



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

University Place Owners Association request your attendance at the **2018 Annual Meeting** to be held at **Century 21, Beal Offices at 404 D University Drive East, College Station, Texas 77840, on Saturday February 24, 2018 at 10 am.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:30 pm, February 23, 2018. You can mail the completed proxy below to Century 21, Beal, 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to c21hoa@century21bcs.com or fax to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2017 University Place HOA completed projects.
5. 2017 Financial Report (Cash Flow, Delinquencies, Budget for 2018, Sales Report)
6. 2018 Projected Projects
- ✓7. Election/Reinstatement of Officers and Directors
8. Results of Special Election for two proposals for change to the by-laws
9. New Business
10. Adjournment

2018 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

Or

(circle one) Roger Martinez Terry Fry Larry Hoff Laurie Rowland BVPM (C21)

As agent for me, and in my name and stead to vote as my Proxy at the 2018 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 24, 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit Number or Address

Email address

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

This proxy must be received by 5:30 pm, February 23, 2018.
 You can mail: BVPM, 903 S. Texas Ave., College Station, Texas 77840
 Fax: 979-764-0508 or email: c21hoa@century21bcs.com

Minutes for University Place Condominium 2017 Annual Meeting

Date: February 4, 2017

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

HOA Members Present:

HOA Members by Proxy:

12 Proxys

Members At Large Present:

Lawrence Hoff
Rene` Ramirez- Construction Consultant

Board Members Present:

Roger Martinez: President
Terry and Lori Fry- Secretary

Century 21 BVP Management Representatives Present:

Terry Thigpin- PM Broker

1. 10:00 am President Roger Martinez calls the meeting to order
 - A. Time allowed to review 2016 Annual Meeting minutes
 - i. Guy W. inquired, "action items" from minutes how has insurance premiums changed? Per Terry Thigpin due to the new siding not being brick and mortar and the discounts we are currently provided, insurance premiums will most likely stay the same.
 - ii. Inquiry made- will our insurance pay any monies towards findings of wood rot from water and moisture seeping into areas on buildings? No as this will fall under "wear and tear" of property.
 - iii. Inquiry made –have we changed bylaws regarding Pets on property. No updates have been made to bylaws regarding this matter. Due to time devoted to our property renovation, some items were put on hold in 2016.
 - iv. Motion raised to approve minutes-Lawrence Hoff
 - v. Seconded- John Carlisle
 - vi. 2016 Minutes approved
2. **Financial Reports**
 - A. Terry Thigpin, PM Broker, reviewed 2016 Financials (available on our website)
 - i. Cash flow- Miscellaneous income - \$54,511.98 this is monies paid by individual Condo owners who purchased windows from Amazing siding.
 - ii. Detailed Expense Distribution. (available on website)
 - iii. Reserve Account Balance- as of 12/2016 \$44,638.45
 - iv. Operating Account Balance- as of 12/2016 \$46,326.35
 - v. Monthly Renovation loan amount \$5,326.75
 - vi. Fixed monthly expense per unit \$169.22
 - vii. Budget for Renovation- we were \$50,000 under budget
 - viii. Condo sales for 2016 Average \$ 129,370.00

HOA Dues

- B.
 - i. Delinquencies as of 12/2016 \$
 - ii. As discussed in previous meetings, we have one more potential increase of \$25.00 to dues in 2017. We originally estimated increasing HOA dues \$75.00 in \$25.00 increments. To date, we have increased dues \$50.00.
 - iii. HOA dues are the collateral for our construction loan.
 - iv. New accounting system to pay your HOA dues online, sign up for emergency emails and text. IT IS IMPORTANT TO UPDATE YOUR CONTACT INFORMATION AS NEEDED.
 - v. Motion made to approve 2016 Financials and 2017 Budget- Lawrence Hoff
Guy Wiggs seconded motion
2016 Financials and 2017 Budget approved.

3. Building Renovations Timeline

- A. 2014 Researched building structure integrity
 - i. Concerns of rotting wood
 - ii. Balcony safety issues
- B. 2015 Developed Plan
 - i. Communicated plan
 - ii. Approval by owners
 - iii. Increase of HOA dues
- C. 2016 Executed Plan
 - i. Amazing Siding
 - ii. Rene Ramirez, Project Consultant.
 - iii. Slide show- progress of project/ damage under siding/ modifications needed to prevent wood rot
 - iv. Findings of rotted wood
 - v. Hired Engineering Consultants
 - vi. Need for Header repair
 - vii. Addition of gutters
 - viii. Lighting upgrades to LED should save \$1,000.00/month on utilities
 - ix. New dryer vents with bird guards throughout property
 - x. Product warranty 50 years and labor warranty 25 years. Any company name changes will not void the warranties, they will carry over to new company name.
 - xi. All rotten OSB replaced, new vapor barrier added to property throughout. An additional barrier to eliminate hollow spots between building and hardi plank was added to property.
 - xii. Additional sheet metal applied to Top Canopies of bldgs. to prevent water runoff behind Hardi Plank
 - xiii. Fire alarms repaired during renovation.- alarms are tested yearly
 - xiv. Stand pipe system checked yearly
 - xv. French drains were added due to flooding from water runoff of buildings 515,517 and 529
 - xvi. All balconies were sealed and cleaned after renovation
 - xvii. Screens are being replaced later in February
 - xviii. Any screens currently missing or torn- HOA is paying for new screens **this one time**. Inventory will be taken, screens ordered and owner/tenant can pick up at BVPM. It is up to owner to have them installed. Future screens replaced at owner/tenant expense.
 - xix. Hot tub has been repaired

4. Future Projects

- A. Parking Lot

- i. Awaiting results of sole boring test- 8 samples taken in January to see what areas need repaired or totally replaced.
- ii. Parking lot was sealed 5 years ago to keep water from penetrating.
- iii. Main problem is due to poor drainage. We have guttered 65% of property. We need to add additional gutters and bury drain lines.

B. LANDSCAPING

- i. Main concerns- Erosion
- ii. Sprinkler system repair – main valve cracked
- iii. Add rain sensor to irrigation system
- iv. Discuss sodding vs seeding
- v. Large trees trimmed
- vi. New lawn contractor- Matt Jones

C. ADDITIONAL PROJECTS

- i. Paint doors- best time, consider purchasing temporary doors to install while doors are being painted/drying
- ii. Replace remaining LED lights
- iii. New wooden fence
- iv. Paint metal fence around pool enclosure
- v. Add key pads to pool gates
- vi. Replace or remove basketball nets
- vii. Bldg. 515 missing railing along with other buildings. This is a potential safety hazard and needs to be fixed immediately. Larry to check today to see what can be done for safety issues.

5. NEW BUSINESS

- A. Security Issues- Pay for security to patrol the property? Become gated?
- B. Realtor signage. Too many in front of property in disarray.
- C. Sign in front of complex says Condominium without an "s"
- D. Bylaws
 - i. Update pet information to allow for pets
 - ii. Propose max number of condos a person can own would be 10% of total Units.

6. ELECTION/REINSTATEMENT OF OFFICERS

- A. Roger Martinez- President
Laurie Roland- Vice President
Terry & Lori Fry- Secretary

7. MEMBERS AT LARGE

- A. Donna Strom
Lawrence Hoff
Rene Ramirez
Renee Waronoff
- Meeting adjourned 11:45 a.m.

University Place Condominiums

Date: March 30, 2017

Time: 5:30 PM

Location Brazos Valley Property Management
College Station, TX

Board Member Present:

Roger Martinez- President

Laurie Rowland- Vice President

Terry & Lori Fry- Secretary

Member At Large Present:

Larry Hoff

Century 21 Representatives Present:

Terry Thigpin, Broker

Toni Myers, HOA Representative

Meeting began at 5:30

Items of Discussion

Evening Property Patrol- Due to auto break-ins in College Station, we have a temporary Security Patrol Service monitoring our complex until we feel comfortable the issue has gone away.

- Requesting data from CSPD on surrounding break ins. - Toni
- Continue to check fences around our complex
- Obtain bids on a video surveillance system.
- We have added LED lights and our property is one of the best lit in the city.

Parking Lot Resurface Proposal

- Cost \$325,000.00 to resurface Parking lot
- Loan of \$300,000.00 @ 6% for 6 years= \$2,532.00 per month payment.
- Cash Flow- 96 Units x \$25.00 (Monthly HOA increase beginning September 2017)= \$2,400.00
- Rene Ramirez will get two more bids by end of April or May.
- Review all bids to see what is best for UPC
- Meet with banker to discuss/show our cash flow

Building Updates

- All outside lights with the exception of two are working.
- Breezeway lights- exact light is no longer in production per Light Company. We have located and purchased 30 and will continue to try and locate more. This light is low profile as previous lights have been knocked off the walls due to tenants moving in/out.- Lauri Rowland

Storage Unit on Premises

- Discussed putting a storage unit around the current pool pump area – Terry T
- Size needs to leave room for space to house items such as lights, screens etc.

Landscaping

- Stump grinding complete
- Terry T, Roger and Rene have gotten bids for Landscaping, due to the bids all coming in at about \$40,000, we will work on one building at a time to add metal around lower trees, gutter extensions with popups, areas where the grade is causing erosion, add ground cover.

Lawn Service

- Changed lawn service to Matt Jones, currently no contract working month to month to make sure we are getting service we expect for the complex.
- Complex is to be mowed on Thursday's or Friday's by noon each scheduled mow.

Financials

- Electrical expense analysis- Comparing the cost effectiveness of new LED lights and water sensors sprinkler system.
- BVPM is requesting detailed breakdown from City of College Station Utilities for more detailed and thorough expense analysis.

Other Items

- Requesting two bids to have all doors on complex painted – Lori Fry
- Stair rails – manufacturer no longer makes the same size end cap. We are considering purchasing new rails for lower floors and recycle the good rails for upper levels that have issues. This will solve the missing end caps on lower level as well as repair any areas that cause a potential safety issue on upper levels.- Larry Hoff
- Basketball goals, take down? Replace net?

