



UNIVERSITY
PLACE
CONDOMINIUMS

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

**Agenda HOA Board Meeting
November 18, 2020
6pm @ Beal Properties**

1. Call the meeting to Order
2. Review Meeting Minutes
3. Financial Report
4. Management Report
5. Old Business:
 - a. Fire Alarm System Status
 - b. Volley ball / Swimming pool area
6. New Business:
 - a. 2021 Annual Meeting
 - b. Lighting Bid
7. Adjournment

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 10/31/2020

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	217,550.00	99.98	217,550.00	99.98
NSF Penalty	35.00	0.02	35.00	0.02
Total Operating Income	217,585.00	100.00	217,585.00	100.00
Expense				
Electrical Repairs	10,168.54	4.67	10,168.54	4.67
Fence Repair	518.88	0.24	518.88	0.24
Fire Alarm Repairs	12,677.85	5.83	12,677.85	5.83
General Maintenance	11,979.29	5.51	11,979.29	5.51
Insurance	28,991.99	13.32	28,991.99	13.32
Transfer to Reserves	21,600.00	9.93	21,600.00	9.93
Lawn/Property Maintenance	29,282.49	13.46	29,282.49	13.46
Special Projects	11,445.81	5.26	11,445.81	5.26
Management Fee	11,000.00	5.06	11,000.00	5.06
Monitoring Service	720.00	0.33	720.00	0.33
Mortgage/Note Payment	61,941.60	28.47	61,941.60	28.47
Office Expenses	120.00	0.06	120.00	0.06
Pest Control	1,082.50	0.50	1,082.50	0.50
Plumbing Expense	7,175.00	3.30	7,175.00	3.30
Porter Service	8,234.87	3.78	8,234.87	3.78
Pool Expense	5,418.31	2.49	5,418.31	2.49
Professional Fees	135.00	0.06	135.00	0.06
Property Taxes	2.26	0.00	2.26	0.00
Security Expense	4,438.30	2.04	4,438.30	2.04
Sign Expense	1,466.74	0.67	1,466.74	0.67
Telephone Service	706.72	0.32	706.72	0.32
Towing Service	550.00	0.25	550.00	0.25
Trash Pick-up	615.00	0.28	615.00	0.28
Utilities	14,273.66	6.56	14,273.66	6.56
Total Operating Expense	244,544.81	112.39	244,544.81	112.39
NOI - Net Operating Income	-26,959.81	-12.39	-26,959.81	-12.39
Total Income	217,585.00	100.00	217,585.00	100.00
Total Expense	244,544.81	112.39	244,544.81	112.39
Net Income	-26,959.81	-12.39	-26,959.81	-12.39

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	1,086.00		1,086.00	
Net Other Items	<u>1,086.00</u>		<u>1,086.00</u>	
Cash Flow	<u>-25,873.81</u>		<u>-25,873.81</u>	
Beginning Cash	67,947.93		67,947.93	
Beginning Cash + Cash Flow	42,074.12		42,074.12	
Actual Ending Cash	42,524.12		42,524.12	

