42.18	126601	05/18/2022	517 - utilities - electrical
178969- 187050	05/18/2022	College Station Utilities	63.01	126601	05/18/2022	521- utilities - electrical
178969- 189468	05/18/2022	College Station Utilities	81.73	126601	05/18/2022	525- utilities - electrical
178969- 189476	05/18/2022	College Station Utilities	119.76	126601	05/18/2022	527- utilities - electrical
178969-	06/15/2022	College Station Utilities	37.36	126666	06/15/2022	527 May Electric
189468 178969-	06/15/2022	College Station Utilities	83.69	126666	06/15/2022	525 May Electric
187050	06/15/2022	College Station Utilities	63.46	126666	06/15/2022	521 May Electric
178969- 187036	08/15/2022	College Station Utilities	48.67	126666	06/15/2022	517 May Electric
178969- 187004	06/15/2022	College Station Utilities	81.73	126666	06/15/2022	515 May Electric
178969- 159782	06/15/2022	College Station Utilities	1,553.80	126666	06/15/2022	515 May Sprinkler
178969- 187048	06/22/2022	College Station Utilities	341.76	126679	06/27/2022	utilities - electrical
109339- 189466	07/05/2022	College Station Utilities	197.58	126703	07/05/2022	523 - utilities - electrical
109339- 189466	07/18/2022	College Station Utilities	199.28	126724	07/18/2022	523 - utilities - electrical
178969- 189650	07/18/2022	College Station Utilities	198.96	126724	07/18/2022	529 - utilities - electrical - sanitation
178969- 159782	07/18/2022	College Station Utilities	2,125.80	126724	07/18/2022	515- Utilities - Sprinkler
178969- 187004	07/18/2022	College Station Utilities	77.49	126724	07/18/2022	515 - Electrical
178969- 187036	07/18/2022	College Station Utilities	52.14	126724	07/18/2022	517 - utilities - electrical
178969- 187050	07/18/2022	College Station Utilities	60.14	126724	07/18/2022	521- utilities - electrical
178969- 189468	07/18/2022	College Station Utilities	79.77	126724	07/18/2022	525- utilities - electrical
178969- 189476	07/18/2022	College Station Utilities	32.68	126724	07/18/2022	527- utilities - electrical
178969- 187048	07/31/2022	College Station Utilities	436.85	126738	07/31/2022	519 - Utilities - Electric
178969- 187048	08/18/2022	College Station Utilities	591.13	126789	08/19/2022	519 - utilities - electric
109339- 189466	08/18/2022	College Station Utilities	40.83	126789	08/19/2022	523 - utilities - electrical
178969- 159782	08/18/2022	College Station Utilities	2,454.05	126789	08/19/2022	515- Utilities - Sprinkler
178969- 187004	08/18/2022	College Station Utilities	66.19	126789	08/19/2022	515 - Electrical
178969- 187036	08/18/2022	College Station Utilities	47.47	126789	08/19/2022	517 - utilities - electrical
178969- 187050	08/18/2022	College Station Utilities	51.99	126789	08/19/2022	521- utilities - electrical
178969- 189468	08/18/2022	College Station Utilities	71.00	126789	08/19/2022	525- utilities - electrical
178969- 189476	08/18/2022	College Station Utilities	32.83	126789	08/19/2022	527- utilities - electrical
178969- 189650	08/18/2022	College Station Utilities	27.11	126789	08/19/2022	529 - utilities - electrical - sanitation
178969- 159782	10/07/2022	College Station Utilities	886.93	126862	10/10/2022	Sprinkler
178969- 187004	10/07/2022	College Station Utilities	83.84	126862	10/10/2022	Utility- Electric
178969- 187036	10/07/2022	College Station Utilities	57.62	126862	10/10/2022	Utility - Electric