Meeting adjourned at 7:00 pm

University Place Condominiums Quarterly Meeting

Date: July 13, 2017

Time: 5:30

Location: Century 21 Leasing Office

Board Members Present:

Roger Martinez-President

Laurie Rowland-Vice President

Terry & Lori Fry- Secretary

Members At Large Present:

Larry Hoff

Century 21 Representatives Present:

Terry Thigpin, Broker

Toni Myers, HOA Representative

Meeting Began at 5:30

Discussions as Follows:

Financials

- Utility Bill is down from last year- Toni, C21 HOA Rep will begin to include specific breakdown for Utility Bills
- BLD 519- roots broke through sewer lines. After receiving two bids, Twin City Plumbing repaired this problem as well as two other potential issues. Upon completion work passed inspection. Total Cost \$7,300.00. We had bids as high as \$12,000.00 for this project.
- We continue to transfer \$2,000.00 monthly into our Reserve Account per loan agreement.
- Porter Service- Twice weekly, Bob Walker of C21 walks property and checks dumpsters. Any furniture, mattresses, or construction material must be removed and hauled off from in and around the dumpsters for the city to pick up trash. If dumpsters are too full, causing debris to fall out as dumpsters are being picked up, the city will not pick them up until overflow is removed.
- Collections of HOA Dues look excellent
- Transfer fee \$46.05 is a charge to Management Co for paperwork. From here on out make sure this is added to separate line item under "Expenses"
- Financials (see website for details)

Lights for Parking lot and Buildings- External and Internal (Breezeway)

- Parking lot lights have been mapped to show which lights are attached to specific Bldg.'s Utilities Expense
- We are still trying to find 160 more lights to match the current ones in the breezeways of each bldg. for uniformity

Parking Lot and Driveway- POSTPONED

- Need to monitor the current drainage as we have added pop ups to our sprinklers as well as fixed sprinkler heads. We do not want drainage to stand in parking lot/driveway area
- Funding is still needed therefore we will revisit in Fall 2017 as we plan to resurface parking lot in summer 2018.
- Currently we have only received one bid, therefore additional bids will be needed
- HOA Dues are pledged for collateral on our original construction loan. Therefore any future loan which we use HOA dues for collateral will need to stay with Prosperity Bank as they hold our Construction loan.
- Asphalt Paving Company in College Station will give us a bid once they receive the Dimensions of Parking lot/Driveway area
- Eliseo will meet with C21 on 07/14/17 to give bid to repair potholes

Landscaping Update

- We have signed a contract with Landscapes USA for lawn maintenance. They have great references and have been doing a great job thus far for UPC. Detailed Maintenance Program provided, (see website for details)
- Glen Conrad of Landscapes USA has provided us with two Bids (see website for details)
- Entrance Bid- \$1,496.56- This will add much needed curb appeal. It would be nice to have this done prior to Fall Semester move ins
- Volleyball Area -\$5,501.27 (see website for details) this area will need additional water source for irrigation.
- Decide if more pop-ups are needed
- Concerns for excess water between Bldg. 517 and 519 due to residual water drainage that flows out of sprinkler lines after each irrigation
- Bldg. 525 west side sprinkler needs adjustment as sidewalks are simultaneously being sprayed from two sides. Will discuss with Landscapes USA
- Retention Pond area- sprinklers spray 30ft distance and need to be 45ft. Will discuss with Landscapes USA but will probably leave as is.

By-Laws

- Amendment to Declaration for Pets
- Restriction of unit ownership
- Ballot for Amendments to be sent to all owners for vote
- Roger to meet with our attorney to discuss these matters

Other Items of Discussion

- Railing-Safety Issue-Bldg. 515 Lower rails have been replaced in areas and parts from the replaced rails are being used for missing parts on 2nd and 3rd floor. This has worked out very well
- Purchase and installation of Storage Unit on grounds is on hold. C21 has offered the use of theirs in the meantime
- Received bid to paint doors. \$75.00 per door
- Discussed the need for hiring a maintenance person to work 4 or 5 days a week monitoring the needs of the property. This will help with property consistency, efficiency etc. More discussion on this item at future meetings.

Date: October 5, 2017

Time: 5:30

Location: Century 21 Leasing Office

Board Members Present:

Roger Martinez-President

Laurie Rowland-Vice President

Terry & Lori Fry- Secretary

Members At Large Present:

Larry Hoff

Century 21 Representatives Present:

Terry Thigpin, Broker

Toni Myers, HOA Representative

Meeting Began at 5:30

Discussions as Follows:

Security

- College Station Police Officer Dusty was asked to attend our HOA meeting to discuss the increase in automobile break-ins within the College Station community. As well as provide recommendations to assist the HOA with engaging owners and tenants in preventative measures. Suggestions made:
 - Posting of the LOCK-TAKE-HIDE signs at the front of the property, this has been done.
 - Random drive by security on property, this has been don.
 - On site security during the late evening early morning hours- bids have been obtained for this measure.
 - Motion lighting around complex - suggestion
 - Gated entry - suggestion
 - Security cameras - suggestion
 - Keep bushes trimmed-this has been done.
 - Proper lighting- this has been done.
- Since renovation, we have increased lighting in the parking lot and bldg. areas. Officer Dusty has noticed we have a well-lit complex
- We will send out an email to **owners** of increased automobile break-ins and actions we have taken.
- We will place flyers on all doors, of all units in the complex to notify **tenants** to keep items out of site in vehicles and remember Lock-Take-Hide.
- We will provide both owners and tenants with additional phone numbers for the College Station Police Department to report any suspicious activity on the property

Financials

- Financials look good. With a quarterly bank statement balance of \$62,000.00 even with the additional expenditures we have had. We have another surplus of \$20,000+ in our operating account.

Facility Upgrade

- Landscaping- we have received many compliments on the landscaping. With fall and grass going dormant we will be turning water off to the sprinkler unless needed from time to time.
- The complex has been walked and railing has been inspected for any safety issues. None found. End caps are missing on some of the railing however this is not a safety issue.

- Roger will ask Ramiro Tirado to relocate the long portion of old railing to C-21 BVPM to store for future use as needed for replacement parts.

Parking Lot

- Parking lot – this item has been tabled until further notice. Car burglaries have taken precedent.

Other

- Ballots for amending Declaration Section 5.7- Pets have been drafted and will be sent out to owners in the near future.
- Ballots for amending Declaration V- Restriction on number of units owned or controlled have been drafted and will be sent out to owners in the near future.
- BVPM staff has received a few complaints on a tenant in building 517 that is new to the complex however there are no specific complaints. Not sure what to say here or do we even add this? Was researched. Lady stays there off and on as it is the tenant's mom. Century 21 called owner and verified it was ok with the owner.



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October 8, 2017

University Place Condominiums Property Owners,

The Board of Directors and Century 21, Beal Inc. held our quarterly board meeting on October 5, 2017. Our main topics were vehicle burglary reports, landscaping, units damaged by water leaks and finalizing the amendments to the bylaws.

College Station Police Officer Dusty met with the board for 45 minutes. He updated us on crime in complex, the College Station area, and answered our many questions. An email on this meeting and our proactive responses were sent to all owners. Also, a letter was placed on each condo the week of October 9, 2017. Officer Dusty oversees 77 apartment complexes in the College Station area and stated vehicle burglaries are on the rise across the city. The letter sent provides safety and security guidance from Officer Dusty. We will continue to proactively address this issue.

The landscape of the complex is progressing as planned. The interior of the complex has been sodded, additional bushes and mulching completed. To see pictures of the landscaping, visit our web site at www.c21bcshoa.com.

Every year we have water damage issues. Pipes break, air conditioning units leak, washing machines malfunction to name a few issues. The University Place Condominium HOA is responsible for any issues outside the units and some issues interior to the walls. Refer to your Home Owners Association Manual for specifics. Each condo unit owner is responsible for any damage to their individual unit, even if it comes from a neighboring unit. This is standard insurance protocol for condominiums and the same procedure for all Condo Associations Century 21, Beal manages. It is recommended that you call a qualified repair company to investigate and fix the issue. If it is determined to be covered by the HOA, we will reimburse the home owner as stated in our by-laws. Typically, most water damage is not the responsibility of the HOA. You will have to work with your insurance company and neighbor for any claim not covered by the HOA. Most of the issues are air conditioning related. You should have an auto water shut off device installed on your internal air conditioning unit and a service call completed as recommended by your air condition manufacturer. Please call or email if you have any questions.

Lastly, you will be receiving information on two bylaw changes recommended by the Home Owners Association Board. You will receive detailed instructions on voting and what is being proposed in the next few weeks. It is critical that every owner vote or authorize the Board of



**UNIVERSITY
PLACE
CONDOMINIUMS**

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Directors to be your proxy vote(s). Below is a brief summary of the recommended bylaw changes, and we encourage you to vote "yes" for each change.

1. Currently the HOA bylaws state that we are a pet free complex. The board has agreed to request a change to the bylaws and a vote to allow pets. The main reason is to transfer any liability to the home owner of the pets and not the HOA. Any legal claim against the HOA could lead to higher HOA dues. The legal description of this change has been reviewed by our lawyers. The owner of each individual condo will still have the right to refuse pets based on their lease agreement.
2. We are looking to change the bylaws to read that no one can own, in whole or part, 10% (9) or more of the units. Certain mortgage companies will not allow the purchase of a condominium if someone has 10% or more ownership in the condominium complex. This protects the current owners when trying to sell their property with some mortgage companies.

If you have any questions, please contact Terry Thigpin or Toni Myers at 979-764-2500 or email c21hoa@century21bcs.com.

Sincerely,

Roger R. Martinez '85
University Place Condominium President

Date: December 19, 2017

Time: 11:30pm

Location: Cafe Excell

Board Members Present:

Roger Martinez- President

Laurie Rowland- Vice President

Terry & Lori Fry- Secretary

Larry H. -

Century 21 Representative Present:

Terry Thigpen- Broker

Toni Myers- HOA Representative

Meeting Began at 11:30pm

Discussion as follows:

- Board talked about porter service
- Bob picking up large items
- Sign on fence, about bulk cardboard
- Picture of other signs
- Talked about recycling in the future.
- Financials look good, utilities down about \$1,000 per month
- New grass & landscaping looks good.
- All three floors, quarterly, just blown out. \$200.00

\$65,874 in reserve as of 12/1

\$31,088 in operating as of 12/1

- Keep security until kids come back then turn off end of January. -Review
- Pressure washing pool deck.
- Topic for annual meeting- painting door, dog stations
- Mail out second round [January 7th](#)
- Start calling after that, want all back by annual meeting.

