

*University Place
Homeowners
Association, Inc.*



Annual Meeting

Saturday February 4th 10am

C21 Sales Office Training Room

404 D University Dr. East

BVP Management, Inc. / Century 21, Beal

903 Texas Ave. S., College Station, TX 77840

979-764-2500 979-764-0508 fax

University Place Owners Association requests your attendance at the 2017 Annual Meeting to be held at Century 21, Beal Offices, 404 D University Dr. E., College Station, Texas, on Saturday, February 4, 2017 at 10 am. **(New Location from 2016 Meeting)**

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm February 3, 2017. You can mail the completed proxy (below) to Century 21, Beal, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Bob Walker, email to bobw@century21bcs.com or fax it 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. 2016 University Place HOA Annual Review
5. Financial report. (Cash Flow, Delinquencies, Budget for 2017, Sales)
6. 2017 Projects
7. New Accounting program for HOA and Homeowners
8. Election/Reinstatement of Officers & Directors
9. New business
10. Adjournment

2017 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

or

(Circle one) Roger Martinez, Terry Fry, Renee Waronoff, BVP Management(C21)

As agent for me, and in my name and stead to vote as my Proxy at the 2017 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 4, 2017 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

This proxy must be received by 5:30pm February 3, 2017.
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,
Fax: 979-764-0508 or Email: bobw@century21bcs.com

Minutes for University Place Condominium 2016 Annual Meeting

Date: April 16, 2016

Location: Brazos Center
3232 Briar crest Dr.
Bryan, Texas

HOA Members Present:

Iqbal Manzoor
Larry Hoff

HOA Members by Proxy:

Members At Large Present:

John Otiker

Board Members Present:

Roger Martinez- President
Terry & Lori Fry- Secretary
Rene` Ramirez- Construction Consultant

Century 21 BVP Management Representatives Present:

Terry Thigpin-PM Broker
Bob Walker, HOA Coordinator, PM Broker Associate

1. **10:00 am** President Roger Martinez calls meeting to order
 - A. Time allowed to review 2015 Annual Meeting minutes
 - i. Motion raised to approve minutes- Larry
 - ii. Seconded- Lori
 - iii. 2015 minutes approved

2. **Financial Report**
 - A. Terry Thigpin, PM Broker, reviewed 2015 Financials (this information is on our website)
 - i. Large Expenses- Bldg. 515 foundation repair \$11,130.00
 - ii. Insurance premium \$22,455.00
 - iii. Lawn/Property Maintenance \$29,571.25 (\$3,000.00 was for tree trimming)
 - iv. BVPM Fee \$ 13,150.00
 - v. Utilities \$30,369.35
 - vi. Moved to our Reserve Account \$47,000.00
 - vii. Review of Cash Flow- Miscellaneous Income is the monies owners have paid to purchase new windows
 - viii. Currently we have \$131,000.00 in operating account
 - ix. Review of 2016 Budget (this information is available on our website)
 - x. Reserve Account Balance - \$ 112,000.00
 - xi. **September 1, 2016 we will increase dues by \$25.00**

- xii. John inquired as to how the Reserve monies are allocated. We put \$20,160.00 into our Reserve Account per year. This is an account that BVPM is unable to write checks out of.
- xiii. In the past, we have paid the Insurance premium in full. We will be making payments this year. Larry suggested we contact our Insurance Company to see if we can decrease premium once the Hardy Plank is up. We will contact our insurance company once the project is completed.
- xiv. Terry Thigpin is going to contact our Insurance Company to discuss the water damage that has been discovered on each building to discuss possible insurance payment for the replacement of rotten wood.
- xv. John stated it seems there is more rotten wood than we anticipated, did we include these monies in our loan? Per Roger, no that will come from our Reserve Account. There was no way to know what condition the OSB would be in until we took the siding off.