		 			,	
178969- 187050	10/07/2022	College Station Utilities	66.70	126862	10/10/2022	Utility - Electric
178969- 189476	10/07/2022	College Station Utilities	52,52	126862	10/10/2022	Utility - Electric
109339- 189466	10/07/2022			126862	10/10/2022	Utility - Electric
178969-		College Station Utilities	52.18			
187048 178969-	10/07/2022	College Station Utilities	606.22	126862	10/10/2022	Utility - Electric
189650	10/10/2022	College Station Utilities	47.26	126862	10/10/2022	Utility - Electric
178969- 189468	10/10/2022	College Station Utilities	90.26	126862	10/10/2022	Utility bill - Electric
178969- 187048	10/27/2022	College Station Utilities	631.66	126892	10/27/2022	Electric Bill
178969-						
187050 178969-	11/01/2022	College Station Utilities	71.30	drafted	11/01/2022	521- utilities - electrical
187036 178969-	11/01/2022	College Station Utilities	75.97	drafted	11/01/2022	517 - utilities - electrical
189468	11/01/2022	College Station Utilities	98.38	drafted	11/01/2022	525- utilities - electrical
109339- 189466	11/01/2022	College Station Utilities	51.73	drafted	11/01/2022	523 - utilities - electrical
178969- 187004	11/01/2022	College Station Utilities	91.69	drafted	11/01/2022	515 - Electrical
178969- 159782	11/01/2022	College Station Utilities	289.55	drafted	11/01/2022	515- Utilities - Sprinkler
178969- 189650	11/01/2022	College Station Utilities	50.39	drafted	11/01/2022	529 - utilities - electrical - sanitation
178969- 189476	11/01/2022	College Station Utilities	61.42	drafted	11/01/2022	527- utilities - electrical
109339-				ACH	11/02/2022	523 University PKWY HL
189466 178969-	11/02/2022	College Station Utilities	47.54			
187004 178969-	11/30/2022	College Station Utilities	95.37	ACH	11/30/2022	515 SOUTHWEST PKWY HL
159782 178969-	11/30/2022	College Station Utilities	65.30	ACH	11/30/2022	515 SOUTHWEST PKWY
187036	11/30/2022	College Station Utilities	65.26	ACH	11/30/2022	517 SOUTHWEST PKWY HL
178969- 187050	11/30/2022	College Station Utilities	70.95	ACH	11/30/2022	521 SOUTHWEST PKWY HL
178969- 189468	11/30/2022	College Station Utilities	98.04	ACH	11/30/2022	525 SOUTHWEST PKWY HL
178969- 189476	11/30/2022	College Station Utilities	67.45	ACH	11/30/2022	527 SOUTHWEST PKWY HL
178969-						
189650 178969-	11/30/2022	College Station Utilities	48.89	ACH	11/30/2022	529 SOUTHWEST PKWY HL
187048	12/05/2022	College Station Utilities	744.87 18,613.27	drafted	12/05/2022	519 - utilities - electric
			10,013.21			
Total			622,909.60			



OSPERITY BANK

Visit us online at ProsperityBankUSA.com

Statement Date Account No

12/31/2022 ****0265

Page 1 of 4

UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS ASSOCIATION INC 3363 UNIVERSITY DR E STE 215 BRYAN TX 77802-3470

Your product name has changed from Prosperity Money Market Ind to Personal Money Market. The current features and benefits of your account remain the same.

STATEMENT	SUMMARY		TX Persor	ial Money M	arket Account No ****0265
12/01/2022	Beginning Balance				\$72,884.09
	1 Deposits/Other Credits			+	\$62.90
	0 Checks/Other Debits				\$0.00
42 /24 /2022	Fudina Palanas	24	Dave in Statement Period		572 946 99

12/31/2022	Citating Datasice	٥.	bays in statement i crista	2,2,7,0.77

<u> </u>		
Date	Description	Amount
12/31/2022	Accr Earning Pymt Added to Account	\$62.90

AL 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

Tota	it Keturn item rees		\$0.00		\$0.00	J	
DAILY EN	DING BALANCE	ig a pro					
Date	Balance		Date	Balance			
12-01	\$72,884.09		12-31	\$72,946.99			

EARNINGS SUMMARY			
** Bel	ow is an itemization of th	ne Earnings paid this period. **	
Interest Paid This Period	\$62.90	Annual Percentage Yield Earned	1.02 %