Tentatively February 10th Annual Meeting.

Sales Office University

Top 4 Maintenance

1. Parking Lot
2. Landscape
3. Fence
4. Pool Deck
5. Numbering of the buildings
6. Fix speed bump

University Place Condominium

2017 Projects

Purchased LED lighting for complex.	2398.50 ✓
Stump grinding throughout the complex.	3234.51 ✓
Repaired sewer line under building 519.	7100.00 ✓
New Landscaping around volleyball court and entrance.	6997.82 ✓
Replaced wall packs and breeze way lighting	3115.00 ✓
Added Sprinkler heads to Fire Riser rooms	1511.64 ✓
Power washed breeze ways (2 times)	5214.50 ✓
Repaired and replaced lighting in parking lot	1187.88 ✓
Parking Lot Repair and research	4821.82 ✓
Added Security Patrols through complex	<u>4411.20</u> ✓
Total	39,992.87

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2017 to 12/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	205.00	0.09	205.00	0.09
Homeowners Association Dues	228,927.00	99.91	228,927.00	99.91
Total Operating Income	229,132.00	100.00	229,132.00	100.00
Expense				
Electrical Repairs	5,225.26	2.28	5,225.26	2.28
Fence Repair	329.01	0.14	329.01	0.14
Fire Alarm Repairs	338.29	0.15	338.29	0.15
General Maintenance	15,777.45	6.89	15,777.45	6.89
Insurance	26,716.49	11.66	26,716.49	11.66
Transfer to Reserves	23,040.00	10.06	23,040.00	10.06
Legal Fees	1,981.00	0.86	1,981.00	0.86
Lawn/Property Maintenance	25,952.65	11.33	25,952.65	11.33
Maintenance Supplies	79.15	0.03	79.15	0.03
Special Projects	21,986.79	9.60	21,986.79	9.60
Management Fee	13,200.00	5.76	13,200.00	5.76
Misc. Property Expense	124.16	0.05	124.16	0.05
Monitoring Service	324.72	0.14	324.72	0.14
Mortgage/Note Payment	63,921.00	27.90	63,921.00	27.90
Office Expenses	36.08	0.02	36.08	0.02
Parking Lot Repair	4,821.82	2.10	4,821.82	2.10
Pest Control	1,813.19	0.79	1,813.19	0.79
Plumbing Expense	1,200.65	0.52	1,200.65	0.52
Porter Service	7,238.06	3.16	7,238.06	3.16
Pool Expense	9,168.94	4.00	9,168.94	4.00
Professional Fees	750.00	0.33	750.00	0.33
Roofing Expense	150.00	0.07	150.00	0.07
Security Expense	4,411.20	1.93	4,411.20	1.93
Telephone Service	1,942.41	0.85	1,942.41	0.85
Utilities	24,200.10	10.56	24,200.10	10.56
Total Operating Expense	254,728.42	111.17	254,728.42	111.17
NOI - Net Operating Income	-25,596.42	-11.17	-25,596.42	-11.17
Total Income	229,132.00	100.00	229,132.00	100.00
Total Expense	254,728.42	111.17	254,728.42	111.17
Net Income	-25,596.42	-11.17	-25,596.42	-11.17
Other Items				
Prepayments	10,749.10		10,749.10	
Net Other Items	10,749.10		10,749.10	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	-14,847.32		-14,847.32	
Beginning Cash	46,057.35		46,057.35	
Beginning Cash + Cash Flow	31,210.03		31,210.03	
Actual Ending Cash	31,810.03		31,810.03	

Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2017 - 12/31/2017

Reference	Bill Date	Payee	Amount	Check Date	Description
4600 - Homeowners Association Dues					
9026	05/18/2017	Teresa Herberger	245.00	05/18/2017	Reimbursement of HOA Dues
	07/22/2017	James & Lori Mondshine	200.00	08/08/2017	James & Lori Mondshine, University Place Condominiums - 515#303: Move Out Refund
	08/05/2017	Reef Merhi	600.00	08/08/2017	Reef Merhi, University Place Condominiums - 527#301: Move Out Refund
	08/08/2017	Ricky & Karen Slimp	200.00	08/08/2017	Ricky & Karen Slimp, University Place Condominiums - 525#103: Move Out Refund
			1,245.00		
4605 - Transfer Fee					
22370	06/26/2017	BVP Management, Inc.	75.00	06/27/2017	Transfer Fees for UP 523 303
58838	08/08/2017	BVP Management, Inc.	75.00	08/10/2017	Transfer Fees for UP 525 103
14066	09/08/2017	BVPM Office Account	75.00	10/17/2017	Transfer Fees for UP 519 201
			225.00		
6390 - Electrical Repairs					
1002	05/04/2017	Raceway Electric	1,915.00	05/05/2017	repairs to four ballasts 8 lamps
10023	05/04/2017	Raceway Electric	1,200.00	05/05/2017	1/2 due for removing and replacing 25 wall lights
11036	10/03/2017	Constant Current Electric	240.00	10/05/2017	Checked voltage at Pool equipment. breaker tripped
11037	10/03/2017	Constant Current Electric	682.38	10/05/2017	Repaired light pole #5. Replaced with 400 watt LED
11121	12/05/2017	Constant Current Electric	1,187.88	12/06/2017	Replaced ballast and lamps pole 2 & 19
			5,225.26		
6430 - Fence Repair					
1824	04/06/2017	T. Fry Make Ready	115.26	04/07/2017	replace broken/missing fence pickets
1104	06/06/2017	Robert Walker	38.08	06/07/2017, 06/07/2017	Repaired fence pickets at UP
1119	06/06/2017	Robert Walker	55.88	06/07/2017, 06/07/2017	Repaired fences at UP
1175	07/06/2017	Beach Brothers	119.79	07/06/2017	Repaired gates inside University Place HOA
			329.01		
6437 - Fire Alarm Repairs					
92539	01/27/2017	American Fire Protection Group-College Station	135.32	02/06/2017	replaced internal parts on the backflow - locaed above ground near volleyball court
0000032187	06/13/2017	American Fire & Safety, Inc.	202.97	06/13/2017	Fire Alarm issues at UP
			338.29		

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
6455 - General Maintenance					
#3006972976	01/04/2017	Mid-Century Insurance Company	1,838.60	01/04/2017	Chris Erickson
1166	01/11/2017	TLC Maintenance Services	50.00	01/11/2017	repaired breezeways lights 515
1172	01/11/2017	TLC Maintenance Services	50.00	01/11/2017	521 removed abandoned bikes
314402	01/13/2017	Siegert Heating & Air Conditio	69.00	01/13/2017	JOb #214424
01	02/06/2017	Mitchell Martinez	60.00	02/06/2017	
001	02/06/2017	Bryan Atkins	60.00	02/06/2017	5 hrs work
1011	02/06/2017	Robert Walker	167.61	02/06/2017	Repaired fence pickets at UP
Reimbursement	02/13/2017	Roger Martinez	48.63	02/13/2017	
1056	02/23/2017	Beach Brothers	702.02	02/23/2017	REPAIR GATES
1021	02/23/2017	Robert Walker	80.07	02/23/2017	bulk pick up, spray paint new metal post and hinges, cost of paint
1027	03/06/2017	Robert Walker	200.42	03/06/2017	misc work around complex
1044	03/17/2017	Robert Walker	25.00	03/28/2017	unbolt trash lids to prevent trash from blowing out
Wall Pack lights UP	04/01/2017	BVP Management, Inc.	540.82	04/24/2017	purchased wall pack lights for UP with CC
UP stair handle repair	04/24/2017	BVP Management, Inc.	389.28	04/24/2017	ordered replacement stair rail cover
Maintenance	05/03/2017	Bryan Atkins	60.00	05/03/2017	Blow out breezeways
1699	05/04/2017	T. Fry Make Ready	243.30	05/05/2017	515 103 sheetrock repairs from foundation issues
1838	05/04/2017	T. Fry Make Ready	298.71	05/05/2017	523 202 repair / replace sheetrock and baseboards from exterior leak
1697	05/04/2017	T. Fry Make Ready	204.12	05/05/2017	repair fence that was falling
8819	05/22/2017	Clean Up Crew	119.08	05/24/2017	replaced two basketball nets repaired rim and back board trim
1972	06/06/2017	T. Fry Make Ready	50.00	06/07/2017	Removed broken step and replaced with new step
1981	06/06/2017	T. Fry Make Ready	35.00	06/07/2017	Installed new Screen
1099	06/06/2017	Robert Walker	36.50	06/07/2017, 06/07/2017	Replaced 300 watt halogen bulb entrance sign
10915	07/03/2017	Constant Current Electric	128.82	07/06/2017	Inspected electrical issue near pool equipment
5095	07/05/2017	Intersteam Carpet Cleaning/ Powerwash	2,814.50	07/06/2017	Power washed all breezeways.
1069	07/06/2017	TLC Property Solutions	650.00	07/06/2017	Handrail installation building 515.
170728-01	08/03/2017	Mel Morgan	65.00	08/04/2017	replaced broken pickets
465-31862	08/04/2017	Fast Signs	32.49	08/04/2017	door plaque
10969	08/30/2017	Constant Current Electric	225.02	08/30/2017	Repaired pool phone at UP
1160	09/05/2017	TLC Property Solutions	54.24	09/07/2017	517 ---Tighten handrails with new tottle bolts.
8097	09/05/2017	T. Fry Make Ready	70.00	09/07/2017	Installed 2 concrete steps 517
INV00040	09/12/2017	Garcia Solar Screens	1,353.13	09/13/2017	50 regular insect window screens

