

*University Place
Homeowners Association, Inc.*



*2020 Annual Meeting
Saturday February 1st 10am
C21 Sales Office Training Room*



**UNIVERSITY
PLACE
CONDOMINIUMS**

Beal Properties
903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

University Place Owners Association request your attendance at the **2020 Annual Meeting** to be held at **Century 21, Beal Offices at 404 D University Drive East, College Station, Texas 77840, on Saturday, February 1st 2020 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, January 31st, 2020. You can mail the completed proxy below to Beal Properties 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email hoa@bealbcs.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. 2019 University Place HOA completed projects.
5. 2019 Financial Report (Cash Flow, Delinquencies, Budget for 2020, Sales Report)
6. 2020 Projected Projects (New perimeter fencing, parking lot repairs, and pool updates)
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2020 Annual Meeting Proxy Statement

Know All by these
Present: _____

Do hereby
appoint: _____

Or

(circle one) Larry Hoff Roger Martinez Terry Fry Lori Fry Lisa Creamer Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the **2020 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 1st, 2020 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, January 31st, 2020.
You can mail: Beal Properties, 903 S. Texas Ave., College Station,
Texas 77840 Fax: 979-764-0508 or email: hoa@bealbcs.com

Meeting Minutes for University Place Condominium 2019 Annual Meeting

Date: February 2, 2019

Location: Century 21 Sales Office Training Room
404 University Dr.
College Station, TX 77840

HOA Members Present:

HOA Members by Proxy: 6 received

Members At Large Present:

Roger Martinez

Board Members Present:

Larry Hoff, President

Lisa Creamer, Vice President

Lori Fry, Secretary

Century 21 BVP Management Representatives Present:

Terry Thigpin, Broker

1. **10:00 am President Larry Hoff** calls the meeting to order.
 - A. **Roll call, introductions and Pledge of Allegiance**
 - i. Time allowed to review 2018 meeting minutes.
 - ii. Terry Thigpin asked if any corrections to minutes needed to be made-none
 - iii. Motion made to approve minutes- Myna Frost
 - iv. Seconded- David Waronoff

2. **2018 Completed and continued Projects**
 - A. **Fire doors**
 - i. All fire doors were inspected and repaired as needed

 - B. **Fire Alarm system**
 - i. New system called Fire Protection- allows wireless communication between buildings
 - ii. Materials needed for this job have been ordered.
 - iii. Previous system was on underground land lines that were causing several false alarms due to the old underground lines deteriorating.
 - iv. Due to the number of false alarms, City of College Station Fire Department discussed fining us.

 - C. **Landscaping**
 - i. Trees mulched

D. Power washing of complex and stairways

- i. We are now set up on a Quarterly power washing schedule.

E. Bylaws pets and exceeding ownership

- i. Continued project

F. Parking lot spot repair as needed

- i. Porter, Bob Walker is patching the parking lot holes as needed with asphalt

G. Security patrols

- i. Continuing with Security patrols.
- ii. Real time recordings.

H. Other

- i. Front doors painted throughout complex
- ii. Rod iron fence around pool and volleyball court painted
- iii. Numbers placed on all buildings
- iv. Swimming pool and hot tub repaired

3. 2018 Financials

i.	2018 Total operating income	\$260,020.00
ii.	2018 Total operating expense	\$249,591.62
iii.	2018-Net operating income	\$10,458.38
iv.	Ending 2018 Operating balance	\$41,768.48
v.	Reserve account	\$93,639.60
vi.	Past due HOA dues	\$3,945.00
vii.	2019 Proposed Budget	\$248,761.00 (215.94/unit)
viii.	Siding Renovation Balance	\$575,658.05
ix.	Monthly Renovation Loan	\$5,326.75
x.	See Financials for details	
xi.	Motion raised to approve 2019 budget- Patrick Frost	
xii.	Seconded- Dwayne Jernigan	

4. 2019 Projected Projects- What is the most important project needed?

A. Security

- i. Schedule time with a City of College station Police Officer to discuss security, local break-ins and best practices to take.
- ii. Do we need to add cameras? Cameras on the front of the building would need to be able to read a license plate.
- iii. Gated access- statistically have they proved to be worth the cost?
- iv. Issues with gated access- Other gated complexes have ended up leaving the gate open
- v. Unauthorized cars tend to follow authorized cars into a complex.

B. Fencing

- i. Material options- Rod iron, Wood pickets, or panel fencing
- ii. Cost –Could we split cost with neighboring complex?
- iii. Bids needed

C. Parking Lot

- i. Received bids of \$300,000.00- \$330,000.00 for replace with asphalt throughout the parking lot. We are unable to obtain another loan or add to existing loan for an entirely new parking lot.
- ii. Current parking lot has run its course. Due to drainage there is erosion underneath.
- iii. Consider parking lot repair in 3 Phases.
- iv. With **partial** parking lot repair, we will still have a patched appearance to the parking lot.
- v. Front entrance replace "Y" area, beginning from southwest parkway entrance and make repairs down the east and west side until parking space areas are reached and/or continue down both sides to the back parking.
- vi. What is the cost to Seal coat and stripe the entire parking lot?
- vii. Material discussed- concrete, asphalt or both. What's the best cost/maintenance/longevity for both?
- viii. Ways to fund the parking lot- raise dues to service the loan, vote on a special assessment or other.
- ix. Board to get at least 3 bids on repairing parking lot.

D. Election and Reinstated officers.

- i. Lawrence Hoff-President
- ii. Lisa Creamer-Vice President
- iii. Lori Fry-Secretary
- iv. Patrick Frost, Member at Large
- v. Herb Head, Member at Large
- vi. Motion raised to approve reinstated officers-Terry Thigpin
- vii. Seconded-Terry Fry

5. New Business

- i. Board will meet and discuss options for parking lot and fencing and communicate information to owners