Expense Distribution

Exported On: 11/18/2020 03:21 PM

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

Payees: All

Bill Date Range: 01/01/2020 to 10/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	05/01/2020	515#304	Diane Frazier	225.00	123509	05/13/2020	Diane Frazier, University Place Condominiums - 515#304
	06/22/2020	529#102	Lynn Young	175.00	123706	07/16/2020	Lynn Young, University Place Condominiums - 529#102
	09/21/2020	515#301	Brackin & Patti Smith	475.00	123898	09/28/2020	Brackin & Patti Smith, University Place Condominiums -
				875.00			
4600 - Homeowners Association Dues							
	01/20/2020	515#204	Sue & Stephanie Cheung	225.00	123176	01/23/2020	Sue & Stephanie Cheung, University Place Condominiums
	07/09/2020	529#202	Guy Wiggs	225.00	123705	07/16/2020	Guy Wiggs, University Place Condominiums - 529#202
				450.00			
6390 - Electrical Repairs							
12013	01/10/2020		Constant Current Electric	1,103.15	123153	01/10/2020	517- Removed and replaced 3 faulty LED wallpacks
12096	05/06/2020		Constant Current Electric	5,965.18	123476	05/06/2020	removed 15 faulty wall packs, replaced
12113	05/06/2020		Constant Current Electric	2,852.39	123496	05/06/2020	Removed and replaced 6 new wallpacks, replaced 2 faulty
12155	07/06/2020		Constant Current Electric	119.00	123660	07/06/2020	Reinstalled porch light (101)
12180	08/07/2020		Constant Current Electric	128.82	123776	08/07/2020	Adjusted photocell to work properly
				10,168.54			
6430 - Fence Repair							
232	07/20/2020		College Station Fencing Company	378.88	123712	07/20/2020	60 pickets for University Place Condos
251	10/20/2020		College Station Fencing Company	140.00	123973	10/20/2020	
				518.88			
6437 - Fire Alarm Repairs							
1061-F062234	01/07/2020		American Fire Protection Group-College Station	1,406.17	123236	02/11/2020	Cleaned out clogged pipe on building 525, restricting water flow. Replaced one bad pull station.
1061-F065643	02/06/2020		American Fire Protection Group-College Station	1,970.15	123209	02/07/2020	Replaced damaged wire on pull station, building 521.. inspected several units before finding broken fire alarm.
1061-F068798	03/04/2020		American Fire Protection Group-College Station	855.48	123289	03/04/2020	replace alarm batteries 517, 527, 529
1061-F069110	03/06/2020		American Fire Protection Group-College Station	1,162.61	123301	03/06/2020	replace fire alarm panel bldg 517
1061-F070217	04/21/2020		American Fire Protection Group-College Station	411.35	123431	04/22/2020	Repaired trouble on wireless gateway, 527
1061-F083002	09/15/2020		American Fire Protection Group-College Station	2,473.08	123881	09/16/2020	
1061-F090111	10/20/2020		American Fire Protection Group-College Station	617.03	123971	10/20/2020	
				8,895.87			
6455 - General Maintenance							
1810	01/06/2020		Petty-Faldyn Property Repair LLC	690.00	123142	01/07/2020	bulk pick up Aug 30, Sept 3,6,9,20,23,25
2093261	02/07/2020		A Clean Sweep	149.00	123231	02/07/2020	Cleaned out clogged dryer vent line, 523#302
11906	04/06/2020		T. Fry Make Ready	50.00	123406	04/06/2020	521 #102 Rain gutter repair
02/17/2020	04/07/2020		Chad's Mobile Wash	1,200.00	123412	04/07/2020	Pressure washed breezeways at UP
515-529	04/24/2020		Chad's Mobile Wash	1,200.00	123440	04/27/2020	Quarterly Power washing breeze ways and stairs
2059	05/06/2020		Petty-Faldyn Property Repair LLC	297.00	123484	05/06/2020	UP- Repaired several loose railings through the complex
11940	05/06/2020		T. Fry Make Ready	96.49	123495	05/06/2020	#519 - Repaired handrail that had fallen off
2104	06/02/2020		Petty-Faldyn Property Repair LLC	1,177.00	123590	06/04/2020	repair stair railing/supplies
10195	07/06/2020		The Clean Up Crew	180.00	123671	07/06/2020	Cut locks from fire protection gates on fire windows, raised
2127	07/06/2020		Petty-Faldyn Property Repair LLC	80.00	123668	07/06/2020	525#201 Repaired 2 broken spindles
2126	07/06/2020		Petty-Faldyn Property Repair LLC	102.00	123668	07/06/2020	Repaired Pool Fence repaired -- secured metal post
UP	07/20/2020		Chad's Mobile Wash	1,600.00	123711	07/20/2020	Pressured washed all breeze ways walkways, walls &
2301	08/19/2020		Petty-Faldyn Property Repair LLC	447.00	123802	08/20/2020	
	09/02/2020		Fire Water Restoration Emergency Services	915.80	123855	09/08/2020	
	09/02/2020		Fire Water Restoration Emergency Services	3,300.00	123855	09/08/2020	
2018	10/06/2020		Robert Walker	495.00	123951	10/07/2020	Bulk trash pick up, cut locks, tree branches
				11,979.29			
6470 - Insurance							
F006095969-001-00001	01/06/2020		Farmers Insurance Exchange	2,684.08	123137	01/07/2020	monthly insurance
F006095969-001-00001	02/18/2020		Farmers Insurance Exchange	2,678.08	123254	02/19/2020	Feb Insurance
F006095969-001-00001	02/25/2020		Farmers Insurance Exchange	2,678.08	123259	02/25/2020	Monthly Insurance premium
F006095969-001-00001	03/27/2020		Farmers Insurance Exchange	3,402.49	123357	03/27/2020	monthly insurance
F006095969-001-00001	04/27/2020		Farmers Insurance Exchange	2,598.01	123442	04/27/2020	Monthly insurance premium
f006095969-001-0001	05/26/2020		Farmers Insurance Exchange	2,990.25	123525	05/26/2020	Insurance payment
f006095969-001-00001	06/24/2020		Farmers Insurance Exchange	2,990.25	123631	06/24/2020	University Place
F006095969-001-00001	08/06/2020		Farmers Insurance Exchange	2,990.25	123764	08/06/2020	Monthly Insurance premium
F006095969-001-00001	08/25/2020		Farmers Insurance Exchange	2,990.25	123817	08/26/2020	
F006095969-001-00001	10/06/2020		Farmers Insurance Exchange	2,990.25	123934	10/07/2020	
				28,991.99			
6471 - Transfer to Reserves							
	01/01/2020		University Place Condos.	2,160.00	123124	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		University Place Condos.	2,160.00	123202	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		University Place Condos.	2,160.00	123280	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020		University Place Condos.	2,160.00	123378	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020		University Place Condos.	2,160.00	123459	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020		University Place Condos.	2,160.00	123566	06/02/2020	June 2020 - Transfer to Reserves
	07/01/2020		University Place Condos.	2,160.00	123651	07/05/2020	July 2020 - Transfer to Reserves
	08/01/2020		University Place Condos.	2,160.00	123747	08/03/2020	August 2020 - Transfer to Reserves
	09/01/2020		University Place Condos.	2,160.00	123844	09/01/2020	September 2020 - Transfer to Reserves
	10/01/2020		University Place Condos.	2,160.00	123917	10/02/2020	October 2020 - Transfer to Reserves
				21,600.00			
6475 - Lawn/Property Maintenance							
1031	01/07/2020		The Ground Crew	2,083.81	123150	01/07/2020	monthly lawn service
1163	02/05/2020		The Ground Crew	2,083.81	123225	02/07/2020	Monthly Lawn Service
200127	02/05/2020		Complete Lawn Serv.	3,000.00	123214	02/07/2020	Tree Removal and stump grinding