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
9034	09/20/2017	Clean Up Crew	64.95	09/22/2017	resecured handrail 515 302
1200	10/03/2017	Beach Brothers	95.00	10/05/2017	Weld catch back onto PED gate
1234	10/03/2017	Robert Walker	36.47	10/05/2017	Replaced Halogen bulb in front sign light.
9002	10/05/2017	T. Fry Make Ready	45.00	10/05/2017	529#204 new screen
9185	11/06/2017	T. Fry Make Ready	107.88	11/06/2017	Paint and caulk trim around balacony door. 515#201
9233	11/06/2017	T. Fry Make Ready	210.00	11/06/2017	Places notices on all doors, blew out breeze ways.
9231	11/06/2017	T. Fry Make Ready	295.36	11/06/2017	repaired ceiling from roof leak.
1788	11/09/2017	Twin City Plumbing LLC	125.00	11/09/2017	Inspected and located water leak. 523#101
1325	11/21/2017	Beach Brothers	119.79	11/22/2017	new gate latch
1294	12/04/2017	Robert Walker	45.00	12/06/2017	Post all doors on sprinkler system test
9342	12/05/2017	T. Fry Make Ready	2,400.00	12/06/2017	Power washed all breezeways.
			14,265.81		

6470 - Insurance

F006095969-001-0001	01/05/2017	Farmers Insurance Exchange	2,164.66	01/05/2017	INSURANCE
F006095969-001-0001	02/13/2017	Farmers Insurance Exchange	2,164.66	02/13/2017	Insurance
f006095969-001-00001	03/28/2017	Farmers Insurance Exchange	4,422.53	03/28/2017	March and April Insurance payments
f006095969-001-00001	04/26/2017	Farmers Insurance Exchange	2,243.83	04/26/2017	insurance
F006095969-001-0001	05/23/2017	Farmers Insurance Exchange	2,243.83	05/24/2017	Insurance
F006095969-001-0001	07/03/2017	Farmers Insurance Exchange	2,243.83	07/03/2017	Insurance
f006095969-001-00001	07/22/2017	Farmers Insurance Exchange	2,237.83	07/24/2017, 07/24/2017, 07/24/2017	Insurance
F006095969-001-00001	08/30/2017	Farmers Insurance Exchange	2,263.83	08/30/2017	Monthly Insurance
F006095969-001-00001	10/03/2017	Farmers Insurance Exchange	2,243.83	10/05/2017	Monthly Insurance
F006095969-001-00001	11/03/2017	Farmers Insurance Exchange	2,243.83	11/06/2017	Monthly Insurance payment
F006095969-001-00001	12/04/2017	Farmers Insurance Exchange	2,243.83	12/06/2017	Monthly Insurance
			26,716.49		

6471 - Transfer to Reserves

01/01/2017	University Place Condos.	1,920.00	01/06/2017	January 2017 - Transfer to Reserves
02/01/2017	University Place Condos.	1,920.00	02/02/2017	February 2017 - Transfer to Reserves
03/01/2017	University Place Condos.	1,920.00	03/02/2017	March 2017 - Transfer to Reserves
04/01/2017	University Place Condos.	1,920.00	04/05/2017	April 2017 - Transfer to Reserves
05/01/2017	University Place Condos.	1,920.00	05/02/2017	May 2017 - Transfer to Reserves
06/01/2017	University Place Condos.	1,920.00	06/01/2017	June 2017 - Transfer to Reserves

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
	07/01/2017	University Place Condos.	1,920.00	07/05/2017	July 2017 - Transfer to Reserves
	08/01/2017	University Place Condos.	1,920.00	08/02/2017	August 2017 - Transfer to Reserves
	09/01/2017	University Place Condos.	1,920.00	09/05/2017	September 2017 - Transfer to Reserves
	10/01/2017	University Place Condos.	1,920.00	10/03/2017	October 2017 - Transfer to Reserves
	11/01/2017	University Place Condos.	1,920.00	11/02/2017	November 2017 - Transfer to Reserves
	12/01/2017	University Place Condos.	1,920.00	12/04/2017	December 2017 - Transfer to Reserves
			23,040.00		
6473 - Legal Fees					
13997	08/03/2017	The Rife Law Firm	1,050.00	08/04/2017	Legal fees from amendment changes
14106	09/20/2017	The Rife Law Firm	700.00	09/22/2017	updating declaration and amendments
14203	11/13/2017	The Rife Law Firm	106.00	11/13/2017	Legal fees from amendment changes
14271	12/20/2017	The Rife Law Firm	125.00	12/21/2017	Bylaw changes review
			1,981.00		
6475 - Lawn/Property Maintenance					
00902	02/06/2017	Matt Jones	714.45	02/06/2017, 02/06/2017, 02/06/2017	mow edge trim 01/23/17
1013	02/08/2017	Robert Walker	50.00	02/09/2017	bulk pick up 21 bags of leaves from parking lot
University Place HOA	02/16/2017	Harrison Tedrick	566.73	02/17/2017	Irrigation issues
523948	02/17/2017	Ramiro Tirado	589.97	02/17/2017	Lawn maintenance
00903	02/23/2017	Matt Jones	714.45	02/23/2017	monthly lawn maintenance
001	04/06/2017	Harrison Tedrick	1,977.18	04/07/2017	irrigation repair
00904	04/06/2017	Matt Jones	1,428.90	04/07/2017	monthly lawn maint
1074	05/04/2017	Robert Walker	172.15	05/05/2017	purchase drain pipe and pop up emitters and adapters
00905	05/04/2017	Matt Jones	2,857.80	05/05/2017	mow edge trim
00906	06/06/2017	Matt Jones	2,857.80	06/07/2017	Monthly lawn maintenance
66067	06/06/2017	LUSA Austin LLC	316.63	06/07/2017	Repaired Sprinkler system
67124	07/03/2017	LUSA Austin LLC	1,742.83	07/06/2017	Monthly Lawn Service
17062401	07/05/2017	Mel Morgan	150.00	07/06/2017	Hand Watered new grass at 519 & 521
67704	08/03/2017	LUSA Austin LLC	1,742.83	08/04/2017	Monthly Lawn Service
81017A	08/10/2017	Green Magic, Lawn, Tree and Shrub Health	1,055.44	08/10/2017	Lawn Treatment, Fertilizer, Fire Ant Control
170822-01	09/05/2017	Mel Morgan	75.00	09/07/2017	Hand watered new grass at 519
68442	09/05/2017	LUSA Austin LLC	1,742.83	09/07/2017	Monthly lawn maintenance
11651	09/06/2017	Lopez Boyz	85.00	09/07/2017	Cut down tree that had blown over from Hurricane
68660	09/22/2017	LUSA Austin LLC	361.90	09/22/2017	Irrigation repairs
69084	10/03/2017	LUSA Austin LLC	1,742.83	10/05/2017	Monthly Lawn Service
69764	11/03/2017	LUSA Austin LLC	1,742.83	11/06/2017	monthly lawn service
111617a	11/21/2017	Aggieland Termite and Pest Control	1,055.44	11/22/2017	lawn treatment
66379	12/04/2017	LUSA Austin LLC	1,742.83	12/06/2017	Monthly Lawn Service

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
70477	12/04/2017	LUSA Austin LLC	466.83	12/06/2017	Irrigation issues, 521
			25,952.65		
6520 - Maintenance Supplies					
9158855728	12/04/2017	HD Supply Facilities Maintenance	79.15	12/06/2017	55 gal trash bags
6531 - Special Projects					
ESP013017Q01	02/24/2017	BVP Management, Inc	2,398.50	02/24/2017	Lights for University Place HOA
All American Stone	05/04/2017	BVP Management, Inc.	585.69	05/24/2017	purchased bermuda grass and dirt for 519
All American Stone	05/08/2017	BVP Management, Inc.	707.47	05/24/2017	purchased bermuda grass and dirt for 519
All American Stone	05/10/2017	BVP Management, Inc.	635.97	05/24/2017	Purchased Bermuda Grass building 521
Redtail rental	05/11/2017	BVP Management, Inc.	110.55	05/24/2017	Rented soil compactor for UP
001	05/24/2017	Complete Lawn Serv.	3,234.51	05/24/2017	519 or 521 strump grinding and rental machine
1089	06/06/2017	Robert Walker	216.28	06/07/2017, 06/07/2017, 06/07/2017	Purchased materials for landscaping issues
1723	07/06/2017	Twin City Plumbing LLC	7,100.00	07/06/2017	Repaired broken sewer pipes under 519
67374	08/03/2017	LUSA Austin LLC	6,997.82	08/04/2017	New landscaping around Pool and Entrance
			21,986.79		
6540 - Management Fee					
	01/04/2017	BVP Management, Inc.	1,100.00	01/04/2017	Management Fee for 01/2017
	02/02/2017	BVP Management, Inc.	1,100.00	02/02/2017	Management Fee for 02/2017
	03/02/2017	BVP Management, Inc.	1,100.00	03/02/2017	Management Fee for 03/2017
	04/05/2017	BVP Management, Inc.	1,100.00	04/05/2017	Management Fee for 04/2017
	05/02/2017	BVP Management, Inc.	1,100.00	05/02/2017	Management Fee for 05/2017
	06/07/2017	BVP Management, Inc.	1,100.00	06/07/2017	Management Fee for 06/2017
	07/05/2017	BVP Management, Inc.	1,100.00	07/05/2017	Management Fee for 07/2017
	08/01/2017	BVP Management, Inc.	1,100.00	08/01/2017	Management Fee for 08/2017
	09/05/2017	BVP Management, Inc.	1,100.00	09/05/2017	Management Fee for 09/2017
	10/03/2017	BVP Management, Inc.	1,100.00	10/03/2017	Management Fee for 10/2017
	11/02/2017	BVP Management, Inc.	1,100.00	11/02/2017	Management Fee for 11/2017
	12/04/2017	BVP Management, Inc.	1,100.00	12/04/2017	Management Fee for 12/2017
			13,200.00		