Percentage Yield Earned 1.02 %
Earnings Period 31

0000

DEPOSITS/OTHER CREDITS



3363 University Drive East, Suite 215, Bryan, TX 77802

(979)764-2500 www.bealbcs.com

April 14, 2023

University Place Condominiums Management Report

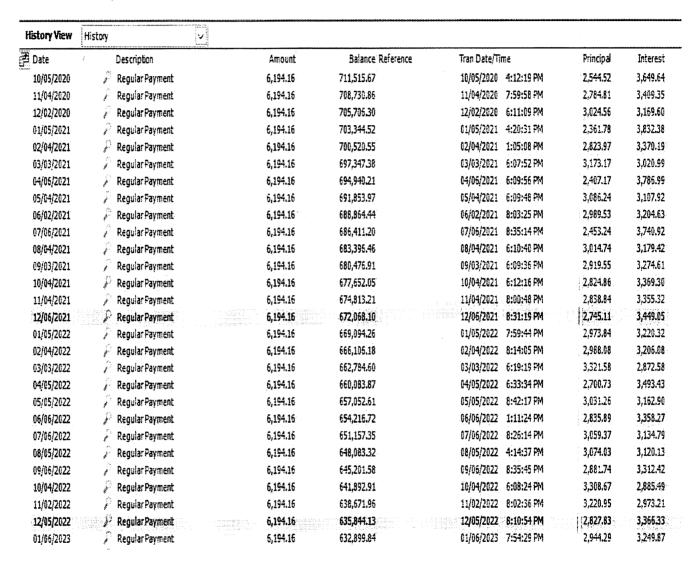
<u>Delinquency Status:</u> At the end of March, the total outstanding dues owed to University Place Condominiums Homeowners Association were \$3,398.08. Thirteen accounts make up the total balance. Beal Properties has been actively following up with the delinquent account holders and will continue to ensure that delinquent accounts are addressed promptly and efficiently to collect the outstanding fees owed to the Homeowners Association.

Violation Report: Throughout 2022 115 violations were given. Most of those violations were for Personal Property being stored on porches or balconies. Approximately 25% of them were for trash being stored on porches or balconies. There were a small number of violations given for BBQ pits/grills being stored on balconies. Most have complied with the exception of one resident who continues to store various unapproved items on the balcony.

Maintenance Report: Over the last year, Beal has received quite a few service requests, majority consisting of, exterior building lights being out and water leaks throughout the complex. We have been working diligently to address each maintenance request promptly and efficiently and make sure that they are being taken care of. Beal would also like to hear from the homeowners on any suggestions for future projects if there are any.

Good afternoon, Mr. Thigpin,

Per our phone conversation, the balance for University Place Condominiums as of 12/31/2021 was \$672,068.10 and 12/31/2022 was \$635,844.13. I've attached the print out with both balances for your reference if needed.



Thank you!

McKenna Zacek Pustka

Prosperity Bank | Banking Center President – Crescent Pointe 1004 Copperfield Pkwy., College Station, TX 77845 NMLS #1884923, Commercial & Agricultural Lending

Phone: (979) 774-1700 Direct: (979) 774-1707 Fax: (979) 731-8670 Cell: (361) 550-1770

mckenna.pustka@prosperitybankusa.com | www.prosperitybankusa.com

UNIVERSITY PLACE HOA BUDGET 2022

	2021 Budget	2021 Actual	2022 Budget	
INCOME				
HOA Dues	259200	257897.84	259200	100%
Transfer from Reserves		40000 *		
Utility Reimbursement		229.08		
Late Fees		245		
Prepaid Dues		-4706.62		
Misc income		-7.33		
Insurance Reim.		45369.79 *		
TOTAL INCOME	259200	339027.76	259200	
EXPENSES:				
Lawn Maintenance	35000	39543.05	35000	
Insurance	39000	34253.77	37678.92	
Management Fee	13200	13200	13200	
Telephone	1750	2065.85 *	558.56	
Porter Service	10000	12138.58 *	10000	
Utilities	18500	15768.46	16500	
Pool Expense	7000	10490.66 *	8500	
Pest Control	1400	1299	1400	
Office Expense	500	0	0	
Professional/Legal Fees	500	635	700	
Fence Repair	500	746.5	500	
Electrical Repairs	2500	4278.66 *	2500	
Inspection/Monitoring	845	6878.7 *	750	
Plumbing Repair	2500	3732.23 *	3500	
General Maintenance	5000	10253.29 *	6500	
Fire Alarm Repairs	4500	4459.9	4500	
Security Expense	5500	6658.1	0	
Parking Lot Repair	0	450	500	
Special Projects	10752.6	103122.5 ****	16387.6	
Deposit to Reserves	25920	25920	25920	
Bank Mortgage Payment	74329.92	74329.92	74329.92	
Property Tax	2.5	268	275	
Total Expenses	259260.02	370492.17	259200	
Year End Totals:	11900.1	-31465	0	

Siding, Parking Lot & Fence Loan Balance

Monthly Renovation Loan 6194.16
Reserve Bank Account Balance 1 12/31/2021 51,104.54