B. HOA Dues

- i. Total Delinquent Dues for UPC as of April 12, 2016 \$2,820.70
- ii. Four owners currently have outstanding balances. Three of the four have worked out a payment plan with BVPM to resolve their balances. One will be turned over to BVPM attorney if not payment by 04/18/2016
- iii. **As discussed in previous minutes as well as letters that were sent out, we will increase the dues SEPTEMBER 1, 2016 by \$25.00**
- iv. HOA dues are the collateral for our construction loan.
- v. Motion raised to approve Financials – John
- vi. Seconded- Larry
- vii. 2015 Financials and 2016 Budget Approved

3. Construction of Property

- A. Rene` Ramirez is overseeing the construction of the property. Rene` checks on the property at least every other day if not daily. Rene`s observation is as follows:
 - i. We currently have three crews working on the construction of the buildings
 - ii. We have had Construction Engineers look into the headers on bldg. 525, establish the correct action for repairs and beams have been ordered for replacements.
 - iii. There is a lot of rot around balcony areas. All bad/rotten OSB will be replaced.
 - iv. John inquired on the construction and possibility of nails finding their way to the parking lot. As each bldg. is completed, the crews will roll a magnetic device across the parking lot and around the bldg. to pick up nails.
 - v. As light fixtures are put back on the bldgs., some are working and some may not work. We have previously checked into replacing lights and the bid was \$70,000.00. This is something we will look into at a later date.
 - vi. Current dumpster service has been unable to keep up with the construction debris, BVPM will check into other services regarding this matter.
 - vii. Per the City of College Station, our Fire Windows must stay on each unit
 - viii. Windows- if owners purchased new windows, the warranty transfers with the units as they are sold. The warranty is 50 years. (We will double check this number)
 - ix. Owners can purchase windows that are less expensive as long as they look the same **AND** are approved by the board. However, the owner will also have to incur the cost of installation.

4. Future Renovations

- A. Roger discussed items that we need to consider to improve once the main construction is completed and as monies are available. This list is not in priority order.
- i. Parking Lot resurfacing
 - ii. Speed Bumps
 - iii. Change lighting to LED
 - iv. Pump House
 - v. Paint all doors in complex
 - vi. Adding additional gutters
 - vii. Fence repair/replace
 - viii. Raise lights in stairwells or replace them with a lower profile light
 - ix. Replace metal flashing in some areas of roofing
 - x. Sealant on stair floors and breezeway areas

5. Current Condo Sales

- A. Bob Walker
- i. The average sales price of University Place condos over the past year has been \$118,500.00
 - ii. BVPM has a concern for difficulties in leasing this summer due to the noise of the construction.
 - iii. Larry inquired if we will have the property reappraised upon completion of renovation? Roger states that once renovation is completed, the Board will discuss this matter.

6. By Laws

- A. By Laws need to be reviewed and updated
- i. Currently By Laws state No pets however pets have been seen on the property. We need to discuss actions to take regarding this matter or change the By Laws to allow pets on an individual Unit/Owner basis. It was suggested we get a vote on this matter.
 - ii. Renting property for "game day" purposes is not allowed by the city. This may need to be placed in by-laws too.
 - lii One of the properties across the street was bought by a company and retains 51% of the voting rights. It was suggested that we consider changing the by-laws to reflect that no one person, company and or entity can own more than 10% of the units. This will help prevent a takeover of the complex.

7. Members At Large

- i. Larry Hoff is now a Member At Large. Thank you Larry.

8. Meeting Adjourned 11:30 am

Minutes for University Place Condominium Third Quarterly Meeting 2016

Date: July 21, 2016

Location: C&J

SW Pkwy

College Station, TX

2nd Location: University Place Condominium

SW Pkwy

College Station, TX

Board Members Present:

Roger Martinez- President

Terry & Lori Fry- Secretary

Rene' Ramirez- Construction Consultant

Board Members Absent:

Renee Waronoff- Vice President

Century 21 BVP Management Representatives Present:

Bob Walker, HOA Coordinator, PM Broker Associate

Meeting began at 6:00pm with items of discussion as follows:

- Reviewed April to June Financials.
- Reviewed recommendations from annual meeting on pets on premises. We need to Amend Bylaws, add no aggressive breeds as well as discuss with a lawyer to see whom the liability lies if any unfavorable incidents with pets occur, owner or tenant?
- Reviewed annual meeting recommendation regarding Max number of units purchased by one owner/entity. We will discuss this item with a lawyer as well.
- We have several bikes in racks. Many with flat tires and look as if they are not in use and have been abandoned. We discussed ways to flag bikes that are currently in use. Tenants will be notified of decision to flag bikes in use with a letter as well as signage in the bike rack area. September we will remove all abandoned bikes.
- Fire pull alarms are not required by city in breezeways, only in pump room to test. Do we keep them in the breezeway areas?
- Average sales for the past 6 months are _____
- HOA dues to increase by \$25.00 per month starting September 2016 to a total of \$200.00 per month. The next increase will be approximately \$25.00 on September 2017 as was agreed upon to complete the construction project.
- Determine our next big project for the complex. Items we need to consider:
 - ✓ Parking lot resurfacing
 - ✓ Remove and/or cut back trees
 - ✓ Fence work
 - ✓ Pool deck

Budget for Project:

- Still awaiting price on gutters
- Header Beam repair is going well and coming in lower than anticipated

- Rene's Consulting Services
- Electrician to come out to check security lights on buildings
- We have purchased breezeway and balcony lights cost \$3,500.00
- We have purchased 150 LED bulbs
- As outside lights are changed out, we will keep old ones to resale.

7:30pm-Site Visit- University Place Condominiums

- Every balcony of 2nd and 3rd floor has been checked to make sure they have been sealed. This is to prevent water damage.
- Blue line around base of building for fire alarm needs to be moved. Either use conduit or check into cost of cellular service.
- Flashing has been added to attach awning to bldg. to keep water from entering side wall
- Gutters will be added to building to minimize water coming off bldg.
- New covers added to electrical box
- Cages have been added to dryer vents
- Lower profile lighting will be added to breezeway/stairwell. (Some bldgs. currently have this) Light fixtures continue to be damaged as people move in/out and items such as mattresses, furniture, etc. bump into them.
- All property balconies will be wiped down once project is completed
- Take out any shrubs blocking breezeway for security reasons
- Structural Engineer identified 9 bldgs. that needed Beam Headers/LVL. They have been installed
- 6 buildings have been signed off on!!

Building 519

- Cement step has been ordered to replace cracked step
- Box in A/C line

8:15 Meeting adjourned

University Place Condominium Meeting Minutes 2016

Date: September 13, 2016

Location: Ozona

Harvey Rd

College Station, TX

Board Members Present:

Roger Martinez- President

Renee Waronoff- Vice President

Terry & Lori Fry- Secretary

Rene Ramirez- Construction Consultant

Members At Large:

Matt Shaner

Century 21 BVPM Representatives Present:

Terry Thigpin- PM Broker

Bob Walker, HOA Coordinator, PM Broker Associate

Meeting began at 5:30 pm with items of discussion as follows:

Financials

- Review of August Financial shows an increase in **Lawn & Property Maintenance** due to sprinkler maintenance. Prior to replacement of siding there were several sprinkler heads that were broken/missing. We purposely scheduled the maintenance towards the completion of renovation as the sprinkler system was turned off during this time.
- **Special Projects** shows payment of new gutters for \$30,000 plus other items for approximately \$40,000.
- Overall our financials look good. We have one last punch out of the property to do and we will release the last check of approximately \$4,000.00.
- Some breezeway and building lights have been replaced with LED lights. TLC is scheduled to look at the property to see where additional lighting is needed.
- As mentioned in prior letters to owners, all exterior doors will be painted to match the maroon color on the buildings. Tenants will be notified of dates and times as the doors will need to be open. Notices will be placed on all doors.
- As previously stated, we will be removing any abandoned or unclaimed bicycles in the racks during the month of September. There are signs placed on each building next to the bikes. Remember to have your tenant pick up a tag to ensure that their bike is properly tagged.
- All windows should have screens that are in good condition. We are currently working on a ONE TIME replacement of missing or torn window screens.
- Lawn Service- we are considering a new service in the spring that will be set up on a month to month contract for a trial period. Many of the shrubs have been trimmed however we still have some concerns with the oversized trees. The trees are blocking the sun and lack of grass is causing erosion in some areas.
- Bylaws Amendments- consulting lawyer to amend the Bylaws to state no aggressive breeds of dogs, it will be each owner's decision to allow pets in their property, and tenant will be responsible for their own pets to include cleanup of dog poop.
- Bylaws need to be amended stating no one individual or company can own more than 9 units.