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Reference	Bill Date	Payee	Amount	Check Date	Description
6545 - Misc. Property Expense					
UP Meeting dinner	04/01/2017	BVP Management, Inc.	124.16	04/24/2017	Reimburse BVPM for meeting dinner
6555 - Monitoring Service					
6281899	01/05/2017	ABC Home & Commerical Svcs.	27.06	01/05/2017	Monthly Monitoring
6337026	02/08/2017	ABC Home & Commerical Svcs.	27.06	02/08/2017	Monthly Monitoring
6392843	03/03/2017	ABC Home & Commerical Svcs.	27.06	03/03/2017	Monthly Monitoring
6467233	04/06/2017	ABC Home & Commerical Svcs.	27.06	04/06/2017	Monthly Monitoring
6526940	05/11/2017	ABC Home & Commerical Svcs.	27.06	05/11/2017	Monthly Monitoring
6599337	06/07/2017	ABC Home & Commerical Svcs.	27.06	06/07/2017	Monthly Monitoring
6669268	07/05/2017	ABC Home & Commerical Svcs.	27.06	07/06/2017	Monthly Monitoring
6737214	08/10/2017	ABC Home & Commerical Svcs.	27.06	08/10/2017	Monthly Monitoring
6762008	09/07/2017	ABC Home & Commerical Svcs.	27.06	09/07/2017	Monthly security monitoring
6862630	10/04/2017	ABC Home & Commerical Svcs.	27.06	10/05/2017	Monthly Monitoring
6837319	11/16/2017	ABC Home & Commerical Svcs.	27.06	11/16/2017	Monthly Monitoring
6992697	12/14/2017	ABC Home & Commerical Svcs.	27.06	12/14/2017	Monthly Monitoring
			324.72		
6560 - Mortgage/Note Payment					
	01/01/2017	Prosperity Bank.	5,326.75	01/06/2017	January 2017 - Siding Renovation Loan
	02/01/2017	Prosperity Bank.	5,326.75	02/06/2017	February 2017 - Siding Renovation Loan
	03/01/2017	Prosperity Bank.	5,326.75	03/02/2017	March 2017 - Siding Renovation Loan
	04/01/2017	Prosperity Bank.	5,326.75	04/05/2017	April 2017 - Siding Renovation Loan
	05/01/2017	Prosperity Bank.	5,326.75	05/02/2017	May 2017 - Siding Renovation Loan
	06/01/2017	Prosperity Bank.	5,326.75	06/01/2017	June 2017 - Siding Renovation Loan
	07/01/2017	Prosperity Bank.	5,326.75	07/05/2017	July 2017 - Siding Renovation Loan
	08/01/2017	Prosperity Bank.	5,326.75	08/02/2017	August 2017 - Siding Renovation Loan
	09/01/2017	Prosperity Bank.	5,326.75	09/05/2017	September 2017 - Siding Renovation Loan
	10/01/2017	Prosperity Bank.	5,326.75	10/03/2017	October 2017 - Siding Renovation Loan
	11/01/2017	Prosperity Bank.	5,326.75	11/02/2017	November 2017 - Siding Renovation Loan
	12/01/2017	Prosperity Bank.	5,326.75	12/04/2017	December 2017 - Siding Renovation Loan
			63,921.00		
6665 - Office Expenses					
9153773344	05/05/2017	HD Supply Facilities Maintenance	36.08	05/05/2017	Parking Warning Tag Books

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
6691 - Parking Lot Repair					
23771	01/31/2017	Gessner Engineering	2,500.00	02/06/2017	geotechnical investigation
145605	01/31/2017	Ground Penetrating Radar Sytems Inc	800.00	02/06/2017	ground penetrating radar systems
673117	08/03/2017	Eliseo Castaneda	750.00	08/04/2017	Patched parking lot NW corner
8956	08/30/2017	Clean Up Crew	771.82	08/30/2017	Filled in pot holes in parking lot
			4,821.82		
6695 - Pest Control					
1287	01/05/2017	Joe Loudat DBA/	108.25	01/05/2017	527 529 MONTHLY PEST CONTROL
1287	02/06/2017	Joe Loudat DBA/	108.25	02/06/2017	
1287	03/06/2017	Joe Loudat DBA/	108.25	03/06/2017	
	04/06/2017	Joe Loudat DBA/	108.25	04/07/2017	
1287	05/04/2017	Joe Loudat DBA/	108.25	05/05/2017	
16695	06/06/2017	Joe Loudat DBA/	108.25	06/07/2017	Monthly Pest Control Service
16859	07/03/2017	Joe Loudat DBA/	622.44	07/06/2017	Termite issue 527 & 529 University Place HOA
16962	08/03/2017	Joe Loudat DBA/	108.25	08/04/2017	Monthly Pest Control Service
17118	09/05/2017	Joe Loudat DBA/	108.25	09/07/2017	Monthly Pest Control Service
17285	10/03/2017	Joe Loudat DBA/	108.25	10/05/2017	Monthly Pest Control Service
17413	11/03/2017	Joe Loudat DBA/	108.25	11/06/2017	monthly pest control
17553	12/04/2017	Joe Loudat DBA/	108.25	12/06/2017	Monthly Pest Control Service
			1,813.19		
6700 - Plumbing Expense					
1612	01/17/2017	Twin City Plumbing LLC	335.50	01/17/2017	cut out 2 vaccum breaker & replaced with new fittings cut out old shower outside by pool
19016	05/04/2017	Holman's Quality Plumbing	217.50	05/05/2017	515 203 walker leak at meter
18881	05/05/2017	Holman's Quality Plumbing	325.00	05/05/2017	519 102 ran cameras to find roots after the ptraps in both bathrooms
1691	06/06/2017	Twin City Plumbing LLC	75.00	06/07/2017	Located water leak at sidewalk 519
19956	09/05/2017	Holman's Quality Plumbing	76.00	09/07/2017	519 / replaced vacuum breaker on hose bib
1804	10/24/2017	Twin City Plumbing LLC	171.65	10/24/2017	Repaired small leak at water meter 517
			1,200.65		
6701 - Porter Service					
1450	01/04/2017	T. Fry Make Ready	50.00	01/05/2017, 01/05/2017, 01/06/2017	removal of items from dumpster
1653	01/05/2017	Mel Morgan	500.00	01/05/2017	decemver porter service
161205-01	01/05/2017	Mel Morgan	140.56	01/05/2017	winterize each bldgs sprinkler riser
001	01/05/2017	JOSEPH MYERS JR	120.00	01/05/2017	CLEAN UP BROKEN GLASS IN PARKING LOTS CLEAN UP TRASH AND CIG BUTTS IN PARKING LOTS AND AROUND EACH BLDG
1007	01/27/2017	Robert Walker	50.00	02/06/2017	bulk pick up bagged leaves
1008	01/31/2017	Robert Walker	50.00	02/06/2017	bulk pick up queen box spring and metal frame

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Reference	Bill Date	Payee	Amount	Check Date	Description
1701	02/06/2017	Mel Morgan	400.00	02/06/2017	campus maint.
1452	02/06/2017	T. Fry Make Ready	50.00	02/07/2017	removed bulk items from trash
1029	03/06/2017	Robert Walker	400.00	03/06/2017	monthly porter service
1050	04/06/2017	Robert Walker	20.00	04/07/2017	bulk pick up
1060	04/06/2017	Robert Walker	400.00	04/07/2017	porter service
1075	05/04/2017	Robert Walker	400.00	05/05/2017	porter service
1083	05/04/2017	Robert Walker	30.00	05/05/2017	bulk pick up
1072	05/04/2017	Robert Walker	50.00	05/05/2017	bulk pick up
1068	05/04/2017	Robert Walker	30.00	05/05/2017	bulk pick up
170508-01	06/06/2017	Mel Morgan	175.00	06/07/2017	Porter Service
1092	06/06/2017	Robert Walker	60.00	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1096	06/06/2017	Robert Walker	45.00	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1097	06/06/2017	Robert Walker	75.00	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1102	06/06/2017	Robert Walker	45.00	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1116	06/06/2017	Robert Walker	400.00	06/07/2017, 06/07/2017, 06/07/2017	Monthly Porter Service
1134	07/03/2017	Robert Walker	45.00	07/06/2017	Bulk pick up University Place HOA
1136	07/03/2017	Robert Walker	75.00	07/06/2017	Bulk pick up University Place HOA
1145	07/03/2017	Robert Walker	400.00	07/06/2017	Monthly Porter Service
1123	07/03/2017	Robert Walker	45.00	07/06/2017	Bulk pick up University Place HOA
1127	07/03/2017	Robert Walker	60.00	07/06/2017	Bulk pick up University Place HOA
1131	07/03/2017	Robert Walker	60.00	07/06/2017	Bulk pick up University Place HOA
170731-01	08/03/2017	Mel Morgan	150.00	08/04/2017	Temporary Porter Service
1148	08/03/2017	Robert Walker	45.00	08/04/2017	Bulk pick up University Place HOA
1149	08/03/2017	Robert Walker	100.00	08/04/2017	Bulk pick up University Place HOA
1153	08/03/2017	Robert Walker	50.00	08/04/2017	Bulk pick up University Place HOA
1155	08/03/2017	Robert Walker	65.00	08/04/2017	Bulk pick up University Place HOA
1158	08/03/2017	Robert Walker	50.00	08/04/2017	Bulk pick up University Place HOA
1159	08/03/2017	Robert Walker	85.00	08/04/2017	Bulk pick up University Place HOA
1162	08/03/2017	Robert Walker	50.00	08/04/2017	Bulk pick up University Place HOA
1165	08/03/2017	Robert Walker	100.00	08/04/2017	Bulk pick up at River Ridge HOA
1167	08/03/2017	Robert Walker	100.00	08/04/2017	Bulk pick up University Place HOA
1184	09/05/2017	Robert Walker	100.00	09/07/2017	Bulk pick up University Place HOA
1188	09/05/2017	Robert Walker	45.00	09/07/2017	Bulk pick up University Place HOA
1193	09/05/2017	Robert Walker	100.00	09/07/2017	Bulk pick up University Place HOA
1195	09/05/2017	Robert Walker	100.00	09/07/2017	Bulk pick up University Place HOA
1203	09/05/2017	Robert Walker	35.00	09/07/2017	Bulk pick up at River Ridge HOA
1209	09/05/2017	Robert Walker	70.00	09/07/2017	Bulk pick up University Place HOA
1221	09/05/2017	Robert Walker	400.00	09/07/2017	Monthly Porter Service