6. Meeting adjourned: noon

Date: January 17, 2019

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

Century 21 BVP Management Representatives Present: Terry Thigpin, Broker

Meeting began at 5:30

1. President Larry Hoff called the meeting to order.
 - a. Time allowed reviewing October 2018 meeting minutes.
 - b. No updates or corrections needed
2. Financials
 - a. Terry Thigpin reviewed financials YTD 01/01/18 – 12/31/2018
 - i. Total Operating Expense- \$ 249,561.62
 - ii. Net Income - \$ 10,458.38
 - iii. Ending Cash- \$41,768.48
 - iv. Reserve Account Balance- \$ 93,639.60
 - v. Homeowner HOA delinquencies- \$2,020.00 (total of 3 owners)
 - vi. Current Bank note balance (thru 1/16/19) \$575,658.05
3. Pool Maintenance
 - a. Safety and Security
 - i. Changed to Oasis
 - ii. Discuss UniCam locks at Annual meeting
4. Security Issues
 - a. We have not received any new “break in” complaints or notifications in the last couple of months.
 - b. Our property porter did notice some broken glass in the back parking lot. Unable to determine the source- window, bottle, etc.
5. Landscaping
 - a. No new business.
6. Fencing
 - a. Discussed potential fencing options.
7. Annual meeting
 - a. Scheduled for Saturday, February 2, 2019
 - b. Larry and Brazos Valley Property Management will be preparing agenda

Date: January 17, 2019

Time: 5:30 pm

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

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6. Fencing
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7. Annual meeting
 - a. Scheduled for Saturday, February 2, 2019
 - b. Larry and Brazos Valley Property Management will be preparing agenda

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

Date: October 2, 2019

Time: Noon

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: Noon

Scott Kemp with Prosperity Bank discussed loan options with the board for upcoming projects.

Fence Project: \$95,000.00

Parking Lot Project: \$115,000.00

TOTAL LOAN: \$184,734.00 - \$208,950.50 (Request \$205,000.00)

Loan

- Existing loan has one year left before the interest rate changes.
- Down payment on a new loan will be 10% of new loan amount.
- Combining existing loan and new loan, estimated note would be \$6,244.00/month for 15 years
- Amortize the "combined" loan 15 years when possible pay additional towards principal to pay off earlier. (Goal pay off within 12 years or sooner as this will keep us on the existing loan payoff track)
- No early payoff penalties
- Benefit of combining loan would be a savings of \$700.00/month vs two individual loans
- Existing loan rate: 4 ¾% if we leave the existing loan alone
- Current rate: 5 ¼ to 5 ½%

Roger motioned to combine the existing loan and new loan on a 15 year note. Terry Fry seconded.

*On a \$751,000.00 loan at 5 ¾% rate, the monthly payment will be \$8,057.61 on a 10 year note.

*On a \$751,000.00 loan at 5 ¼ rate, the monthly payment will be \$7040.49 on a 12 year note.

*\$751,000.00 would be the approximate total loan amount when combining the existing loan balance and new loan.

Financials YTD

- Total Operating Income: \$203,155.00
- Total Expense: \$180,670.21
- Cash Flow: \$18,490.79
- Reserve: \$113,660.00
- HOA delinquency is \$5,025.00. Three owners have been turned over to Collections.

Pool

- Bobby still trying to determine if there is a leak and where. Unable to do a "bucket test" as there is no way to totally close pool.
- Add keypad locks. Owners will have code and responsible for sharing code with tenant.
- Establish and post pool hours
- Use any cushion in the loan for pool resurfacing, fix leak if one is found, add locks and redo deck.
- Estimate for deck and pool resurfacing budget (\$8,000.00 - \$10,000.00)

Fence

- 6^{ft} all the way around the property.
- North side pickets face out.
- West side Double pickets.
- East side pickets face in.
- Final quote \$95,000.00

Parking lot

- PaveCon bid is still good.
- Y entrance recycled asphalt.
- Crack fill, sealcoat and strip the remainder of the parking lot.

Meeting adjourned: 1:20pm

Cash Flow

Beal Properties

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

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	256,040.00	100.00	256,040.00	100.00
Total Operating Income	256,040.00	100.00	256,040.00	100.00
Expense				
Electrical Repairs	1,214.44	0.47	1,214.44	0.47
Fence Repair	746.93	0.29	746.93	0.29
Fire Alarm Repairs	2,883.17	1.13	2,883.17	1.13
General Maintenance	7,848.78	3.07	7,848.78	3.07
Insurance	31,308.37	12.23	31,308.37	12.23
Transfer to Reserves	25,920.00	10.12	25,920.00	10.12
Lawn/Property Maintenance	25,682.36	10.03	25,682.36	10.03
Special Projects	11,858.79	4.63	11,858.79	4.63
Management Fee	13,200.00	5.16	13,200.00	5.16
Monitoring Service	747.06	0.29	747.06	0.29
Mortgage/Note Payment	59,461.66	23.22	59,461.66	23.22
Parking Lot Repair	122.34	0.05	122.34	0.05
Pest Control	1,299.00	0.51	1,299.00	0.51
Plumbing Expense	1,304.71	0.51	1,304.71	0.51
Porter Service	10,015.59	3.91	10,015.59	3.91
Pool Expense	12,178.90	4.76	12,178.90	4.76
Professional Fees	335.00	0.13	335.00	0.13
Security Expense	5,325.13	2.08	5,325.13	2.08
Tax Expense	92.68	0.04	92.68	0.04
Telephone Service	1,102.73	0.43	1,102.73	0.43
Utilities	18,717.91	7.31	18,717.91	7.31
Total Operating Expense	231,365.55	90.36	231,365.55	90.36
NOI - Net Operating Income	24,674.45	9.64	24,674.45	9.64
Total Income	256,040.00	100.00	256,040.00	100.00
Total Expense	231,365.55	90.36	231,365.55	90.36
Net Income	24,674.45	9.64	24,674.45	9.64
Other Items				
Prepayments	1,505.00		1,505.00	
Net Other Items	1,505.00		1,505.00	
Cash Flow	26,179.45		26,179.45	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	41,768.48		41,768.48	
Beginning Cash + Cash Flow	67,947.93		67,947.93	
Actual Ending Cash	67,947.93		67,947.93	