1918	02/07/2020		Lopez Boyz	825.00	123220	02/07/2020	Removed branches and tree trunks from property
1243	03/04/2020		The Ground Crew	2,083.81	123297	03/04/2020	monthly lawn maintenance/irrigation off
14198	03/26/2020		Green Rite Lawn Spraying Service	595.38	123359	03/27/2020	Spring Fertilization
1332	04/24/2020		The Ground Crew	2,083.81	123445	04/27/2020	Monthly Lawn Service
1418	05/06/2020		The Ground Crew	2,083.81	123486	05/06/2020	CM / lawn, hedges
1571	07/16/2020		The Ground Crew	2,397.74	123702	07/16/2020	monthly lawn service
1648	08/19/2020		The Ground Crew	2,432.46	123804	08/20/2020	
1491	08/25/2020		The Ground Crew	2,544.83	123822	08/26/2020	
	08/25/2020		The Ground Crew	325.88	123822	08/26/2020	
1722	09/08/2020		The Ground Crew	4,246.99	123875	09/08/2020	
1822	10/06/2020		The Ground Crew	2,495.16	123949	10/07/2020	
				29,282.49			
6531 - Special Projects							
2x4x16 - dumpster fences	03/06/2020		Robert Walker	248.63	123315	03/06/2020	purchased running boards for dumpster pickets..
University Place dumpster fence	03/10/2020		Fidencio "Charlie" Briones	700.00	123329	03/10/2020	Replacing dumpster fences.
211	03/26/2020		College Station Fencing Company	487.13	123355	03/27/2020	
208	03/26/2020		College Station Fencing Company	676.56	123355	03/27/2020	100 foever fencing pickets
646872	03/26/2020		Fidencio "Charlie" Briones	406.92	123352	03/27/2020	Materials and labor for the dumpster fences
	04/02/2020		Fidencio "Charlie" Briones	500.00	123395	04/06/2020	Labor for dumpster work
2125	04/11/2020		Lopez Boyz	725.00	123416	04/11/2020	Picked up and hauled off old picket fence
200501	05/06/2020		Excel Towing	580.00	123477	05/06/2020	11 vehicles relocated
9146	06/24/2020		Ace Fence, Inc	3,345.00	123632	06/24/2020	wrought iron fence for basketball court
101119148-001	07/05/2020		Beal Properties	608.95	123655	07/05/2020	32 yards of dirt to cover volley ball court
M101450925	07/10/2020		Beal Properties	304.48	123690	07/10/2020	Purchased 16 yards of Top Soil for Volleyball renovation
M101525444	07/13/2020		Beal Properties	586.72	123692	07/13/2020	Top soil for volleyball renovation
101930163-001	07/28/2020		Beal Properties	937.55	123724	07/28/2020	Purchased 3 pallets of bermuda and 14 yards of Bedding
University Place resod	08/24/2020		Beal Properties	753.41	123811	08/24/2020	University Place, Sod, dirt for volleyball court area
University Place resod	09/11/2020		Beal Properties	260.46	123879	09/11/2020	Additional grass ordered from Site One for University
Purchase grass for UP	09/17/2020		Beal Properties	129.90	123890	09/17/2020	Purchased grass for UP volleyball court using Beal CC
102798221-001	09/17/2020		Beal Properties	195.10	123892	09/17/2020	Pallet of grass for Volley Ball court at UP
				11,445.81			
6540 - Management Fee							
	01/03/2020		Beal Properties	1,100.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	1,100.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020		Beal Properties	1,100.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020		Beal Properties	1,100.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020		Beal Properties	1,100.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020		Beal Properties	1,100.00	123575	06/02/2020	Management Fee for 06/2020
	07/02/2020		Beal Properties	1,100.00	123636	07/02/2020	Management Fee for 07/2020
	08/03/2020		Beal Properties	1,100.00	123730	08/03/2020	Management Fee for 08/2020
	09/01/2020		Beal Properties	1,100.00	123828	09/01/2020	Management Fee for 09/2020
	10/02/2020		Beal Properties	1,100.00	123907	10/02/2020	Management Fee for 10/2020
				11,000.00			
6555 - Monitoring Service							
R 26821	01/06/2020		AFPG, Inc. - College Station	720.00	123131	01/07/2020	monitoring service
6560 - Mortgage/Note Payment							
	01/01/2020		Prosperity Bank.	6,194.16	123109	01/03/2020	January 2020 - Siding Renovation Loan
	02/01/2020		Prosperity Bank.	6,194.16	123189	02/03/2020	February 2020 - Siding Renovation Loan
	03/01/2020		Prosperity Bank.	6,194.16	123267	03/03/2020	March 2020 - Siding Renovation Loan
	04/01/2020		Prosperity Bank.	6,194.16	123381	04/02/2020	April 2020 - Siding Renovation Loan
	05/01/2020		Prosperity Bank.	6,194.16	123462	05/05/2020	May 2020 - Siding Renovation Loan
	06/01/2020		Prosperity Bank.	6,194.16	123569	06/02/2020	June 2020 - Siding Renovation Loan
	07/01/2020		Prosperity Bank.	6,194.16	123638	07/05/2020	July 2020 - Siding Renovation Loan
	08/01/2020		Prosperity Bank.	6,194.16	123739	08/03/2020	August 2020 - Siding Renovation Loan
	09/01/2020		Prosperity Bank.	6,194.16	123831	09/01/2020	September 2020 - Siding Renovation Loan
	10/01/2020		Prosperity Bank.	6,194.16	123920	10/02/2020	October 2020 - Siding Renovation Loan
				61,941.60			
6665 - Office Expenses							
9178107654	01/10/2020		HD Supply Facilities Maintenance	120.00	123154	01/10/2020	rules violation and parking warning tag books
6695 - Pest Control							
21105	01/06/2020		Joe Loudat DBA/	108.25	123140	01/07/2020	monthly exterior service #527-529
21243	02/05/2020		Joe Loudat DBA/	108.25	123219	02/07/2020	Monthly Pest Control
21380	03/04/2020		Joe Loudat DBA/	108.25	123294	03/04/2020	monthly exterior service #521-525
21517	04/05/2020		Joe Loudat DBA/	108.25	123402	04/06/2020	Monthly Pest Control
21644	05/06/2020		Joe Loudat DBA/	108.25	123481	05/06/2020	515-519 roaches ants
21794	06/01/2020		Joe Loudat DBA/	108.25	123587	06/04/2020	regular pest service #521-525
21939	07/05/2020		Joe Loudat DBA/	108.25	123663	07/06/2020	regular pest service #527-529
22085	08/06/2020		Joe Loudat DBA/	108.25	123767	08/06/2020	Monthly Perimeter Pest Control
22260	09/02/2020		Joe Loudat DBA/	108.25	123858	09/08/2020	
22427	10/06/2020		Joe Loudat DBA/	108.25	123943	10/07/2020	monthly exterior service
				1,082.50			
6700 - Plumbing Expense							
2529	01/17/2020		Twin City Plumbing LLC	75.00	123167	01/18/2020	529 water leak
2682	07/27/2020		Twin City Plumbing LLC	85.00	123723	07/27/2020	Inspected water coming from 529 #104. Water leak was
2687	08/06/2020		Twin City Plumbing LLC	85.00	123772	08/06/2020	529 #104, water coming from closet water
2735	09/02/2020		Twin City Plumbing LLC	145.00	123861	09/08/2020	
2801	09/30/2020		Twin City Plumbing LLC	3,150.00	123906	09/30/2020	Down payment for plumbing repair on bldg 515
2797	10/02/2020		Twin City Plumbing LLC	165.00	123950	10/07/2020	
2812	10/06/2020		Twin City Plumbing LLC	3,350.00	123950	10/07/2020	UP #101
2762	10/13/2020		Twin City Plumbing LLC	120.00	123970	10/14/2020	Inspect Water Leak
				7,175.00			
6701 - Porter Service							
1822	01/06/2020		Robert Walker	400.00	123145	01/07/2020	December porter service
1805	01/06/2020		Robert Walker	390.00	123145	01/07/2020	December bulk pick up 2.6,12,16,24,30
1830	02/05/2020		Robert Walker	515.00	123226	02/07/2020	bulk pick up
1847	02/05/2020		Robert Walker	400.00	123226	02/07/2020	Monthly Porter Service
1850	03/04/2020		Robert Walker	300.00	123298	03/04/2020	Bulk pick up and dump fees February 3,12,14,17,22,27
1871	03/04/2020		Robert Walker	400.00	123298	03/04/2020	February porter service
1893	04/05/2020		Robert Walker	400.00	123408	04/06/2020	Monthly Porter Service
1875	04/05/2020		Robert Walker	450.00	123408	04/06/2020	Bulk Pick Up
1897	05/06/2020		Robert Walker	600.00	123487	05/06/2020	bulk pick dumping fees, clothes, washer, mattress.tv,
1915	05/06/2020		Robert Walker	400.00	123487	05/06/2020	April porter service