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Reference	Bill Date	Payee	Amount	Check Date	Description
1233	10/03/2017	Robert Walker	72.50	10/05/2017	Bulk pick up University Place HOA
1245	10/03/2017	Robert Walker	35.00	10/05/2017	Bulk pick up University Place HOA
1252	10/03/2017	Robert Walker	400.00	10/05/2017	Monthly Porter Service
1254	11/03/2017	Robert Walker	45.00	11/06/2017	Bulk Pick up
1254	11/03/2017	Robert Walker	5.00	11/06/2017	Bulk Pick up
1254	11/03/2017	Robert Walker	15.00	11/06/2017	Bulk Pick up
1254	11/03/2017	Robert Walker	15.00	11/06/2017	Bulk Pick up
1273	11/03/2017	Robert Walker	30.00	11/06/2017	Cleaned up around overfilled dumpsters
1281	11/03/2017	Robert Walker	400.00	11/06/2017	Monthly Porter Service
1301	12/04/2017	Robert Walker	400.00	12/06/2017	Monthly Porter Service

7,238.06

6702 - Pool Expense

1369	01/05/2017	Clear Water Pool Company	194.85	01/05/2017	monthly pool cleaning
1479	02/06/2017	Clear Water Pool Company	643.01	02/06/2017	
1595	03/06/2017	Clear Water Pool Company	707.41	03/06/2017	monthly pool maint
1704	04/06/2017	Clear Water Pool Company	378.88	04/07/2017	monthly pool cleaning
1819	05/04/2017	Clear Water Pool Company	503.90	05/05/2017	monthly pool cleaning
2014	06/06/2017	Clear Water Pool Company	672.02	06/07/2017	monthly pool cleaning
2155	07/03/2017	Clear Water Pool Company	2,867.00	07/06/2017	University Place Pool Repair
2078	07/06/2017	Clear Water Pool Company	574.86	07/06/2017	Monthly Pool Service
2184	08/03/2017	Clear Water Pool Company	579.14	08/04/2017	Monthly Pool Service
2290	09/07/2017	Clear Water Pool Company	1,002.18	09/07/2017	Monthly Pool Service
2409	10/05/2017	Clear Water Pool Company	389.70	10/05/2017	Monthly Pool Service
2509	11/03/2017	Clear Water Pool Company	412.43	11/06/2017	Monthly Pool Service
2606	12/08/2017	Clear Water Pool Company	243.56	12/14/2017	Monthly Pool Service

9,168.94

6705 - Professional Fees

13613	01/01/2017	The Rife Law Firm	75.00	01/17/2017	Water leak on 3rd floor building 529
13676	02/17/2017	The Rife Law Firm	250.00	02/17/2017	Legal advise on 529 leak issues
455042	10/11/2017	Seidel, Schroeder & Company	425.00	10/12/2017	2016 Tax return

750.00

6750 - Roofing Expense

515 Southwest Parkway	09/05/2017	Grandchamp Roofing	150.00	09/07/2017	Flashed and caulked around lead pipe jack
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Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
6752 - Security Expense					
8834	04/06/2017	International Security	882.24	04/07/2017	patrol
9015	04/26/2017	International Security	441.12	04/26/2017	patrol university place 04/15-04/30
9067	05/22/2017	International Security	441.12	05/24/2017	patrol university place 05/01 - 05/15
9342	10/11/2017	International Security	882.24	10/12/2017	Monthly Security Patrols
9414	11/09/2017	International Security	882.24	11/09/2017	November 2017 Monthly security patrol
9489	12/14/2017	International Security	882.24	12/14/2017	Monthly Security Patrols

4,411.20

6757 - Telephone Service

979-694-1850-11209-5	01/04/2017	FRONTIER COMMUNICATION	62.87	01/05/2017	pool phone
979-694-2447-110102-5	01/05/2017	FRONTIER COMMUNICATION	97.64	01/05/2017	PHONE
979-694-2447-110102-5	01/27/2017	FRONTIER COMMUNICATION	97.48	02/06/2017	pool phone
97969418501112095	02/06/2017	FRONTIER COMMUNICATION	62.79	02/06/2017	UP Pool Phone
979-694-1850-111209-5	03/06/2017	FRONTIER COMMUNICATION	62.79	03/06/2017	university pool phone
979-694-2447-110102-5	03/06/2017	FRONTIER COMMUNICATION	97.48	03/06/2017	
979-694-2447-110102-5	04/06/2017	FRONTIER COMMUNICATION	97.48	04/07/2017	phone
979-694-1850-111209-5	04/06/2017	FRONTIER COMMUNICATION	62.79	04/07/2017	pool phone
979-694-1850-111209-5	05/04/2017	FRONTIER COMMUNICATION	62.87	05/05/2017	pool phone
979-694-2447-110102-5	05/04/2017	FRONTIER COMMUNICATION	97.64	05/05/2017	pool phone
979-694-2447-110102-5	05/23/2017	FRONTIER COMMUNICATION	97.64	05/24/2017	pool phone
97969418501112095	06/06/2017	FRONTIER COMMUNICATION	62.87	06/07/2017	UP Pool Phone
979-694-2447-110102-5	07/03/2017	FRONTIER COMMUNICATION	97.64	07/03/2017	Pool phone
97969418501112095	07/03/2017	FRONTIER COMMUNICATION	62.87	07/06/2017	UP Pool Phone
97969418501112095	08/03/2017	FRONTIER COMMUNICATION	63.92	08/04/2017	Pool Phone
97969424471101025	08/03/2017	FRONTIER COMMUNICATION	99.74	08/04/2017	Telephone bill
97969424471101025	09/05/2017	Frontier Communications	99.74	09/07/2017	University Place Telephone
97969418501112095	09/06/2017	Frontier Communications	63.92	09/07/2017	UP Pool Phone
97969424471101025	10/03/2017	FRONTIER COMMUNICATION	99.74	10/05/2017	University Place Telephone

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
9796941850112095	10/03/2017	FRONTIER COMMUNICATION	63.92	10/05/2017	University Place Pool Telephone
97969424471101025	11/03/2017	FRONTIER COMMUNICATION	100.16	11/06/2017	Monthly Telephone service
9796941850112095	11/06/2017	FRONTIER COMMUNICATION	64.13	11/06/2017	University Place Pool Telephone
97969424471101025	12/04/2017	FRONTIER COMMUNICATION	100.16	12/06/2017	University Place Telephone
9796941850112095	12/04/2017	FRONTIER COMMUNICATION	64.13	12/06/2017	University Place Pool Telephone
			1,942.41		

6810 - Utilities

109339-189466	01/04/2017	College Station Utilities	130.02	01/16/2017	523 SW Parkway
178969-159782	01/04/2017	College Station Utilities	45.60	01/16/2017	515 Southwest Parkway
178969-187004	01/04/2017	College Station Utilities	215.25	01/16/2017	515 Southwest Parkway electrical
178969-187036	01/04/2017	College Station Utilities	196.47	01/16/2017	517 SW Parkway Electrical
178969-187050	01/04/2017	College Station Utilities	180.84	01/16/2017	521 SW Parkway electrical
178969-189468	01/04/2017	College Station Utilities	136.65	01/16/2017	525 SW Parkway Electrical
178969-189476	01/04/2017	College Station Utilities	200.67	01/16/2017	527 SW Parkway electrical
178969-189650	01/04/2017	College Station Utilities	65.73	01/16/2017	529 SW Parkway electrical
178969-187048	01/05/2017	College Station Utilities	926.09	01/05/2017	519 HL
178969-187048	01/27/2017	College Station Utilities	1,191.82	02/06/2017	519 hl
178969-187004	02/13/2017	College Station Utilities	190.29	02/13/2017	515
178969-187036	02/13/2017	College Station Utilities	188.54	02/13/2017	
178969-187050	02/13/2017	College Station Utilities	215.61	02/13/2017	521
178969-189468	02/13/2017	College Station Utilities	118.85	02/13/2017	525
178969-159782	02/13/2017	College Station Utilities	45.60	02/13/2017	515
178969-189650	02/13/2017	College Station Utilities	58.49	02/13/2017	529
109339-189466	02/13/2017	College Station Utilities	118.09	02/13/2017	523
178969-189476	02/13/2017	College Station Utilities	187.61	02/13/2017	Utilities (527)
178969-187048	02/23/2017	College Station Utilities	1,057.88	02/23/2017	utilites
109339-189466	03/17/2017	City Of College Station	106.48	03/20/2017	523 utilities
178969-189650	03/17/2017	City Of College Station	53.36	03/20/2017	529 utilities

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
178969-189476	03/17/2017	City Of College Station	167.30	03/20/2017	527 - utilities
178969-187050	03/17/2017	City Of College Station	234.75	03/20/2017	521 utilites
178969-187036	03/17/2017	City Of College Station	174.17	03/20/2017	517 utilites
178969-187004	03/17/2017	City Of College Station	167.30	03/20/2017	515 utilities
178969-159782	03/17/2017	City Of College Station	83.12	03/20/2017	515 utilities
178969-189468	03/20/2017	College Station Utilities	141.18	03/20/2017	utilities
178969-187048	03/28/2017	City Of College Station	965.70	03/28/2017	519 utilites
178969-189476	04/13/2017	City Of College Station	105.11	04/13/2017	
178969-189650	04/13/2017	City Of College Station	57.43	04/13/2017	
178969-159782	04/13/2017	City Of College Station	80.44	04/13/2017	
178969-187004	04/13/2017	City Of College Station	172.43	04/13/2017	
178969-187036	04/13/2017	City Of College Station	118.85	04/13/2017	
178969-187050	04/13/2017	City Of College Station	123.22	04/13/2017	
178969-189468	04/13/2017	City Of College Station	109.19	04/13/2017	
109339-189466	04/13/2017	City Of College Station	79.61	04/13/2017	
178969-187048	04/26/2017	City Of College Station	815.77	04/26/2017	Utilities
109339-189466	05/22/2017	City Of College Station	47.33	05/24/2017	
178969-189476	05/22/2017	City Of College Station	109.34	05/24/2017	
178969-189650	05/22/2017	City Of College Station	48.38	05/24/2017	
178969-159782	05/22/2017	City Of College Station	53.64	05/24/2017	
178969-187004	05/22/2017	City Of College Station	144.95	05/24/2017	
178969-187036	05/22/2017	City Of College Station	115.23	05/24/2017	
178969-187050	05/22/2017	City Of College Station	102.09	05/24/2017	
178969-189468	05/22/2017	City Of College Station	79.92	05/24/2017	
178969-187048	05/22/2017	City Of College Station	851.55	05/24/2017	
109339-189466	06/23/2017	College Station Utilities	47.33	06/23/2017	523 SW Parkway
178969-189468	06/23/2017	College Station Utilities	79.16	06/23/2017	525 SW Parkway Electrical