Expense Distribution

Exported On: 01/31/2020 02:00 PM

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

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	08/14/2019	523#304	Daren & Dana Scott	225.00	122704	08/14/2019	Daren & Dana Scott, University Place Condominiums -
6390 - Electrical Repairs							
11682	03/06/2019		Constant Current Electric	384.99	122158	03/07/2019	519- found couple of shorts, repaired shorts in lighting
1670	05/05/2019		Robert Walker	100.00	122362	05/06/2019	porter service
1696	06/04/2019		Robert Walker	38.63	122496	06/07/2019	Porter Service-bulk pickup and dump fee
11950	10/14/2019		Constant Current Electric	690.82	122902	10/21/2019	remove and replace light #10,14
				1,214.44			
6430 - Fence Repair							
214	07/22/2019		First Choice Fencing Company	541.25	122626	07/25/2019	fencing repair
177	08/06/2019		First Choice Fencing Company	205.68	122680	08/07/2019	fencing repair
				746.93			
6437 - Fire Alarm Repairs							
1061-F019578	01/06/2019		American Fire Protection Group- College Station	205.68	121970	01/07/2019	Ground fault issue with Fire alarm
1061-C008752	01/06/2019		American Fire Protection Group- College Station	205.68	121970	01/07/2019	Investigated fire alarm ground fault
1061-F053279	11/10/2019		American Fire Protection Group- College Station	351.81	122978	11/12/2019	fire alarm service-labor and repair
1061-F062242	12/06/2019		American Fire Protection Group- College Station	3,781.98	123132	01/07/2020	Fire alarm system repairs
1061-F059320	12/13/2019		American Fire Protection Group- College Station	2,120.00	123078	12/13/2019	Annual Fire Alarm & back flow Inspection
				6,665.15			
6455 - General Maintenance							
9637	01/06/2019		Clean Up Crew	497.95	121957	01/07/2019	523#201/repared sheetrock and paint wall from interior
515-529	01/06/2019		Chad's Mobile Wash	1,200.00	121956	01/07/2019	Quarterly Breezeways, walkways, stairs on all 3 floors.
1611	02/04/2019		Robert Walker	30.00	122067	02/06/2019	1/22/19 pick up 5 pieces of UPlace white aluminum stair
75536	02/06/2019		Asure Carpet Cleaning	323.78	122052	02/06/2019	handrail at Jon Carroll's warehouse on hwy 30 & deliver
							519 101 warer restoration & extraction
University Place HOA	03/14/2019		Chad's Mobile Wash	1,200.00	122193	03/14/2019	Quarterly pressure washing breezeways 24 total
10882	04/04/2019		T. Fry Make Ready	138.40	122282	04/07/2019	general maintenance #202
1494	05/24/2019		Petty-Faldyn Property Repair	93.00	122407	05/28/2019	maintenance 521 #101
1490	05/24/2019		Petty-Faldyn Property Repair	50.00	122407	05/28/2019	general maintenance 527 #203
1499	06/04/2019		Petty-Faldyn Property Repair	52.75	122493	06/07/2019	repair door sweep #101
1511	06/06/2019		Petty-Faldyn Property Repair	103.00	122493	06/07/2019	maintenance- remove locked bike at 517 #302
University Place 76044	06/16/2019		Chad's Mobile Wash	1,200.00	122511	06/17/2019	Quarterly pressure washing breezeways 24 total
	08/07/2019		Asure Carpet Cleaning	129.90	122690	08/07/2019	521 #102 carpet cleaning - leak in wall
521 Southwest	08/08/2019		Chad's Mobile Wash	1,200.00	122694	08/08/2019	Pressure washed, cleaned concrete and stairs
1584	08/22/2019		Petty-Faldyn Property Repair	100.00	122726	08/26/2019	general maintenance- fence repair
9928	09/04/2019		Clean Up Crew	50.00	122763	09/05/2019	repair basketball goal
9929	09/04/2019		Clean Up Crew	30.00	122763	09/05/2019	repair cable box cover #527
11290	11/06/2019		T. Fry Make Ready	250.00	122968	11/06/2019	Installed 6 new steps at Complex
11/11/2019	11/13/2019		Chad's Mobile Wash	1,200.00	122996	11/13/2019	Power washed breezeways at UP.. All 3 floors
				7,848.78			
6470 - Insurance							
F006095969-001-00001	01/03/2019		Farmers Insurance Exchange	2,383.87	121946	01/03/2019	Monthly Insurance
F006095969-001-00001	01/23/2019		Farmers Insurance Exchange	2,383.87	122008	01/23/2019	Monthly Insurance
F006095969-001-00001	02/26/2019		Farmers Insurance Exchange	2,383.87	122117	02/28/2019	insurance
F006095969-001-00001	03/22/2019		Farmers Insurance Exchange	2,684.12	122224	03/22/2019	512 insurance
F006095969-001-00001	04/23/2019		Farmers Insurance Exchange	2,684.08	122320	04/23/2019	insurance
F006095969-001-00001	05/24/2019		Farmers Insurance Exchange	2,684.08	122401	05/24/2019	monthly insurance
F006095969-001-00001	07/03/2019		Farmers Insurance Exchange	2,684.08	122563	07/07/2019	monthly insurance
F006095969-001-00001	07/24/2019		Farmers Insurance Exchange	2,684.08	122624	07/25/2019	monthly insurance
F006095969-001-00001	08/28/2019		Farmers Insurance Exchange	2,684.08	122734	08/28/2019	Insurance payment
F006095969-001-00001	09/27/2019		Farmers Insurance Exchange	2,684.08	122832	09/27/2019	Monthly Insurance
F006095969-001-0001	10/31/2019		Farmers Insurance Exchange	2,684.08	122932	10/31/2019	November Insurance
F006095969-001-00001	12/03/2019		Farmers Insurance Exchange	2,684.08	123050	12/05/2019	monthly insurance
				31,308.37			
6471 - Transfer to Reserves							
	01/01/2019		University Place Condos.	2,160.00	121931	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019		University Place Condos.	2,160.00	122043	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019		University Place Condos.	2,160.00	122132	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019		University Place Condos.	2,160.00	122252	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019		University Place Condos.	2,160.00	122337	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019		University Place Condos.	2,160.00	122421	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019		University Place Condos.	2,160.00	122551	07/02/2019	July 2019 - Transfer to Reserves