UNIVERSITY PLACE CONDOMINIUM 2023

	2022 Budget	2022 Actual	2023 Budge	et
INCOME			25	250
HOA Dues	259200	256146.58	288000	100%
Late Fees		700		
Prepaid Dues		-4115.34		
Transfer from Reserves		0		
Insurance Reimbursement		343042.52		
Misc Income		55.75		
Total Expenses	259200	595829.51	288000	
EVDENCEC.				
EXPENSES: Lawn Maintenance	38000	30840.98	27500	
	35000	47734.74	40092.85 *	
Insurance	13200	13200	13200	
Management Fee	13200 1750	563.68	550	
Telephone Porter Service	10000	13634.75	10000	
	16000	18613.27	17306.64	
Utilities Deal Evenese	9000	12781.82	9010.7	
Pool Expense	1300	1434.31	1400	
Pest Control	100	1350	1000	
Office Expense	500	350	500	
Professional/Legal Fees	600	2647.69	1500	
Fence Repair	3700	23717.54	2500	
Electrical Repairs	845	720	800	
Inspection/Monitoring	3000	5530	2500	
Plumbing Repair General Maintenance	7500	17182.95	13697.06 *	
	4000	8542.53	5600	
Fire Alarm Repairs	4000	0	0	
Security Expense	500	0	500	
Parking Lot Repair Special Projects	0	325817.9	0	
•		21600	66012.84	
Deposit to Reserves	25920		74329.92	
Bank Mortgage Payment	74329.92	74329.92 -9.88	74529.92 0	
Property Tax	200	-9.88 620582.2	288 000	
<u>Total Expenses</u>	245444.92	020382.2	200000	
Year End Totals:	13755.12	-24752.69	0	

Siding, Parking Lot & Fence Loan Balance \$632,899.84

Monthly Renovation Loan 6194.16

Reserve Bank Account Balance 1 12/31/2022 72,946.99







CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 04/14/23 at 12:25 pm

Property Type is 'Residential' Status is one of 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Active' Status Contractual Search Date is 04/14/2023 to 04/19/2022 Status is 'Sold' Status Contractual Search Date is 04/14/2023 to 04/19/2022 Status is 'University Place @ CS Condos'

Residenti	al													
Sold Prope	rties													
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
22004678	523 Southwest Parkway #102	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$119.74	\$148,000	\$148,000	\$119.74	05/06/2022	100.00	36
22005322	529 Southwest Parkway #2203	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$119.74	\$148,000	\$152,000	\$122.98	06/10/2022	102.70	53
22003686	521 Southwest Parkway #302	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$119.74	\$148,000	\$153,000	\$123.79	04/29/2022	103.38	49
22002629	519 Southwest Parkway #2204	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$114.48	\$141,500	\$156,000	\$126.21	05/06/2022	110.25	82
22006499	517 Southwest Parkway #301	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$133.50	\$165,000	\$158,000	\$127.83	07/27/2022	95.76	72
22004981	527 Southwest Pkwy #101	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$125.32	\$154,900	\$158,500	\$128.24	07/15/2022	102.32	77
22006280	527 Southwest Parkway #'102	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$129.37	\$159,900	\$159,900	\$129.37	06/07/2022	100.00	27
22005374	529 Southwest Parkway #2204	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$129.45	\$160,000	\$160,000	\$129.45	08/01/2022	100.00	105
22008304	515 Southwest Parkway #2204	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$129.37	\$159,900	\$160,000	\$129.45	07/22/2022	100.06	44
22013621	523 Southwest Parkway #303	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$135.52	\$167,500	\$160,000	\$129.45	11/03/2022	95.52	43
22008389	517 Southwest Parkway #2202	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$129.37	\$159,900	\$162,000	\$131.07	08/01/2022	101.31	52
22006620	519 Southwest Parkway #2203	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$125.32	\$154,900	\$163,500	\$132.28	06/20/2022	105.55	32
22011429	527 Southwest Parkway #303	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$129.45	\$160,000	\$164,900	\$133.41	09/14/2022	103.06	40
22011624	519 Southwest Parkway #'102	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$136.73	\$169,000	\$169,000	\$136.73	09/16/2022	100.00	35

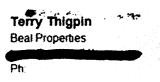
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^{***} This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

65

Listings as of 04/14/23 at 12:25 pm

08/26/2022



Prepared By: Terry Thigpin

521 Southwest Parkway #2202

22008835

CMA 1 - Line

Residenti	al													.,	
Sold Prope	rties														
MLS#	Address	Unit#	#Bd	# F/H Bth	GarCap	Subd Code	Yr Bit	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22012954	525 Southwest Parkway	#2201	4	4/-	NONE	University Place @	2000	1,236	\$137.54	\$170,000	\$170,000	\$137.54	10/28/2022	100.00	63
23000703	527 Southwest Parkway	#301	4	4/-	NONE	CS Condos University Place @	2000	1,236	\$121.36	\$150,000	\$175,000	\$141.59	02/13/2023	116.67	22