1923	06/02/2020		Robert Walker	580.00	123595	06/04/2020	bulk pick up-May 1,8,15,18,20,25,27,28
1939	06/02/2020		Robert Walker	400.00	123595	06/04/2020	May porter service
1944	07/05/2020		Robert Walker	739.87	123673	07/06/2020	bulk pick up and dump fee June 2,5,8,11,12,15,16,26,29
1962	07/05/2020		Robert Walker	400.00	123673	07/06/2020	June porter service
1988	08/06/2020		Robert Walker	400.00	123773	08/06/2020	Monthly Porter Service
1965	08/06/2020		Robert Walker	660.00	123773	08/06/2020	Monthly Bulk Pick up
2010	09/02/2020		Robert Walker	400.00	123862	09/08/2020	
2029	10/06/2020		Robert Walker	400.00	123951	10/07/2020	
				8,234.87			
6702 - Pool Expense							
2019401	01/17/2020		Oasis Pools	405.94	123165	01/18/2020	Monthly Pool Service
2020428	02/18/2020		Oasis Pools	460.06	123250	02/19/2020	Monthly Pool Service
2020456	03/19/2020		Oasis Pools	405.94	123342	03/19/2020	
2020496	04/24/2020		Oasis Pools	405.94	123443	04/27/2020	Monthly Pool Service
2020522	06/02/2020		Oasis Pools	405.94	123589	06/04/2020	monthly pool maintenance
2020542	06/02/2020		Oasis Pools	415.14	123589	06/04/2020	yearly pool maintenance/inspection/supplies
2020579	06/10/2020		Oasis Pools	168.06	123612	06/10/2020	521 replace light bulbs in both pool light fixtures
2020555	06/10/2020		Oasis Pools	445.88	123612	06/10/2020	Monthly Pool Maintenance
2020590	07/06/2020		Oasis Pools	59.54	123666	07/06/2020	Cleaned pool furnishing if pool does open
2020622	07/07/2020		Oasis Pools	677.21	123680	07/07/2020	Monthly Pool Maintenance June, Chlorine, Liquid Shock
2020638	08/07/2020		Oasis Pools	469.59	123780	08/07/2020	Monthly Pool Service
2020700	09/08/2020		Oasis Pools	585.42	123874	09/08/2020	
2020705	09/08/2020		Oasis Pools	107.71	123874	09/08/2020	
2020732	10/13/2020		Oasis Pools	405.94	123969	10/14/2020	Monthly Pool Maintenance - September
				5,418.31			
6705 - Professional Fees							
205002	08/06/2020		Thompson, Derrig and Craig, P.C.	135.00	123770	08/06/2020	Prepared 2019 Federal Corporation Income Tax
6710 - Property Taxes							
423819	10/20/2020		Kristeen Roe, Tax A/C	2.26	123979	10/20/2020	
6752 - Security Expense							
320776	01/06/2020		GuardTexas, Inc	443.83	123138	01/07/2020	monthly patrol service
323891	03/04/2020		GuardTexas, Inc	443.83	123293	03/04/2020	mobile patrol service
322201	03/18/2020		GuardTexas, Inc	443.83	123339	03/19/2020	mobile patrol service
326759	05/06/2020		GuardTexas, Inc	443.83	123479	05/06/2020	mobile patrol
328145	06/02/2020		GuardTexas, Inc	443.83	123585	06/04/2020	mobile patrol service-June
325351	06/10/2020		GuardTexas, Inc	443.83	123608	06/10/2020	April Patrol
331137	08/06/2020		GuardTexas, Inc	443.83	123765	08/06/2020	Monthly Security Patrol Service
329756	08/11/2020		GuardTexas, Inc	443.83	123788	08/11/2020	July Mobile Patrol Service
332518	09/02/2020		GuardTexas, Inc	443.83	123856	09/08/2020	
334019	10/02/2020		GuardTexas, Inc	443.83	123937	10/07/2020	
				4,438.30			
6753 - Sign Expense							
465-45897	10/02/2020		Fast Signs	1,466.74	123935	10/07/2020	
6757 - Telephone Service							
979-694-1850-111209-5	01/06/2020		FRONTIER COMMUNICATION	71.74	123135	01/07/2020	monthly telephone service-pool
979-694-1850-111209-5	02/05/2020		FRONTIER COMMUNICATION	71.18	123212	02/07/2020	Monthly Telephone Service
979-694-1850-111209-5	03/04/2020		FRONTIER COMMUNICATION	71.18	123299	03/04/2020	monthly telephone service-pool
979-694-1850-111209-5	04/05/2020		FRONTIER COMMUNICATION	71.18	123397	04/06/2020	Monthly telephone service
9796941850111209-5	05/06/2020		FRONTIER COMMUNICATION	70.94	123489	05/06/2020	communication services
979-694-1850-111209-5	06/04/2020		FRONTIER COMMUNICATION	70.94	123599	06/04/2020	Monthly Telephone Service