	08/01/2019		University Place Condos.	2,160.00	122657	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019		University Place Condos.	2,160.00	122756	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019		University Place Condos.	2,160.00	122850	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019		University Place Condos.	2,160.00	122947	11/01/2019	November 2019 - Transfer to Reserves
	12/01/2019		University Place Condos.	2,160.00	123032	12/02/2019	December 2019 - Transfer to Reserves
				25,920.00			
6475 - Lawn/Property Maintenance							
78089	01/06/2019		LUSA Austin LLC	1,742.83	121964	01/07/2019	Monthly Lawn Service
78543	02/05/2019		LUSA Austin LLC	1,742.83	122063	02/06/2019	January monthly maintenance
78948	03/04/2019		LUSA Austin LLC	1,742.83	122166	03/07/2019	Monthly Lawn Maintenance
21919b	03/05/2019		Green Magic, Lawn, Tree and Shrub Health	1,055.44	122162	03/07/2019	Lawn Treatment
79462	04/01/2019		LUSA Austin LLC	1,742.83	122277	04/07/2019	515 monthly lawn maintenance
80029	05/05/2019		LUSA Austin LLC	1,742.83	122358	05/06/2019	monthly lawn maintenance
13296	06/14/2019		LUSA Austin LLC	1,742.83	122513	06/17/2019	Monthly Lawn Maintenance
13309	07/04/2019		Green Rite Lawn Spraying	595.38	122579	07/07/2019	lawn fertilization-mid-summer application
34136	07/04/2019		LUSA Austin LLC	438.41	122571	07/07/2019	tree removal
29779	07/08/2019		LUSA Austin LLC	1,742.83	122588	07/08/2019	June 2019 lawn service
36763	07/10/2019		LUSA Austin LLC	1,742.83	122594	07/12/2019	July 2019 lawn service
19155	09/09/2019		The Ground Crew	2,083.81	122794	09/09/2019	monthly lawn service
13668	10/07/2019		Green Rite Lawn Spraying	595.38	122870	10/07/2019	Fall fertilizing, fungicide, insecticide for the fall
16446	10/07/2019		The Ground Crew	2,803.68	122882	10/07/2019	monthly maintenance, remove dead plants and haul off
16552	12/03/2019		The Ground Crew	2,083.81	123062	12/05/2019	monthly lawn service October/inspect and repair irrigation
16592	12/06/2019		The Ground Crew	2,083.81	123071	12/06/2019	Monthly Lawn Maintenance - November
				25,682.36			
6531 - Special Projects							
1061-F025523	03/07/2019		American Fire Protection Group-College Station	11,858.79	122178	03/08/2019	Complete Wireless Fire Alarm Integration
6540 - Management Fee							
	01/03/2019		BVP Management, Inc.	1,100.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019		BVP Management, Inc.	1,100.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019		BVP Management, Inc.	1,100.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019		BVP Management, Inc.	1,100.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019		BVP Management, Inc.	1,100.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019		BVP Management, Inc.	1,100.00	122469	06/04/2019	Management Fee for 06/2019
	07/02/2019		BVP Management, Inc.	1,100.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019		BVP Management, Inc.	1,100.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019		Beal Properties	1,100.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019		Beal Properties	1,100.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019		Beal Properties	1,100.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019		Beal Properties	1,100.00	123023	12/02/2019	Management Fee for 12/2019
				13,200.00			
6555 - Monitoring Service							
AS3486	01/07/2019		AFPG, Inc. - College Station	720.00	121976	01/07/2019	Fire Alarm Monitoring for 2019 (full Year)
20022332	05/06/2019		ABC Home & Commerical Svcs.	27.06	122345	05/06/2019	November 2018- alarm monitoring. (Last one)
				747.06			
6560 - Mortgage/Note Payment							
	01/01/2019		Prosperity Bank.	5,326.75	121934	01/03/2019	January 2019 - Siding Renovation Loan
	02/01/2019		Prosperity Bank.	5,326.75	122045	02/04/2019	February 2019 - Siding Renovation Loan
	03/01/2019		Prosperity Bank.	5,326.75	122134	03/04/2019	March 2019 - Siding Renovation Loan
	04/01/2019		Prosperity Bank.	5,326.75	122237	04/04/2019	April 2019 - Siding Renovation Loan
	05/01/2019		Prosperity Bank.	5,326.75	122339	05/02/2019	May 2019 - Siding Renovation Loan
	06/01/2019		Prosperity Bank.	5,326.75	122452	06/04/2019	June 2019 - Siding Renovation Loan
	07/01/2019		Prosperity Bank.	5,326.75	122538	07/02/2019	July 2019 - Siding Renovation Loan
	08/01/2019		Prosperity Bank.	5,326.75	122644	08/05/2019	August 2019 - Siding Renovation Loan
	09/01/2019		Prosperity Bank.	5,326.75	122743	09/03/2019	September 2019 - Siding Renovation Loan
	10/01/2019		Prosperity Bank.	5,326.75	122837	10/02/2019	October 2019 - Siding Renovation Loan
0001072949	12/01/2019		Prosperity Bank.	6,194.16	123034,	12/02/2019,	December 2019 - Siding Renovation Loan
				59,461.66			
6691 - Parking Lot Repair							
1670	05/05/2019		Robert Walker	122.34	122362	05/06/2019	porter service
6695 - Pest Control							
19378	01/06/2019		Joe Loudat DBA/	108.25	121962	01/07/2019	Monthly Pest Control Service
19510	02/05/2019		Joe Loudat DBA/	108.25	122062	02/06/2019	monthly pest control
19641	03/04/2019		Joe Loudat DBA/	108.25	122165	03/07/2019	Monthly Pest Control
1287	04/04/2019		Joe Loudat DBA/	108.25	122276	04/07/2019	monthly pest control
1287	05/05/2019		Joe Loudat DBA/	108.25	122357	05/06/2019	monthly pest control Bldg 515-519
20035	06/04/2019		Joe Loudat DBA/	108.25	122490	06/07/2019	Monthly Pest Control/#521-525
20184	07/04/2019		Joe Loudat DBA/	108.25	122574	07/07/2019	monthly pest service-527-529
20331	08/06/2019		Joe Loudat DBA/	108.25	122683	08/07/2019	pest control-exterior roach/ant
20493	09/04/2019		Joe Loudat DBA/	108.25	122767	09/05/2019	monthly pest service- exterior #521-525
20671	10/03/2019		Joe Loudat DBA/	108.25	122863	10/06/2019	regular pest control-roaches ants silverfish #527-529
20820	11/05/2019		Joe Loudat DBA/	108.25	122961	11/06/2019	monthly pest control - #515-519
20970	12/04/2019		Joe Loudat DBA/	108.25	123055	12/05/2019	monthly pest control-exterior #521-525
				1,299.00			
6700 - Plumbing Expense							
41637	02/04/2019	529#102*	Orta Plumbing	95.00	122065	02/06/2019	Unstopped kitchen sink drain line. They had 2 moire
2265	03/21/2019		Twin City Plumbing LLC	120.00	122296	04/11/2019	University Place sprinkler
2327	05/06/2019		Twin City Plumbing LLC	450.00	122361	05/06/2019	Repaired 2" main water line for swimming pool
42072	09/04/2019		Orta Plumbing	544.71	122768	09/05/2019	plumbing repairs and supplies-519 in courtyard near pool
26290	12/23/2019		Holman's Quality Plumbing	95.00	123104	12/23/2019	529 SW Parkway - after hours - sprinkler system broke
				1,304.71			
6701 - Porter Service							
1593	01/06/2019		Robert Walker	360.00	121968	01/07/2019	Bulk Pick Up
1605	01/06/2019		Robert Walker	400.00	121968	01/07/2019	Monthly Porter Service
9168819300	01/23/2019		HD Supply Facilities	76.14	122009	01/23/2019	Pet waste bags