CS Condos

University Place @

NONE

22006105	517 Sout	thwest Parkway	#304	4	4/-	NONE	CS Condos University Place @ CS Condos	1999	1,236	\$145.63	\$180,000	\$180,000	\$145.63	06/14/2022 100.00	39
# LISTI	INGS:	18	Medians					1999	1,236	•	\$159,900	\$160,000	\$129.45	100.69	47
			Minimur	ns:				1999	1,236	\$114.48	\$141,500	\$148,000	\$119.74	95.52	22
			Maximu	ms:				2000	1,236	\$145.63	\$180,000	\$180,000	\$145.63	116.67	105
			Average	8:				1999	1,236	\$128.84	\$159,250	\$162,544	\$131.51	102.23	52

1,236 \$137.54

\$170,000

Quick Statistics (18 Listings Total)											
		Min	Max	Average	Median						
List	Price	\$141,500	\$180,000	\$159,250	\$159,900						
Sold	Price	\$148,000	\$180,000	\$162,544	\$160,000						

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CMA 1 - Line

Prepared By: Terry Thigpin

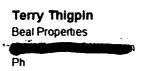
Listings as of 04/14/23 at 12:21 pm

Property Type is 'Rent' Status is 'Active' Status Contractual Search Date is 04/13/2023 to 10/16/2022 Status is 'Leased' Status Contractual Search Date is 04/13/2023 to 10/16/2022 Subdivision Code is 'University Place @ CS Condos'

Rental														
Active Prop	perties													
MLS#	Address	Unit#	# Bd	# F/H Bth	Subd Code	Apx Ht Area	Furnish	Pets	Mo Rent					DOM
23003856	523 Southwest Parkway	# 204-C	4	4/-	University Place @ CS Condos	1,236	No	Yes	\$350					24
22017402	519 Southwest Pkwy #10	2 102	4	4/-	University Place @ CS Condos	1,236	Yes	No	\$450					95
23004037	529 Southwest Parkway	# 204	4	4/-	University Place @ CS Condos	1,236	Yes	No	\$450					21
23000069	521 Southwest Parkway	# 103	1	1/-	University Place @ CS Condos	1,236		No	\$600					98
23005675	529 Southwest Parkway	# 303	4	4/-	University Place @ CS Condos	1,236	No	No	\$1,475					4
23000475	529 Southwest Parkway	# 303	4	4/-	University Place @ CS Condos	1,236		Yes	\$1,500					81
23003759	517 Southwest Parkway	# 303	4	4/-	University Place @ CS Condos	1,236	No	No	\$1,500					28
23003425	515 Southwest Parkway	# 303	4	4/-	University Place @ CS Condos	1,236	Yes	Yes	\$1,800					37
# LISTIN	IGS: 8	Med	lians:			1,236			\$1,038					33
		Mini	mums			1,236			\$350					4
			imums			1,236			\$1,800					98
			rages:	•		1,236			\$1,016					49
Leased Pro	perties	7,00	uges.											
MLS#	Address	Unit#	# Bd	# F/H Bth	Subd Code	Apx Ht Area	Furnish	Pets	Mo Rent	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22014520	529 Southwest Parkway	# 204	4	4/-	University Place @ CS Condos	1,236	No	No	\$400	\$400	\$0.32	01/01/2023	100.00	56
# LISTIN	IGS: 1	Med	lians:			1,236			\$400	\$400	\$0.32		100.00	56
		Mini	mums	:		1,236			\$400	\$400	\$0.32		100.00	56
		Max	imums	:		1,236			\$400	\$400	\$0.32		100.00	56
		Ave	rages:			1,236			\$400	\$400	\$0.32		100.00	56

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CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 04/14/23 at 12:21 pm

	\$\$\tag{\text{2}}	Quick Statistics	(9 Listings Total)		
List	Price	Min \$350	Max \$1,800	Average \$947	Median \$600
Sold	Price	\$400	\$400	\$400	\$400