979-694-1850-111209-5	07/06/2020		FRONTIER COMMUNICATION	70.94	123658	07/06/2020	Monthly Telephone Service
979-694-1850-111209-5	08/07/2020		FRONTIER COMMUNICATION	69.54	123774	08/07/2020	Monthly Pool Phone Service
979-694-1850-111209-5	09/02/2020		FRONTIER COMMUNICATION	69.54	123851	09/08/2020	
979-694-1850-111209-5	10/06/2020		FRONTIER COMMUNICATION	69.54	123930	10/07/2020	
				706.72			
6775 - Towing Service							
30010-20	01/17/2020		Excel Towing	50.00	123164	01/18/2020	Moved vehicle from one spot to another for paving repairs
35007-20	01/17/2020		Excel Towing	50.00	123164	01/18/2020	Moved vehicle from one spot to another for paving repairs
200203	02/06/2020		Excel Towing	450.00	123216	02/07/2020	Moved vehicles due to paving renovations to parking lot.
				550.00			
6776 - Trash Pick-up							
1992	09/02/2020		Robert Walker	615.00	123862	09/08/2020	
6810 - Utilities							
178969-159782	01/17/2020		College Station Utilities	159.59	123163	01/18/2020	515 - Sprinkler
178969-187004	01/17/2020		College Station Utilities	166.72	123163	01/18/2020	515 - electrical
178969-187036	01/17/2020		College Station Utilities	93.34	123163	01/18/2020	517 - Electrical
178969-187050	01/17/2020		College Station Utilities	163.32	123163	01/18/2020	521-electrical
178969-189468	01/17/2020		College Station Utilities	171.14	123163	01/18/2020	525 - electrical
178969-189476	01/17/2020		College Station Utilities	134.24	123163	01/18/2020	527 - Electrical
178969-189650	01/17/2020		College Station Utilities	132.27	123163	01/18/2020	529 - electrical
109339-189466	01/17/2020		College Station Utilities	125.19	123163	01/18/2020	523 - electrical
178969-187048	01/20/2020		College Station Utilities	441.54	123177	01/23/2020	519 - electrical
109339-189466	02/18/2020		College Station Utilities	124.28	123246	02/19/2020	523 - electrical
178969-189476	02/18/2020		College Station Utilities	128.04	123246	02/19/2020	527 - Electrical
178969-189650	02/18/2020		College Station Utilities	130.76	123246	02/19/2020	529 - electrical
178969-159782	02/18/2020		College Station Utilities	49.05	123246	02/19/2020	515 - Sprinkler
178969-187004	02/18/2020		College Station Utilities	164.84	123246	02/19/2020	515 - electrical
178969-187036	02/18/2020		College Station Utilities	129.25	123246	02/19/2020	517 - Electrical
178969-187050	02/18/2020		College Station Utilities	155.97	123246	02/19/2020	521-electrical
178969-189468	02/18/2020		College Station Utilities	165.67	123246	02/19/2020	525 - electrical
178969-187048	02/19/2020		College Station Utilities	717.01	123246	02/19/2020	519 - Electrical
178969-189650	03/17/2020		College Station Utilities	121.26	123336	03/19/2020	529 -monthly utilities-electricity
178969-189476	03/17/2020		College Station Utilities	117.18	123336	03/19/2020	527 - electrical
178969-189468	03/17/2020		College Station Utilities	151.44	123336	03/19/2020	525 - monthly utilities-electricity
178969-187050	03/17/2020		College Station Utilities	150.08	123336	03/19/2020	521 - monthly utilities-electricity
178969-187004	03/17/2020		College Station Utilities	101.79	123336	03/19/2020	monthly utilities-electricity 517 Southwest Pkwy HL
178969-159782	03/18/2020		College Station Utilities	151.59	123336	03/19/2020	monthly utilities-electricity 515 HL
109339-189466	03/18/2020		College Station Utilities	298.90	123336	03/19/2020	monthly utilities-sprinkler 515
178969-187048	03/26/2020		College Station Utilities	112.36	123336	03/19/2020	monthly utilities-electricity-523 Southwest Pkwy HL
109339-189466	04/17/2020		College Station Utilities	988.31	123356	03/27/2020	
178969-189476	04/17/2020		College Station Utilities	52.60	123426	04/17/2020	523 - electrical
				62.25	123426	04/17/2020	527 - electrical