1624	02/04/2019		Robert Walker	400.00	122067	02/06/2019	January porter service
1611	02/04/2019		Robert Walker	45.00	122067	02/06/2019	1/7/19 bulk pick-up of full size bed at east dumpster
1611	02/04/2019		Robert Walker	5.00	122067	02/06/2019	dump fee
1611	02/04/2019		Robert Walker	75.00	122067	02/06/2019	1/14/19 bulk pick-up recliner, small dresser & old style tv
1611	02/04/2019		Robert Walker	10.00	122067	02/06/2019	dump fee
1611	02/04/2019		Robert Walker	30.00	122067	02/06/2019	1/17/19 bulk pick-up of 2 old bikes behind first east
1611	02/04/2019		Robert Walker	45.00	122067	02/06/2019	1/26/19 bulk pick-up of Total Gym & weight bench at east
1611	02/04/2019		Robert Walker	10.00	122067	02/06/2019	dump fee
							1/28/19 bulk pick-up of plastic Mazda bumper cover 1st
1611	02/04/2019		Robert Walker	75.00	122067	02/06/2019	east dumpster. 2 old monitors & 3 fifty gal. cardboard
1611	02/04/2019		Robert Walker	10.00	122067	02/06/2019	dump fee
1611	02/04/2019		Robert Walker	30.00	122067	02/06/2019	1/31/19 bulk pick-up at back dumpster of twin mattress
1611	02/04/2019		Robert Walker	5.00	122067	02/06/2019	dump fee
1631	03/04/2019		Robert Walker	527.05	122172	03/07/2019	Monthly Bulk Pick Up
1645	03/04/2019		Robert Walker	400.00	122172	03/07/2019	Monthly Porter Service
1651	04/02/2019		Robert Walker	305.00	122284	04/07/2019	515 porter service
1667	04/02/2019		Robert Walker	400.00	122284	04/07/2019	515 porter service
1686	05/05/2019		Robert Walker	400.00	122362	05/06/2019	monthly porter service
1670	05/05/2019		Robert Walker	535.00	122362	05/06/2019	porter service
1696	06/04/2019		Robert Walker	338.89	122496	06/07/2019	Porter Service-bulk pickup and dump fee
1704	06/04/2019		Robert Walker	400.00	122496	06/07/2019	Monthly Porter Service
1710	07/04/2019		Robert Walker	90.00	122573	07/07/2019	porter service- pick up and dump fees
1509	07/08/2019		Michael Mullins	400.00	122592	07/08/2019	Monthly Porter Service
1510	07/08/2019		Michael Mullins	245.00	122592	07/08/2019	Monthly Bulk Pick Up
1732	08/06/2019		Robert Walker	300.00	122687	08/07/2019	porter service-July (3weeks)
1714	08/06/2019		Robert Walker	700.00	122687	08/07/2019	porter service- remove bulk items/dump fee
1603	08/07/2019		Cheryl Mullins	100.00	122693	08/07/2019	Bulk pick up 3 trips
1739	09/04/2019		Robert Walker	570.00	122773	09/05/2019	Porter Service August 2,5,9,12,19,21,23,26
1757	09/04/2019		Robert Walker	350.00	122773	09/05/2019	August Porter Service
1801	10/03/2019		Petty-Faldyn Property Repair	400.00	122865	10/06/2019	September porter service
1763	10/03/2019		Robert Walker	75.00	122868	10/06/2019	porter service- remove bulk items/dump fee Sept 27,29
1777	11/05/2019		Robert Walker	508.51	122964	11/06/2019	bulk pick up and dumpster fee-October
1774	11/05/2019		Robert Walker	400.00	122964	11/06/2019	October porter service
11.02.19	11/06/2019		Freeman Cone	50.00	122973	11/06/2019	Posted notices 96 doors and 30 cars for paving
10.26.19	11/12/2019		Freeman Cone	50.00	122990	11/12/2019	Parking Lot Notices
1802	12/03/2019		Robert Walker	400.00	123065	12/05/2019	November porter service
1788	12/03/2019		Robert Walker	495.00	123065	12/05/2019	November porter service/bulk pick up
				10,015.59			

6702 - Pool Expense

903	02/15/2019		Oasis Pools	680.08	122098	02/21/2019	pool maintenance
897	02/15/2019		Oasis Pools	992.73	122098	02/21/2019	pool maintenance - November
2019014	03/07/2019		Oasis Pools	375.00	122177	03/07/2019	January Monthly Pool Maintenance
2019041	03/07/2019		Oasis Pools	405.94	122177	03/07/2019	February Monthly Pool Maintenance
2019078	06/04/2019		Oasis Pools	648.42	122492	06/07/2019	Monthly Pool Service and maintenance
2019093	06/04/2019		Oasis Pools	613.56	122492	06/07/2019	Monthly Pool Service
2019137	07/04/2019		Oasis Pools	619.41	122578	07/07/2019	monthly pool maintenance
2019169	07/17/2019		Oasis Pools	908.28	122609	07/19/2019	monthly pool maintenance
2019193	07/17/2019		Oasis Pools	2,570.94	122609	07/19/2019	pool maintenance per approval of bid
2019242	08/20/2019		Oasis Pools	416.22	122716	08/20/2019	pool maintenance/supplies
2019240	08/20/2019		Oasis Pools	970.68	122716	08/20/2019	monthly pool maintenance for July/chemicals
2019270	09/22/2019		Oasis Pools	405.94	122822	09/23/2019	monthly pool maintenance 521 Southwest Pkwy
2019279	09/23/2019		Oasis Pools	560.74	122822	09/23/2019	Replaced and repaired lights in pool
2019286	10/22/2019		Oasis Pools	745.51	122913	10/22/2019	Monthly Maintenance - September
2019344	11/15/2019		Oasis Pools	405.94	123003	11/15/2019	Monthly Pool Service (October)
2019348	11/15/2019		Oasis Pools	453.57	123003	11/15/2019	Replaced valve seat gasket & 2" Hiflow Multi port valve
2019376	12/16/2019		Oasis Pools	405.94	123089	12/17/2019	monthly pool maintenance/November
				12,178.90			