Future Maintenance Items:

Parking lot resurfacing

Landscaping

Resurfacing pool deck

Possible key pad codes on pool gates

Clean gates and fence around the pool area

Thank you to Roger Martinez and Rene Ramirez for taking the lead on this Major Project.

Meeting Adjourned at 7:30

Minutes for University Place Condominium Third Quarterly Meeting 2016

Date: December 19, 2016

Location: La Riviera

Texas Avenue

Bryan, TX

Board Members Present:

Roger Martinez- President

Terry Fry- Secretary

Board Members Absent:

Renee Waronoff- Vice President

Lori Fry – Secretary

Rene' Ramirez- Construction Consultant

Century 21 BVP Management Representatives Present:

Bob Walker, HOA Coordinator, PM Broker Associate

Terry Thigpin, HOA Manager, PM Broker Associate

Meeting began at 6:00pm with items of discussion as follows:

A. Monthly & YTD Expenses

- i. Reviewed 4th quarter expenses. Some of the major expenses for this quarter were as follows:
 - a. \$3,000 French drain for drainage issues
 - b. \$730 to replace hot tub breaker
 - c. \$6,000 for final labor to contractors at Amazing Siding
 - d. \$7,415.00 for tree trimming on entire property
 - e. \$2,600 for irrigation repair
 - f. \$2,592 for half of monthly payment for construction

B. Maintenance Update and Special Projects

- i. Refer to items above
- ii. Received bid for parking lot lights to be changed to LED for \$10,000. Will wait on this as not a high priority.
- iii. Parking lot bid, will have core samples drawn for bids. Cost to be \$2,500+
- iv. Priority of repair is parking lot and landscaping where erosion is taking place
- v. Items on agenda to repair or fix: remaining lights on exterior and breezeways, sprinkler system, paint doors, paint fence.
- vi. Work with insurance adjusters on Gazda claim of \$2,800+

C. New Property Management System

- i. Will be implemented in January 2017. Be prepared for some rework and to submit monthly dues manually.
 - ii. Will be able to see all payments, submit maintenance requests, pay online
- D. Slate of Officers**
- i. Slate of officers needs to be determined for annual meeting which takes place February 4, 2017 at Training room at 404D University Dr in College Station. Letters will go out to owners two weeks prior to meeting.
 - ii. Roger has requested to step down and will be vice president for incoming president for one year. All major renovations have taken place so new president will be mainly maintaining complex and making minor improvements.

8:00 Meeting adjourned

Cash Flow (Cash)
University Place Condominiums - (universi)
January 2016 - December 2016

Page 1
2/1/2017
05:05 PM
aptshoa

Prepared For:
University Place Condominiums
515-529 SW Parkway
College Station, TX 77840