HOA Delinquency as of

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

As of: 10/31/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
	<u>University Place Condominiums - 515-529 Southwest Pkwy. College Station, TX 77840</u>	1,040.00
		25.00
		1,065.00
Total		1,065.00



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

November 18, 2020

University Place Management Report

Property Status: 96 total units. 12 units are owner-occupied, leaving 84 to be rentals or secondary homes.

Violation Report: We are currently driving the property every other Wednesday. We have 3 active violations. Mostly trash left at front doors.

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(979)764-2500 www.bealbcs.com



Property Report Card
Week of November 16-20, 2020
University Place Condos

Stacie walked the property on: Wednesday, November 18, 2020

of new violations written during this visit: 3

Questions / Comments / Concerns:

A tenant in 527 sent in a request to add some sort of signage to identify the direction of buildings at the entrance and on each building, respectively.

We believe the kids in 527 #101 continue to break things such as the fire alarm, and light fixture in the breezeway. We do not have proof, but residents and contractors have complained about these tenants numerous times.



American Fire Protection Group

500 Graham Road
College Station TX. 77845

Email: BCS.Service@afpgusa.us
Phone: 979.690.0301

Proposal: FQ2011050135

PROPOSAL

Job Name: University Place Condos
Site Address: 527 SOUTHWEST PKWY
COLLEGE STATION, TX 77840-7141

Invoice To: Century 21 Beal Inc
903 TEXAS AVE S
COLLEGE STATION, TX 77840-2228

Contact: Terry Thigpin
979-764-2500

Sales Rep: Bray, Jonathan
Email: jonathan.bray@afpgusa.us

Work Description: Texas License:
License # SCR-G-1734091
ACR-1789337
ECR-1733854
New Mexico License:
NM-84802
AFPG will provide the following scope of work:

SPRINKLER:

Supply (8) upright heads for the extra head box (200 Degree brass 5.6k 1/2")
Send (10) sample heads to UL Labs for testing. New sprinklers will be installed to replace heads for testing. AFPG will need access to a few condo's to pull sample heads.
Supply (4) extra heads boxes with (3) spare heads in each with a wrench in each

This place is condos and we do not inspect the inside sprinkler heads

Materials: \$1,000.00
Labor: \$1,520.00
UL Testing: \$1,000.00
Subtotal: \$3,520.00 + applicable taxes if required.

FIRE ALARM:

Replace (14) 12v 7Ah batteries in Fire alarm control panels
(515,519,521,523,525,527,529) that failed load test.
Replace (1) pull station in building 515 by room 104 that failed to activate (BG12).
Replace (1) MT24WM(discontinued model) horn strobe in building 525 that failed with (1)
ASWP-2475W-FR.
Replace and program (1) wireless monitor module building 521 -has water damage.

Materials: \$870.00
Labor: \$760.00
Subtotal: \$1,630.00 + applicable taxes if required.

Total: \$5,150.00 + applicable taxes if required.



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University Place Condos Constant Current Lighting Bid

\$135 per fixture (supplied and installed). There is a possibility that I can get a break on fixtures if we can commit to buying a large amount.

Each building has 2 places along the stairs that have wooden covers, but have wires behind them if more lights are needed



Each building has 24-26 lights - **\$3,240 - 3,510**

Total for all buildings - **\$25,920 – 28,080**

CURRENT LIGHT FIXTURES:



Adam Retzlaff
Constant Current Electrical Services LLC
TECL # 29424
PO Box 411
Lexington, TX 78947
[9794859870](tel:9794859870) (O)
[9792297759](tel:9792297759) (C)
adam@constantcurrentelectric.com

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



XFIT

SMALL LOW PROFILE WALL PACK FIXTURES

KT-WPLED20-S1-8CSB-VDIM

SMALL 20W NON-CUTOFF LED WALL PACK

DESCRIPTION

Small 20W Non-Cutoff LED Wall Pack | 120–277V Input |
3000–5000K | Low Profile Bronze Housing | Impact Resistant Lens

APPLICATION

Building Mount for exterior illumination (entryways, pathways,
stairwells, security, and other general site lighting requirements)



5 YEAR
WARRANTY



PRODUCT FEATURES

- Small non-cutoff design can be mounted virtually anywhere, offering uniform vertical and horizontal distribution pattern for general safety and security illumination needs
- Heavy-duty die-cast aluminum housing features modern aesthetics and includes (3) available 1/2" threaded conduit hubs, (1) on back and (1) on each side
- Powered by Keystone 0–10V dimming LED drivers
- Keystone Color Select Technology: Adjustable CCT (3000K, 4000K, or 5000K)
- Built-in dusk-to-dawn photocell behind translucent 1/2" threaded plug with anti-yellowing agent
- ADA Compliant with low-profile housing less than 4" deep
- Impact-resistant and highly diffused polycarbonate lens with anti-yellowing agent offers reduced glare for low mounting height applications
- Ambient operating temperature: –20°C/–4°F to 45°C/113°F
- UL listed for wet locations, IP65
- 0–10V dimming, 10% min
- Power Factor: >0.95
- THD: <20%
- LED chip lifetime: L70 >100,000 hrs @ 25°C/77°F ambient fixture temp
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions

ELECTRICAL SPECIFICATIONS

Catalog Number	Wattage	Lumens	Lumens Below 90°	Dimming	CCT*	Efficacy	CRI	Housing Color	Input Voltage	Rated Life	Legacy Equivalent
KT-WPLED20-S1-8CSB-VDIM	20W	2600 lm	2340 lm	0–10V	3000K	130 lm/W	>80	Bronze	120–277V	50,000 hrs	50–70W MH
		2700 lm	2430 lm		4000K	135 lm/W					
		2500 lm	2250 lm		5000K	125 lm/W					

* Color Uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017

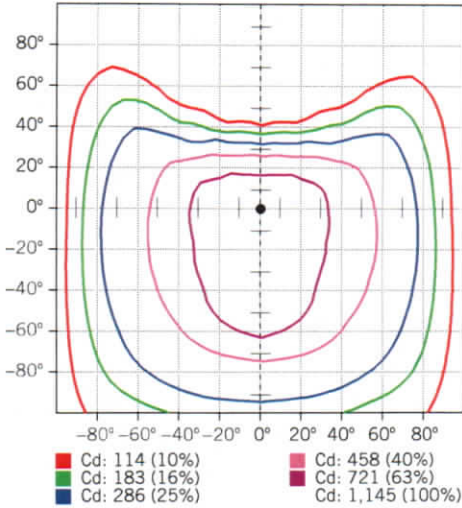


KT-WPLED20-S1-8CSB-VDIM

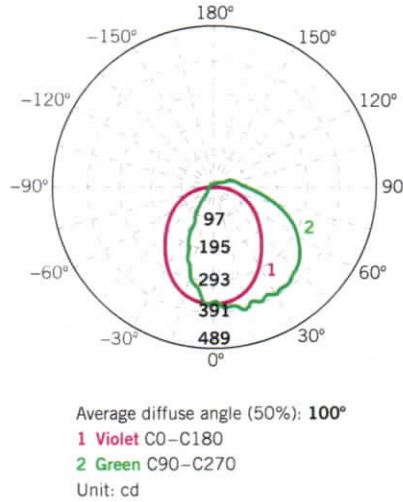
SMALL 20W NON-CUTOFF LED WALL PACK

PHOTOMETRIC SPECIFICATIONS

ISOCANDELA PLOT



LUMINOUS INTENSITY DISTRIBUTION



FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
Forward Light	1,653 lm	64.0%
0°-30°	379 lm	14.7%
30°-60°	758 lm	29.4%
60°-80°	400 lm	15.5%
80°-90°	116 lm	4.5%
Back Light	667 lm	25.8%
0°-30°	264 lm	10.2%
30°-60°	283 lm	11.0%
60°-80°	97 lm	3.8%
80°-90°	23 lm	0.9%
Up Light	261 lm	10.1%
90°-100°	92 lm	3.5%
100°-180°	170 lm	6.6%