6705 - Professional Fees

200572	10/03/2019		Thompson, Derrig and Craig,	335.00	122867	10/06/2019	Income tax return for HOA
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6752 - Security Expense

303752	02/05/2019		GuardTexas, Inc	443.83	122059	02/06/2019	February Mobile Patrol Service
301878	02/15/2019		GuardTexas, Inc	443.83	122096	02/21/2019	January Mobile Patrol Service
305184	03/04/2019		GuardTexas, Inc	443.83	122163	03/07/2019	Monthly Security Patrol
306645	03/29/2019		GuardTexas, Inc	443.83	122273	04/07/2019	515 security
308327	05/05/2019		GuardTexas, Inc	443.00	122353	05/06/2019	monthly security service
309764	06/04/2019		GuardTexas, Inc	443.83	122486	06/07/2019	Monthly Security Patrol
311237	07/04/2019		GuardTexas, Inc	443.83	122570	07/07/2019	monthly patrol service
312928	08/06/2019		GuardTexas, Inc	443.83	122681	08/07/2019	security-mobil patrol service
314621	09/04/2019		GuardTexas, Inc	443.83	122765	09/05/2019	monthly patrol service
316220	10/03/2019		GuardTexas, Inc	443.83	122861	10/06/2019	mobile security service-October
317700	11/12/2019		GuardTexas, Inc	443.83	122991	11/12/2019	November Patrol Service
319139	12/03/2019		GuardTexas, Inc	443.83	123052	12/05/2019	monthly patrol service
				5,325.13			

6755 - Tax Expense

CP161	11/10/2019		Internal Revenue Service	92.68	122985	11/12/2019	taxes due
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6757 - Telephone Service

979-694-2447-110102-5	01/06/2019		FRONTIER COMMUNICATION	102.99	121971	01/07/2019	Monthly Telephone Bill
979-694-1850-111209-5	01/06/2019		FRONTIER COMMUNICATION	66.26	121954	01/07/2019	Monthly Telephone Service
979-694-7338-110102-5	02/05/2019		FRONTIER COMMUNICATION	52.20	122056	02/06/2019	phone bill
979-694-1850-111209-5	02/06/2019		FRONTIER COMMUNICATION	66.25	122068	02/06/2019	pool phone bill
979-694-7338-110102-5	03/04/2019		FRONTIER COMMUNICATION	52.20	122153	03/07/2019	Monthly Telephone Service
979-694-1850-111209-5	03/04/2019		FRONTIER COMMUNICATION	67.68	122173	03/07/2019	Monthly Telephone Service
979-694-7338-110102-5	03/28/2019		FRONTIER COMMUNICATION	52.20	122267	04/07/2019	515 telephone