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
178969-187050	06/23/2017	College Station Utilities	98.47	06/23/2017	521 SW Parkway electrical
178969-187036	06/23/2017	College Station Utilities	122.48	06/23/2017	517 SW Parkway Electrical
178969-187004	06/23/2017	College Station Utilities	147.22	06/23/2017	515 Southwest Parkway electrical
178969-159782	06/23/2017	College Station Utilities	602.05	06/23/2017	515 Southwest Parkway (water)
178969-189650	06/23/2017	College Station Utilities	47.92	06/23/2017	529 SW Parkway electrical
178969-189476	06/23/2017	College Station Utilities	105.56	06/23/2017	527 SW Parkway electrical
178969-187048	07/03/2017	College Station Utilities	802.17	07/03/2017	Utilities
178969-189476	07/22/2017	City Of College Station	96.21	07/24/2017	527 HL
178969-189650	07/22/2017	City Of College Station	48.97	07/24/2017	529 HL
178969-187050	07/22/2017	City Of College Station	101.95	07/24/2017	521 hl
178969-189468	07/22/2017	City Of College Station	82.47	07/24/2017	525 hl
178969-187036	07/22/2017	City Of College Station	127.75	07/24/2017	517 HL
178969-187004	07/22/2017	City Of College Station	149.63	07/24/2017	515 HL
178969-159782	07/22/2017	City Of College Station	522.64	07/24/2017	515
109339-189466	07/22/2017	City Of College Station	48.97	07/24/2017	523 HL
178969-187048	07/22/2017	City Of College Station	601.58	07/24/2017	519 HL
109339-189466	08/29/2017	College Station Utilities	46.12	08/29/2017	Utilities 523
178969-159782	08/29/2017	College Station Utilities	1,159.49	08/29/2017	515 Southwest Parkway (water)
178969-187004	08/29/2017	College Station Utilities	127.14	08/29/2017	515 Southwest Parkway electrical
178969-187036	08/29/2017	College Station Utilities	119.76	08/29/2017	517 SW Parkway Electrical
178969-187050	08/29/2017	College Station Utilities	94.41	08/29/2017	521 SW Parkway electrical
178969-189468	08/29/2017	College Station Utilities	77.04	08/29/2017	525 SW Parkway Electrical
178969-189476	08/29/2017	College Station Utilities	87.76	08/29/2017	527 SW Parkway electrical
178969-189650	08/29/2017	College Station Utilities	45.97	08/29/2017	529 SW Parkway electrical
178969-187048	08/29/2017	College Station Utilities	585.58	08/29/2017	building 519 Electric
178969-187048	09/20/2017	City Of College Station	648.39	09/22/2017	519
109339-189466	09/20/2017	City Of College Station	52.15	09/22/2017	523

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
178969-189476	09/20/2017	City Of College Station	96.66	09/22/2017	527
178969-189650	09/20/2017	City Of College Station	52.15	09/22/2017	529
178969-159782	09/20/2017	City Of College Station	846.92	09/22/2017	515
178969-187004	09/20/2017	City Of College Station	137.57	09/22/2017	515
178969-187036	09/20/2017	City Of College Station	108.74	09/22/2017	517
178969-187050	09/20/2017	City Of College Station	108.28	09/22/2017	521
178969-189468	09/20/2017	City Of College Station	88.06	09/22/2017	525
178969-189476	10/17/2017	College Station Utilities	96.21	10/17/2017	utilities
178969-189650	10/17/2017	College Station Utilities	50.64	10/17/2017	utilities
178969-159782	10/17/2017	College Station Utilities	495.84	10/17/2017	utilities
178969-187004	10/17/2017	College Station Utilities	144.95	10/17/2017	utilities
178969-187036	10/17/2017	College Station Utilities	123.67	10/17/2017	utilities
178969-187050	10/17/2017	College Station Utilities	101.65	10/17/2017	utilities
178969-189468	10/17/2017	College Station Utilities	85.95	10/17/2017	utilities
109339-189466	10/17/2017	College Station Utilities	50.95	10/17/2017	utilities
178969-187048	10/24/2017	College Station Utilities	651.96	10/24/2017	utilities
109339-189466	11/10/2017	College Station Utilities	55.47	11/10/2017	utilities 523 electrical
178969-159782	11/10/2017	College Station Utilities	281.44	11/10/2017	utilities 515 Sprinklers
178969-187004	11/10/2017	College Station Utilities	157.02	11/10/2017	utilities 515 electrical
178969-187036	11/10/2017	College Station Utilities	130.16	11/10/2017	utilities 517 electrical
178969-187050	11/10/2017	College Station Utilities	109.50	11/10/2017	utilities 521 electrical
178969-189468	11/10/2017	College Station Utilities	94.71	11/10/2017	utilities 525 electrical
178969-189476	11/10/2017	College Station Utilities	106.48	11/10/2017	utilities 527 electrical
178969-189650	11/10/2017	College Station Utilities	55.47	11/10/2017	utilities 529 electrical
178969-187048	11/21/2017	College Station Utilities	669.24	11/22/2017	UTILITIES
178969-187048	12/20/2017	College Station Utilities	731.23	12/21/2017	building 519 Electric
178969-189476	12/20/2017	College Station Utilities	120.06	12/21/2017	utilities 527 electrical

Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check Date	Description
178969-189650	12/20/2017	College Station Utilities	59.84	12/21/2017	utilities 529 electrical
178969-159782	12/20/2017	College Station Utilities	126.00	12/21/2017	utilities 515 Sprinklers
178969-187004	12/20/2017	College Station Utilities	169.98	12/21/2017	utilities 515 electrical
178969-187036	12/20/2017	College Station Utilities	155.51	12/21/2017	utilities 517 electrical
178969-187050	12/20/2017	College Station Utilities	120.36	12/21/2017	utilities 521 electrical
178969-189468	12/20/2017	College Station Utilities	103.15	12/21/2017	utilities 525 electrical
109339-189466	12/20/2017	College Station Utilities	60.00	12/21/2017	utilities 523 electrical
			24,200.10		
Total			254,686.78		

Delinquency



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

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 226.00

Unit	Name	30+	60+	90+
University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840				
515#201	[REDACTED]	10.00	0.00	0.00
515#204	[REDACTED]	275.00	50.00	0.00
523#302	[REDACTED]	225.00	0.00	0.00
525#101	[REDACTED]	915.00	690.00	430.00
		1,425.00	740.00	430.00
Total		1,425.00	740.00	430.00



PROSPERITY BANK®

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Statement Date

1/31/2018

7491 1 AV 0.378

Account No

UNIVERSITY PLACE CONDOMINIUM HOMEOWNERS

Page 1 of 5

ASSOCIATION INC

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



On June 14, 2016, the Federal Bureau of Investigation issued a Public Service Announcement entitled BUSINESS E-MAIL COMPROMISE: THE 3.1 BILLION DOLLAR SCAM. You can read the full announcement on their website: <https://www.ic3.gov/media/2016/160614.aspx>.

Wire transfers and/or ACH origination instructions that are initiated by email, fax, and telephone represent a significant risk for fraud. Email accounts can be hacked and hijacked. Fax numbers can be spoofed and emulated with signatures scanned and pasted. Voice calls can never be authenticated without additional verification methods, such as a call back and/or PIN.

Unfortunately, there have been increasing instances where individuals or companies fall victim to wire transfer and/or ACH origination scams perpetrated through fake emails, faxes, or voice requests - often from people they believe to be senior executives of their own company, legitimate vendors, or customers. Don't be a victim. Always question wiring instructions or ACH origination instructions sent by email, fax, or telephone - especially those with last minute changes for an intended beneficiary.

For more information regarding online security and fraud prevention, visit our website at <https://www.prosperitybankusa.com/fraud-prevention.aspx>.

STATEMENT SUMMARY

TX Prosperity Money Market Ind Account No

01/01/2018	Beginning Balance		\$67,808.32
	2 Deposits/Other Credits	+	\$1,934.50
	0 Checks/Other Debits	-	\$0.00
01/31/2018	Ending Balance	31 Days in Statement Period	\$69,742.82
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
01/23/2018	Deposit	\$1,920.00
01/31/2018	Accr Earning Pymt Added to Account	\$14.50

TOTAL OVERDRAFT FEES

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

MEMBER FDIC



NYSE Symbol "PB"

0000



103211 : 00749101

UNIVERSITY PLACE CONDOMINIUMS : 2018

	2017 Budget	2017 Actual	2018 Budget	
<u>INCOME</u>				
HOA Dues	230400	239676.1	259200	100%
Late Fees		205		
Transfer				
Misc Income				
TOTAL INCOME	230400	239881.1	259200	
 <u>EXPENSES:</u>				
Lawn Maintenance	27000	25952.65	26000 *	
Insurance	26000	26716.49	26000 *	
Management Fee	13200	13200	13200 *	
Telephone	2025	1942.41	2000 *	
Porter Service	5000	7238.06	7000	
Utilities	27500	24200.1	25000 *	
Pool Expense	8250	9168.94	9000 *	
Pest Control	1750	1813.19	1800	
Office Expense	750	160.24	200	
Professional/Legal Fees	1000	2731	1000	
Fence Repair	0	329.01	0	
Electrical Repairs	0	5225.26	0	
Inspection/Monitoring	4000	663.01	2000 *	
Plumbing Repair	5000	1200.65	2000	
General Maintenance	18000	16006.6	17000	
Sprinkler Repair	2750	0	0	
Security Expense	0	4411.2	10586.88	
Parking Lot Repair	2500	4821.82	0	
Special Projects	0	21986.79	0	
Deposit to Reserves	23040	23040	25920 *	
Bank Mortgage Payment	63921	63921	63921 *	
				**167.57 per unit
<u>Total Expenses</u>	231686	254728.4	232627.9	201.86
 Year End Totals:	 -4750	 -14847.3	 26572.1	
 Current Reserve Balance as of 12/2017	 67808.32			
Current Operating Balance as of Dec-17	31810.03			
 <i>Estimated Reserve Balance</i>	 2018 92608.3	 2160.00 per month into Reserves		
<i>Estimated Operating Balance</i>	2018 58382.1			
 Monthly Renovation Loan Amount	 5326.75			