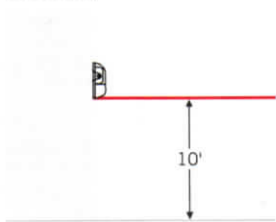
BUG* Rating

Asymmetrical Luminaire Types	
Type I, II, III, IV	B1 U3 G1
Quadrilateral Symmetrical Luminaire Types	
Type V, Area Light	B1 U3 G1

* Backlight, Uplight, Glare

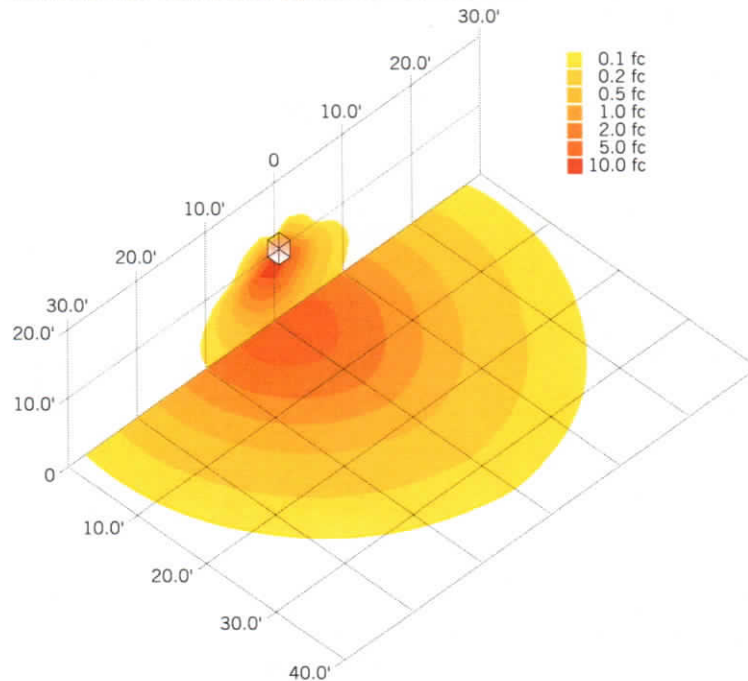
MOUNTING

Side view



LIGHT DISTRIBUTION PATTERN

Isometric view from above; Luminaire mounted at 10'

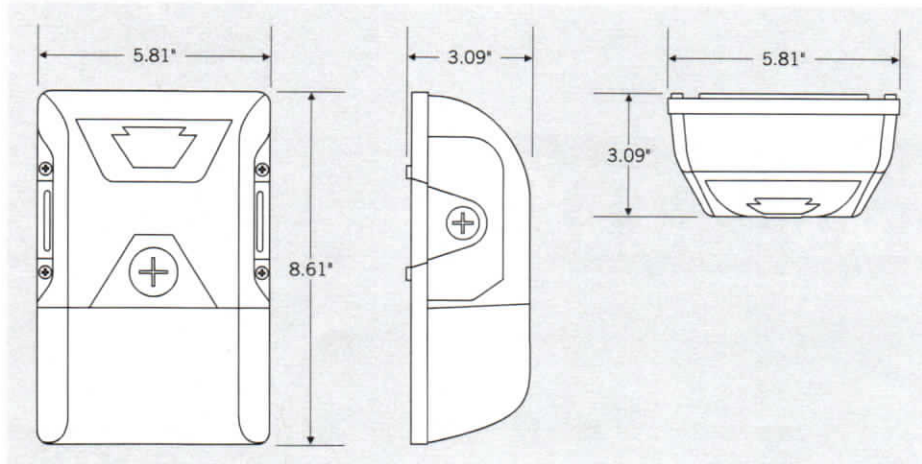




XFIT | SMALL LOW PROFILE WALL PACK FIXTURES

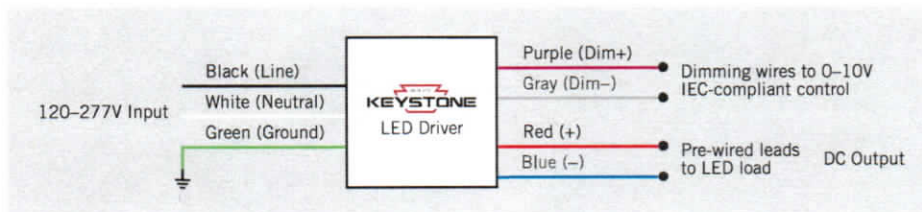
KT-WPLED20-S1-8CSB-VDIM SMALL 20W NON-CUTOFF LED WALL PACK

PHYSICAL SPECIFICATIONS



GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM



Caution: Before installing, make certain that AC power to the fixture is off.

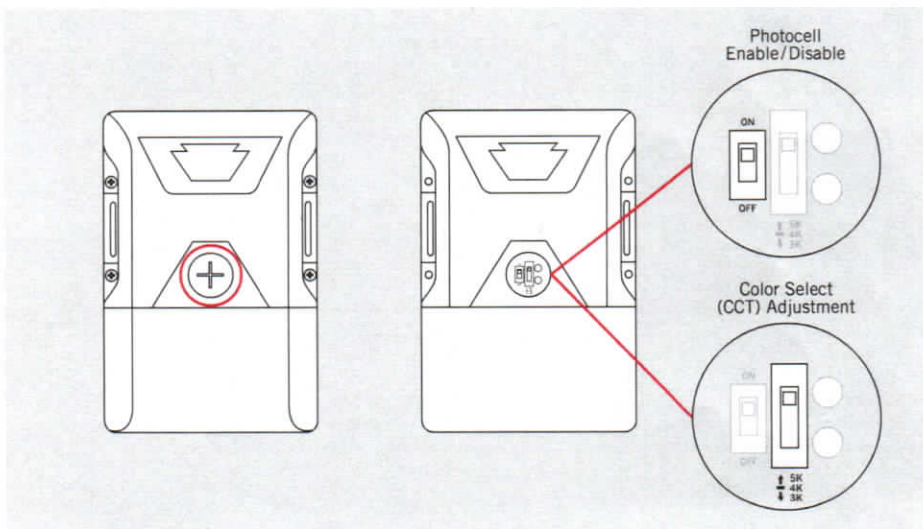
Caution: The electrical rating of this product is 120–277V. Installer must confirm that there is 120–277V at the fixture before installation.