979-694-1850-111209-5	04/03/2019		FRONTIER COMMUNICATION	67.68	122285	04/07/2019	515 telephone
979-694-1850-111209-5	05/05/2019		FRONTIER COMMUNICATION	67.52	122348	05/06/2019	monthly telephone
979-694-1850-111209-5	06/04/2019		FRONTIER COMMUNICATION	67.52	122479	06/07/2019	Monthly Telephone Service
979-694-7338-110102-5	06/04/2019		FRONTIER COMMUNICATION	34.22	122480	06/07/2019	Monthly Telephone Service
979-694-1850-111209-5	07/04/2019		FRONTIER COMMUNICATION	67.52	122562	07/07/2019	monthly phone service
979-694-1850-111209-5	08/06/2019		FRONTIER COMMUNICATION	68.98	122677	08/07/2019	monthly phone service-pool annex
979-694-1850-111209-5	09/04/2019		FRONTIER COMMUNICATION	68.98	122762	09/05/2019	monthly telephone service-pool
979-694-1850-111209-5	10/04/2019		FRONTIER COMMUNICATION	68.98	122858	10/06/2019	monthly telephone service-pool
979-694-1850-111209-5	11/05/2019		FRONTIER COMMUNICATION	71.74	122958	11/06/2019	monthly telephone service-pool
979-694-1850-111209-5	12/06/2019		FRONTIER COMMUNICATION	71.74	123066	12/06/2019	Pool Phone
				1,114.66			
6810 - Utilities							
109339-189466	01/14/2019		College Station Utilities	62.25	121991	01/14/2019	523 - Electric
178969-159782	01/14/2019		College Station Utilities	113.65	121991	01/14/2019	515 Sprinkler
178969-187004	01/14/2019		College Station Utilities	149.47	121991	01/14/2019	515-Electric
178969-187036	01/14/2019		College Station Utilities	63.47	121991	01/14/2019	517-electric
178969-187050	01/14/2019		College Station Utilities	101.04	121991	01/14/2019	521-electric
178969-189468	01/14/2019		College Station Utilities	108.13	121991	01/14/2019	525-electric
178969-189476	01/14/2019		College Station Utilities	100.14	121991	01/14/2019	527-electric
178969-189650	01/14/2019		College Station Utilities	70.71	121991	01/14/2019	529-electric
178969-187048	01/23/2019		College Station Utilities	669.88	122007	01/23/2019	519 - electrical
109339-189466	02/18/2019		College Station Utilities	60.14	122094	02/21/2019	523-electric
178969-189650	02/18/2019		College Station Utilities	67.69	122094	02/21/2019	529-electric
178969-189468	02/18/2019		College Station Utilities	104.06	122094	02/21/2019	525 electric
178969-189476	02/18/2019		College Station Utilities	95.15	122094	02/21/2019	527 electric
178969-187036	02/18/2019		College Station Utilities	55.01	122094	02/21/2019	517 electric
178969-187050	02/18/2019		College Station Utilities	95.91	122094	02/21/2019	521 electric
178969-159782	02/18/2019		College Station Utilities	96.61	122094	02/21/2019	515 sprinkler
178969-187004	02/18/2019		College Station Utilities	140.58	122094	02/21/2019	515 electric
178969-187048	02/21/2019		College Station Utilities	895.40	122102	02/21/2019	519 electric
109339-189466	03/14/2019		College Station Utilities	52.29	122195	03/14/2019	523-electric
178969-189476	03/14/2019		College Station Utilities	78.71	122195	03/14/2019	527 - electrical
178969-189650	03/14/2019		College Station Utilities	62.56	122195	03/14/2019	529-electric
178969-159782	03/14/2019		College Station Utilities	73.89	122195	03/14/2019	515 - Sprinkler
178969-187004	03/14/2019		College Station Utilities	122.62	122195	03/14/2019	515 - electric
178969-187036	03/14/2019		College Station Utilities	47.92	122195	03/14/2019	517 - Electric
178969-187050	03/14/2019		College Station Utilities	83.98	122195	03/14/2019	521 - Electric
178969-189468	03/14/2019		College Station Utilities	89.88	122195	03/14/2019	525 - Electric
178969-187048	03/21/2019		College Station Utilities	1,075.81	122215	03/22/2019	University Place electric
109339-189466	04/15/2019		College Station Utilities	51.85	122302	04/16/2019	523-electric
178969-159782	04/15/2019		College Station Utilities	79.57	122302	04/16/2019	515 - Sprinkler
178969-187004	04/15/2019		College Station Utilities	116.88	122302	04/16/2019	515 - electric
178969-187036	04/15/2019		College Station Utilities	47.62	122302	04/16/2019	517 - Electric
178969-187050	04/15/2019		College Station Utilities	81.87	122302	04/16/2019	521 - Electric
178969-189468	04/15/2019		College Station Utilities	88.82	122302	04/16/2019	525 - Electric
178969-189476	04/15/2019		College Station Utilities	76.30	122302	04/16/2019	527 - electrical
178969-189650	04/15/2019		College Station Utilities	58.03	122302	04/16/2019	529-electric
178969-187048	04/22/2019		College Station Utilities	887.66	122312	04/23/2019	519 - electric
109339-189466	05/17/2019		College Station Utilities	50.79	122384	05/20/2019	523-electric
178969-189476	05/17/2019		College Station Utilities	74.48	122384	05/20/2019	527 - electrical
178969-189650	05/17/2019		College Station Utilities	58.64	122384	05/20/2019	529-electric
178969-159782	05/17/2019		College Station Utilities	71.05	122384	05/20/2019	515 - Sprinkler
178969-187004	05/17/2019		College Station Utilities	102.69	122384	05/20/2019	515 - electric
178969-187036	05/17/2019		College Station Utilities	47.02	122384	05/20/2019	517 - Electric
178969-187050	05/17/2019		College Station Utilities	83.98	122384	05/20/2019	521 - Electric
178969-189468	05/17/2019		College Station Utilities	87.60	122384	05/20/2019	525 - Electric
178969-187048	05/21/2019		College Station Utilities	782.04	122397	05/21/2019	519 - electric
178969-159782	06/16/2019		College Station Utilities	198.85	122516	06/17/2019	515 - Sprinkler
178969-187004	06/16/2019		College Station Utilities	112.96	122516	06/17/2019	515 - electric
178969-187036	06/16/2019		College Station Utilities	49.13	122516	06/17/2019	517 - Electric
178969-187050	06/16/2019		College Station Utilities	85.49	122516	06/17/2019	521 - Electric
178969-189468	06/16/2019		College Station Utilities	92.43	122516	06/17/2019	525 - Electric
178969-189476	06/16/2019		College Station Utilities	78.25	122516	06/17/2019	527 - electrical
178969-189650	06/16/2019		College Station Utilities	61.81	122516	06/17/2019	529-electric
109339-189466	06/16/2019		College Station Utilities	53.06	122516	06/17/2019	523-electric
178969-187048	07/01/2019		College Station Utilities	737.16	122535	07/01/2019	monthly utilities cycle bill/30
109339-189466	07/15/2019		College Station Utilities	41.73	122607	07/19/2019	monthly utilities-523 SW Pkwy HL
178969-189476	07/15/2019		College Station Utilities	60.45	122607	07/19/2019	monthly utilities-527 Southwest Pkwy HL
178969-189650	07/15/2019		College Station Utilities	48.53	122607	07/19/2019	monthly utilities-529 Southwest Pkwy HL
178969-159782	07/15/2019		College Station Utilities	303.93	122607	07/19/2019	monthly utilities-515 Southwest Pkwy
178969-187004	07/15/2019		College Station Utilities	91.53	122607	07/19/2019	monthly utilities-515 Southwest Pkwy
178969-187036	07/15/2019		College Station Utilities	39.92	122607	07/19/2019	monthly utilities-517 Southwest Pkwy
178969-187050	07/15/2019		College Station Utilities	64.06	122607	07/19/2019	monthly utilities-521 Southwest Pkwy
178969-189468	07/15/2019		College Station Utilities	72.07	122607	07/19/2019	monthly utilities-525 Southwest Pkwy
178969-187048	07/22/2019		College Station Utilities	649.83	122615	07/24/2019	monthly utilities-519 HL
109339-189466	08/15/2019		College Station Utilities	46.25	122706	08/16/2019	monthly utilities-electricity
178969-189650	08/15/2019		College Station Utilities	51.38	122706	08/16/2019	monthly utilities-electricity 529 HL
178969-189476	08/15/2019		College Station Utilities	67.69	122706	08/16/2019	monthly utilities-electricity 527 HL
178969-189468	08/15/2019		College Station Utilities	80.52	122706	08/16/2019	monthly utilities-electricity 525 HL
178969-187050	08/15/2019		College Station Utilities	69.35	122706	08/16/2019	monthly utilities-electricity 521 HL
178969-187036	08/15/2019		College Station Utilities	44.30	122706	08/16/2019	monthly utilities-electricity 517 HL
178969-187004	08/15/2019		College Station Utilities	103.15	122706	08/16/2019	monthly utilities-electricity 515 HL
178969-159782	08/15/2019		College Station Utilities	431.73	122706	08/16/2019	monthly utilities-sprinkler 515
178969-187048	08/20/2019		College Station Utilities	641.29	122712	08/20/2019	monthly utilities-electricity

Homeowner Delinquency

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

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840		
515#102		25.00
519#201		225.00
521#202*		1,125.00
523#301		95.00
523#302		900.00
527#104		450.00
529#201		225.00
		3,045.00
Total		3,045.00