Bob Walker
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 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/13/18 at 3:58 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/13/2018 to 01/09/2017 Street Name is like 'southwest'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
17016992	515 Southwest #103	103	4	4/-		University Place @ CS Condos	1999	1,236		\$107.61	\$133,000	116
17017085	519 Southwest #202	202	4	4/-		University Place @ CS Condos	1999	1,236		\$109.22	\$135,000	111
17011666	529 Southwest Parkway #201		4	4/-		University Place @ CS Condos	2000	1,236		\$112.46	\$139,000	168
18000760	525 Southwest Parkway #201		4	4/-	NONE	University Place @ CS Condos	2000	1,236		\$112.46	\$139,000	15
18000414	519 Southwest Pkwy #102102		4	4/-		University Place @ CS Condos	1999	1,236		\$116.91	\$144,500	31
17018917	529 Southwest Pkwy #204204		4	4/-		University Place @ CS Condos	2000	1,236		\$125.40	\$155,000	70

# LISTINGS:	6	Medians:	2000	1,236	\$112.46	\$139,000	91
		Minimums:	1999	1,236	\$107.61	\$133,000	15
		Maximums:	2000	1,236	\$125.40	\$155,000	168
		Averages:	2000	1,236	\$114.01	\$140,917	85

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
17003950	519 Southwest #203	203	4	4/-		University Place @ CS Condos	1999	1,236		\$105.99	\$131,000	\$135,500	\$109.63	06/15/2017	103.44	79
17010038	523 Southwest Parkway #203		4	4/-	NONE	University Place @ CS Condos	2000	1,236		\$112.46	\$139,000	\$136,000	\$110.03	07/24/2017	97.84	27
17009558	517 Southwest Parkway #203		4	4/-		University Place @ CS Condos	1999	1,236		\$110.84	\$137,000	\$137,000	\$110.84	07/06/2017	100.00	24
17005520	523 Southwest Parkway #202		4	4/0	NONE	University Place @ CS Condos	2000	1,236		\$111.41	\$137,700	\$138,700	\$112.22	06/01/2017	100.73	49
17007999	523 Southwest Parkway #303		4	4/-	NONE	University Place @ CS Condos	1999	1,236		\$110.76	\$136,900	\$140,000	\$113.27	06/20/2017	102.26	28

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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.



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 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/13/18 at 3:58 pm

Residential

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
17007920	519 Southwest Pkwy #304304		4	4/-	NONE	University Place @ CS Condos	1999		1,236	\$113.19	\$139,900	\$141,500	\$114.48	08/24/2017	101.14	97
17011429	519 Southwest Pkwy #201201		4	4/-	NONE	University Place @ CS Condos	1999		1,236	\$117.23	\$144,900	\$151,000	\$122.17	09/05/2017	104.21	60
# LISTINGS:		7	Medians:				1999	1,236	\$111.41	\$137,700	\$138,700	\$112.22		101.14	49	
			Minimums:				1999	1,236	\$105.99	\$131,000	\$135,500	\$109.63		97.84	24	
			Maximums:				2000	1,236	\$117.23	\$144,900	\$151,000	\$122.17		104.21	97	
			Averages:				1999	1,236	\$111.70	\$138,057	\$139,957	\$113.23		101.37	52	

Quick Statistics (13 Listings Total)				
	Min	Max	Average	Median
List Price	\$131,000	\$155,000	\$139,377	\$139,000
Sold Price	\$135,500	\$151,000	\$139,957	\$138,700

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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.



POLICY DECLARATIONS - CONDO/TOWNHOME PRIMARY POLICY

Named Insured UNIVERSITY PLACE CONDOMINIUMS

Mailing Address 903 TEXAS AVE S
COLLEGE STA, TX 77840-2228

Policy Number 60509-19-25

Auditable

Policy Period From 04-05-2017
To 04-05-2018 12:01 A.M. Standard time at your mailing address shown above.

In return for the payment of premium and subject to all the terms of this policy, we agree with you to provide insurance as stated in this policy. We provide insurance only for those Coverages described and for which a specific limit of insurance is shown.

The following premium credits and discounts applied to the premium associated with this coverage part:
Favorable Loss Experience Discount

There may be other credits and discounts you may be able to enjoy, please contact your agent for full details.

Your Agent

Randy Flasowski
1001 University, #105
College Statio, TX 77840
(979) 691-2534

PROPERTY, INLAND MARINE AND CRIME COVERAGES AND LIMITS						
The following coverages apply to the described locations and/or building. Please refer to the Base Coverages And Extensions section for other coverages and extensions applying at the policy level.						
Option: BV - Blanket Value (see Base Coverage & Extensions for the total limit) Valuation: ACV - Actual Cash Value; AV - Agreed Value; RC - Replacement Cost; ERC - Extended RC; FRC- Functional RC; GRC - Guaranteed RC Abbreviation: ALS = Actual Loss Sustained; BI = Business Income; EE = Extra Expense						
Premises Number	Bldg. No.	Covered Premises Address	Mortgagee Name And Address			
001	All	515 Southwest Pkwy # 529 College Sta, TX 77840-7123				
Coverage			Option	Valuation	Limit Of Insurance	Deductible/ Waiting Period
Building				ERC	\$9,637,100	\$10,000
Business Personal Property (BPP)				RC	\$6,500	\$10,000
Accounts Receivables - On-Premises					\$5,000	\$10,000
Building - Automatic Increase Amount					8%	
Building Ordinance Or Law - 1 (Undamaged Part)					Included	None
Building Ordinance Or Law - 2 (Demolition Cost)					\$32,200	None
Building Ordinance Or Law - 3 (Increased Cost)					\$12,600	None
Debris Removal					25% Of Loss + 10,000	
Electronic Data Processing Equipment					\$5,000	\$10,000
Exterior Building Glass					Included	\$10,000
Outdoor Property					\$2,500	\$10,000
Outdoor Property - Trees, Shrubs & Plants (Per Item)					\$500	\$10,000
Personal Effects					\$2,500	\$10,000
Pollutant Clean Up And Removal Aggregate					\$10,000	\$10,000
Specified Property					\$27,500	\$10,000
Valuable Paper And Records - On-Premises					\$5,000	\$10,000

PROPERTY, INLAND MARINE AND CRIME COVERAGE AND LIMITS OF INSURANCE

The following Coverages and Extensions apply to all covered locations (premises) and/or buildings. Please refer to the individual location (premises) section for coverages and limits specific to such location (premises).

Base Coverage And Extensions	Limit of Insurance	Deductible/ Waiting Period
Accounts Receivables - Off-Premises	\$2,500	\$10,000
Association Fees And Extra Expense	\$100,000	
Back Up Of Sewers Or Drains	\$10,000	\$10,000
Crime Conviction Reward	\$5,000	None
Employee Dishonesty	\$50,000	\$10,000
Fire Department Service Charge	\$1,000	None
Fire Extinguisher Systems Recharge Expense	\$2,500	None
Forgery And Alteration	\$2,500	\$10,000
Limited Biohazardous Substance Coverage - Per Occurrence	\$10,000	\$10,000
Limited Biohazardous Substance Coverage - Aggregate	\$20,000	\$10,000
Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate	\$15,000	\$10,000
Master Key	\$5,000	None
Master Key - Per Lock	\$100	None
Money And Securities - Inside Premises	\$5,000	\$500
Money And Securities - Outside Premises	\$5,000	\$500
Money Orders And Counterfeit Paper Currency	\$1,000	\$10,000
Newly Acquired Or Constructed Property	\$250,000	\$10,000
Outdoor Signs	\$2,500	\$500
Outdoor Signs - Per Sign	\$1,000	
Personal Property At Newly Acquired Premises	\$100,000	\$10,000
Personal Property Off Premises	\$5,000	\$10,000
Premises Boundary	100 Feet	
Preservation Of Property	30 Days	
Valuable Paper And Records - Off-Premises	\$2,500	\$10,000

**LIABILITY AND MEDICAL EXPENSES
COVERAGE AND LIMITS OF INSURANCE**

Each paid claim for the following coverage reduces the amount of insurance we provide during the applicable policy period. Please refer to the policy.

Premium Basis: (A) Area; (C) Total Cost; (P) Payroll; (S) Sales/Receipts; (U) Each Unit
 (M) Public Area Square Feet
 (O) Other:

Covered Premises And Operations

Address	Classification / Exposure	Class Code	Prem. Basis	Annual Exposure	Rate	Advance Premium
515 Southwest Pkwy # 529 College Sta, TX 77840-7123	Condominiums / Townhomes Swimming Pool	8641 00097	Incl U	Included 1	Included Included	Included Included

LIABILITY AND MEDICAL EXPENSES COVERAGE AND LIMITS OF INSURANCE CONTINUED

Coverage	Amount /Date
General Aggregate (Other Than Products & Completed Operations)	\$4,000,000
Products And Completed Operations Aggregate	\$2,000,000
Personal And Advertising Injury	Included
Each Occurrence	\$2,000,000
Tenants Liability (Each Occurrence)	\$75,000
Medical Expense (Each Person)	\$5,000
Directors & Officers Liability - Per Claim	\$1,000,000
Directors & Officers Liability - Aggregate	\$1,000,000
Directors & Officers Liability - Self Insured Retention	\$1,000
Directors & Officers Liability Retroactive Date	04/05/2012
Non-Owned Auto Liability	\$2,000,000