PHOTOCELL ENABLE/DISABLE

This fixture is equipped with a dusk-to-dawn photocell behind the translucent knock-out (KO) cover. Adjust the dip switch to enable (ON) or disable (OFF) the photocell function (see illustrations to the right). Fixture comes preset with photocell enabled unless otherwise noted.

COLOR SELECT (CCT) ADJUSTMENT

Certain fixture models are equipped with Color Select technology. There is an adjustable dip switch behind the translucent knock-out (KO) cover to change CCT between 5000K, 4000K, and 3000K (see illustrations to the right). Fixture comes preset at 5000K unless otherwise noted.





XFIT | SMALL LOW PROFILE WALL PACK FIXTURES

KT-WPLED20-S1-8CSB-VDIM SMALL 20W NON-CUTOFF LED WALL PACK

ACCESSORY (SOLD SEPARATELY)

Catalog Number	Description
KTSP-10KV-C	Wall Pack 10kV Surge Protector, Compact Design

ORDERING INFORMATION

CATALOG NUMBER	PACK QTY.	EASY CODE	UPC
KT-WPLED20-S1-8CSB-VDIM	1	XWA-37	843654129112

CATALOG NUMBER BREAKDOWN

KT-WPLED20-S1-8CSB-VDIM /XXX

1	2	3	4	5	6	7	8	9	10	11	12																																												
1 Keystone Technologies	2 Fixture Type	3 LED Lamp	4 Max Wattage	5 Size	6 Style	7 CRI	8 Color	9 Color Select Designation	10 Dimming	11 Housing Color	12 Sensor Options																																												
	<table border="1"> <tr><td>F</td><td>Flood</td></tr> <tr><td>WP</td><td>Wallpack</td></tr> </table>	F	Flood	WP	Wallpack			<table border="1"> <tr><td>S</td><td>Small</td></tr> <tr><td>M</td><td>Medium</td></tr> <tr><td>L</td><td>Large</td></tr> </table>	S	Small	M	Medium	L	Large	<table border="1"> <tr><td>1</td><td>Non-Cutoff</td></tr> <tr><td>2</td><td>Full-Cutoff</td></tr> </table>	1	Non-Cutoff	2	Full-Cutoff	<table border="1"> <tr><td>8</td><td>>80</td></tr> <tr><td>9</td><td>>90</td></tr> </table>	8	>80	9	>90	<table border="1"> <tr><td>40</td><td>4000K</td></tr> <tr><td>50</td><td>5000K</td></tr> <tr><td>CS</td><td>Color Select</td></tr> </table>	40	4000K	50	5000K	CS	Color Select	<table border="1"> <tr><td>A</td><td>3500K, 4000K, 5000K</td></tr> <tr><td>B</td><td>3000K, 4000K, 5000K</td></tr> <tr><td>C</td><td>3000K, 3500K, 4000K, 5000K</td></tr> <tr><td>D</td><td>TBD</td></tr> </table>	A	3500K, 4000K, 5000K	B	3000K, 4000K, 5000K	C	3000K, 3500K, 4000K, 5000K	D	TBD	<table border="1"> <tr><td>VDIM</td><td>0-10V</td></tr> </table>	VDIM	0-10V	<table border="1"> <tr><td></td><td>Bronze</td></tr> <tr><td>B</td><td>Black</td></tr> <tr><td>W</td><td>White</td></tr> </table>		Bronze	B	Black	W	White	<table border="1"> <tr><td>/XXX</td><td>No option</td></tr> <tr><td>/PIR</td><td>Occupancy sensor included</td></tr> </table>	/XXX	No option	/PIR	Occupancy sensor included
F	Flood																																																						
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/XXX	No option																																																						
/PIR	Occupancy sensor included																																																						



Twin City Plumbing LLC
12988 Robin Dr.
College Station, TX 77845 US
(979)2049470

ADDRESS

Century 21 BCS
903 S. Texas Ave.
College Station, Texas 77840

Estimate 2091

DATE 11/04/2020

JOB SITE

515-529 Southwest Pkwy

ACTIVITY	QTY	RATE	AMOUNT
Tc propose hereby to furnish materials and labor to complete this plumbing project: Install pressure regulator on main water line at university place. Tc will be responsible for digging and dirt put back. Work order # 83881-1			
Labor-New Construction or Residential Repair/Remodel	1	1,350.00	1,350.00

Note: All projects require 50% down, balance due upon completion. By making the initial payment you are agreeing to pay the full invoice when work is completed.
In the event of nonpayment by the Owner, pursuant to Texas Property Code §53.254, a mechanics lien will issue against the property owner of the premises where the work was performed.

TOTAL \$1,350.00

Accepted By

Accepted Date

Maroon Plumbing
540 Graham Rd
College Station, TX 77845
(979) 985-3500
maroonplumbing@gmail.com
www.maroonplumbers.com



ADDRESS

Beal Properties
903 S Texas Ave
College Station, TX 77840

Estimate 1172

DATE 11/05/2020

EXPIRATION DATE 12/04/2020

JOB:

Work order# 83883-1

DESCRIPTION	QTY	RATE	AMOUNT
Shut down of main system, installation of a 2 inch PRV, with testing and backfill around new meter box for the PRV. Use of rental excavator for digging.	1	2,370.00	2,370.00

TOTAL \$2,370.00

Accepted By

Accepted Date

Lights on sign
upgrade lights
on bldg 5

Bob send
Lisa CMA
for UP
current