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Statement Date 12/31/2019

4379 1 AV 0.383
 UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS
 ASSOCIATION INC
 903 TEXAS AVE S
 COLLEGE STATION TX 77840-2228

Account No

Page 1 of 4



STATEMENT SUMMARY TX Prosperity Money Market Ind Account No

12/01/2019	Beginning Balance			\$95,366.75
	3 Deposits/Other Credits		+	\$168,197.18
	1 Checks/Other Debits		-	\$83,193.83
12/31/2019	Ending Balance	31	Days in Statement Period	\$180,370.10
	Total Enclosures			3

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/03/2019	Deposit	\$2,160.00
12/04/2019	Deposit	\$165,939.93
12/31/2019	Accr Earning Pymt Added to Account	\$97.25

OTHER DEBITS

Date	Description	Amount
12/11/2019	Withdrawal	\$83,193.83

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	\$95,366.75	12-04	\$263,466.68	12-31	\$180,370.10
12-03	\$97,526.75	12-11	\$180,272.85		

EARNINGS SUMMARY

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

Interest Paid This Period	\$97.25	Annual Percentage Yield Earned	0.60 %
Interest Paid YTD	\$791.64	Days in Earnings Period	31

0000

102431 : 00437901



University Place Condominium 2020

	2019 Budget	2019 Actual	2020 Budget	
<u>INCOME</u>				
HOA Dues	259200	256040	259200	100%
Late Fees		0		
Prepaid Dues		1505		
Misc Income				
TOTAL INCOME	259200	257545	259200	
 <u>EXPENSES:</u>				
Lawn Maintenance	26000	25682.36	30000 *	
Insurance	29000	31308.37	30000	
Management Fee	13200	13200	13200	
Telephone	1000	1102.73	900	
Porter Service	9000	10015.59	9500	
Utilities	22500	18717.91	19500	
Pool Expense	10000	12178.9	10000	
Pest Control	1500	1299	1500	
Office Expense	200	0	200	
Professional/Legal Fees	1000	427.68	750	
Fence Repair	750	746.93	0	
Electrical Repairs	6000	1214.44	2500	
Inspection/Monitoring	1000	747.06	1000	
Plumbing Repair	1500	1304.71	1500	
General Maintenance	15000	7848.78	9000	
Fire Alarm Repairs	2500	2883.17	4500	
Security Expense	5250	5325.13	5500	
Parking Lot Repair	2000	122.34	0	
Special Projects	12000	11858.79	7500 fence	
Deposit to Reserves	25440	25920	25920	
Bank Mortgage Payment	63921	59461.66	74329.92	
 <u>Total Expenses</u>	 248761	 231365.6	 247299.9	
 Year End Totals:	 10439	 26179.45	 11900.1	
 Siding, Parking Lot & Fence Loan Balance	 \$735,660.51			
Monthly Renovation Loan		6194.16		
Reserve Bank Balance 12/31/2019		97,624.00		



Bob Walker
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 bobwalker@century21.com
 Ph: [REDACTED]
 Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/23/20 at 3:18 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/22/2020 to 01/23/2019 Street Name is like 'southwest ' Subdivision Code is 'University Place @ CS Condos'

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
19015028	525 Southwest Parkway #202	4	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$101.13	\$125,000					106
19015161	529 Southwest Parkway #102	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$102.75	\$127,000					101
19016645	521 Southwest Parkway #202	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$102.75	\$127,000					84
19016644	529 Southwest Parkway #104	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$106.80	\$132,000					84

# LISTINGS:	4	Medians:	2000	1,236	\$102.75	\$127,000	1999	1,236	\$101.13	\$125,000	2000	1,236	\$106.80	\$132,000	2000	1,236	\$103.36	\$127,750
		Minimums:	2000	1,236	\$101.13	\$125,000	1999	1,236	\$94.66	\$117,000	\$110,000	\$89.00	12/11/2019	94.02	267			
		Averages:	2000	1,236	\$103.36	\$127,750	2000	1,236	\$103.36	\$127,750					94			

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
19004516	523 Southwest Parkway #201	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$94.66	\$117,000	\$110,000	\$89.00	12/11/2019	94.02	267
19000203	521 Southwest #102	4	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$105.10	\$129,900	\$120,000	\$97.09	06/18/2019	92.38	154
19018895	515 Southwest Parkway #204	4	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$100.32	\$124,000	\$121,000	\$97.90	01/03/2020	97.58	17
18016012	517 Southwest Parkway #202	4	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$104.37	\$129,000	\$122,000	\$98.71	02/14/2019	94.57	155
19004356	523 Southwest Parkway #103	4	4	4/-	NONE	University Place @ CS Condos	1999	1,236	\$101.13	\$125,000	\$122,000	\$98.71	07/05/2019	97.60	107
19000932	525 Southwest #302	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$101.05	\$124,900	\$123,000	\$99.51	05/31/2019	98.48	116
19000202	527 Southwest Parkway #102	4	4	4/-	NONE	University Place @ CS Condos	2000	1,236	\$105.10	\$129,900	\$124,000	\$100.32	02/26/2019	95.46	42

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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
 Century 21 Real
 Estate
 bobwalker@century21.com
 PH: [Redacted]
 Need a REALTOR? What About Zillow?

CMA 1 - Line

Listings as of 01/23/20 at 3:18 pm

Residential	# LISTINGS:	7						
Medians:	1999	1,236	\$101.13	\$125,000	\$122,000	\$98.71	95.46	116
Minimums:	1999	1,236	\$94.66	\$117,000	\$110,000	\$89.00	92.38	17
Maximums:	2000	1,236	\$105.10	\$129,900	\$124,000	\$100.32	98.48	267
Averages:	1999	1,236	\$101.68	\$125,671	\$120,286	\$97.32	95.73	123

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$117,000	\$132,000	\$126,427	\$127,000
Sold Price	\$110,000	\$124,000	\$120,286	\$122,000

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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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2019

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(353233M) 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		
	INSURER(S) AFFORDING COVERAGE		
INSURED UNIVERSITY PLACE CONDOMINIUMS BRAZOS VALLEY PROPERTY MGMT 903 TEXAS AVE S COLLEGE STA TX 77840	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:		

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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			605091925	04/05/2019	04/05/2020	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) \$ 75,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP A5G \$ 2,000,000
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			605091925	04/05/2019	04/05/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE 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)
 # OF UNITS:

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 