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 04/05/2022

CATE DOES NOT AFFIRMATIVELY OR NEGATIVELY

AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE PRODUCER	E CERTIFICATE HOLDER.	CONTACT NAME:		
Randy Flasowski(353134M) 1001 University Dr E Ste 105		PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO):	
College Station	TX 77840-2143	E-MAIL ADDRESS: rflasowski@farmersagent.co	m	
		PRODUCER CUSTOMER ID:		
		Insurer(s) Affording C	OVERAGE	NAIC#
INSURED		INSURER A: Truck Insurance Exchange		21709
UNIVERSITY PLACE CONDOMINIUMS		INSURER B: Farmers Insurance Exchar	nge	21652
3363 UNIVERSITY DR E		INSURER C: Mid Century Insurance Con	mpany	21687
#215		INSURER D:		
BRYAN	TX 77802	INSURER E:		
<u> </u> 		INSURER F:		
COVERAGES	CERTIFICATE NUMBER:	REVISI	on 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 HERBIN IS SUBJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.				

INSR LTR	-	TYPEOFINS	URANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)		COVERED PROPERTY	LIMITS
С	X	PROPERTY ISES OF LOSS BASIC BROAD SPECIAL EARTHQUAKE WIND FLOOD	DEDUCTIBLES BUILDING 10,000 CONTENTS 10,000	605091925	04/05/2022	04/05/2023	X	BUILDING PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE ELANKET EUILDING BLANKET PERS PROP BLANKET BLDG & PP	\$11,032,565 \$8,500 \$ \$ \$ \$ \$ \$
	CAL	INLAND MARINE JSES OF LOSS NAMED PERILS	<u> </u>	TYPE OF POLICY POLICY NUMBER					\$ S S S
	TYP	CRIME E OF POLICY							; \$ - \$
		BOILER & MACHI EQUIPMENT BRE							s s
	91 66	NUMBER (OTPE	P COVERAGES (AC	ORD 101, Additional Remarks Schedu	de may be attached if more	space is required)			s s

				s		
				\$		
SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER	CANCELLATI					

CENTRATEROLDER	
	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 COMMON COMM
	OLOGE SOLE LOOP COOPED ATION AND INC. NA PROSENTA

ACORD 24 (2016/03)

©1995-2015 ACORD CORPG



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/05/2022

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(5). 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, cortain 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 CONTACT NAME: Randy Flasowski (353134M) PHONE (A/C, NO, EXT): 979-691-2534 (A/C, NO): 979-691-2608 1001 University Dr E Ste 105 E-MAII ADDRESS: rflasowski@farmersagent.com College Station TX 77840-2143 INSURER(S) AFFORDING COVERAGE NAICS INSURED INSIDER A 21709 Truck Insurance Exchange INSURER B: Farmers Insurance Exchange 21652 UNIVERSITY PLACE CONDOMINIUMS INSURER C: 21687 Mid Century Insurance Company 3363 UNIVERSITY DR E INSURER D #215 INSURER 6: BRYAN TX 77802 INSURER F: COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE USTED 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. POLICYEXP SUBR **POLICY EFF** INSR ADDTL LEMITS TYPE OF INSURANCE POLICY NUMBER (MM/DD/YYYY) EACH OCCURRENCE COMMERCIAL GENERAL LIABILITY 2,000,000 DAMAGE TO RENTED CLAUMS-MADE OCCUR PREMISES (Ea Occurrence) 75,000 MED EXP (Any one person) PERSONAL & ADV INJURY 2,000,000 04/05/2022 04/05/2023 605091925 GENERAL AGGREGATE GEN'L AGGREGATE LIMIT APPLIES PER: 4,000,000 PRODUCTS - COMP/OP AGG 2,000,000 POUCY PROIECT LOC OTHER: COMBINED SINGLE LIMIT AUTOMOBILE LIABILITY (Ea accident) BODILY INJURY (Per person) | \$ **ANY AUTO CWNED AUTOS** SCHEDULED BODILY INJURY (Per accident) S ONLY AUTOS HIRED AUTOS NON-OWNED PROPERTY CAMAGE (Per accident) ONLY **AUTOS ONLY** FACH OCCURRENCE UMBRELLA LIAB OCCUR AGGREGATE **EXCESS LIAB** CLAIMS-MADE RETENTION \$ DED WORKERS COMPENSATION PER OTHER STATUTE AND EMPLOYERS ' LIABILITY E.L. EACH ACCIDENT ANY PROPRIETOR/PARTNER/ Y/N N/A EXECUTIVE OFFICER/MEMBER E.L. DISEASE - EA EMPLOYEE EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF E.L. DISEASE - POLICY LIMIT **OPERATIONS** below DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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