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	490.00	0.18	490.00	0.18
Homeowners Association Dues	215,263.86	79.67	215,263.86	79.67
Transfer Fee	-75.00	-0.03	-75.00	-0.03
NET RENT INCOME	490.00	0.18	490.00	0.18
OTHER INCOME				
Miscellaneous Income	54,511.98	20.18	54,511.98	20.18
TOTAL OTHER INCOME	54,436.98	20.15	54,436.98	20.15
TOTAL INCOME	270,190.84	100.00	270,190.84	100.00
EXPENSES				
Flooring Replacement	1,197.98	0.44	1,197.98	0.44
Legal Fees Owners CB	-86.92	-0.03	-86.92	-0.03
General Maintenance	15,468.80	5.73	15,468.80	5.73
HOA/Dues Violations	-105.00	-0.04	-105.00	-0.04
Inspection	3,836.82	1.42	3,836.82	1.42
Insurance	19,482.02	7.21	19,482.02	7.21
Transfer to Reserve Acct	3,840.00	1.42	3,840.00	1.42
Keys/Locks	195.00	0.07	195.00	0.07
Legal Fees (HOA)	187.50	0.07	187.50	0.07
Lawn/Property Maintenance	32,248.91	11.94	32,248.91	11.94
Maintenance Supplies	167.92	0.06	167.92	0.06
Maint. Mgmt. Fee	13,200.00	4.89	13,200.00	4.89
Specials Projects	134,193.22	49.67	134,193.22	49.67
Misc. Property Expense	88.97	0.03	88.97	0.03
Monitoring Service	576.27	0.21	576.27	0.21
Mortgage/Note Payment	20,965.45	7.76	20,965.45	7.76
Office Expenses	459.05	0.17	459.05	0.17
Parking Lot Repair	2,335.00	0.86	2,335.00	0.86
Parking Passes	290.12	0.11	290.12	0.11
Pest Control	1,407.25	0.52	1,407.25	0.52
Plumbing Expense	4,620.00	1.71	4,620.00	1.71
Porter Service	4,114.46	1.52	4,114.46	1.52
Pool Expense	9,086.00	3.36	9,086.00	3.36
Postage	131.10	0.05	131.10	0.05
Professional Fees	811.25	0.30	811.25	0.30
Room Reservation (mtg)	100.00	0.04	100.00	0.04
Roofing Expense	480.00	0.18	480.00	0.18
Security Expense	606.20	0.22	606.20	0.22
Telephone Service	1,948.03	0.72	1,948.03	0.72
Trash Pick-up	880.91	0.33	880.91	0.33
Utilities	21,620.88	8.00	21,620.88	8.00
TOTAL DIRECT EXPENSES	294,347.19	108.94	294,347.19	108.94

Cash Flow (Cash)
University Place Condominiums - (universi)
January 2016 - December 2016

	Period to Date	%	Year to Date	%
TOTAL EXPENSES	294,347.19	108.94	294,347.19	108.94
NET INCOME	-24,156.35	-8.94	-24,156.35	-8.94
ADJUSTMENTS				
Prepaid Rent	1,095.00		1,095.00	
Prepaid HOA	75.00		75.00	
TOTAL ADJUSTMENTS	1,170.00		1,170.00	
CASH FLOW	-22,986.35		-22,986.35	
Beginning Cash	69,312.70			
Ending Balance	46,326.35			

Expense Distribution
universi - University Place Condominiums
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
2270 Clearing-Tenant Deposits										
219270	:Refund	06/03/16	universi	xxgome	2200	175.00		109532	06/03/16	Move out refund
220128	:Refund	09/13/16	universi	xxsmithj	2200	175.00		109883	09/13/16	Move out refund
220139	:Refund	09/15/16	universi	xfrachtc	2200	239.78		109885	09/15/16	Move out refund
						589.78	0.00			
4605 Transfer Fee										
219400	transfer fee	06/21/16	universi	office	2200	75.00		109601	06/29/16	Transfer fee from refinance of
						75.00	0.00			
5700 Miscellaneous income										
219129	window rei	05/20/16	universi	rumithal	2200	2,850.22		109471	05/20/16	Reimburse owner for windows.
						2,850.22	0.00			
6200 Flooring Replacement										
219412	5183	07/01/16	universi	floresf	2200	1,197.98		109635	07/05/16	523#101 - replace flooring
						1,197.98	0.00			
6455 General Maintenance										
218070	1547	01/01/16	universi	mel	2200	500.00		109036	01/06/16	Monthly maintenance issues
218203	1881	01/13/16	universi	tlcmaint	2200	71.98		109075	01/18/16	Replaced 3 bulbs in breeze
218343	1601	02/01/16	universi	mel	2200	625.00		109129	02/08/16	Monthly maintenance
218564	436	03/03/16	universi	tfry	2200	232.48		109221	03/04/16	repair holes in bathroom
218582	1605	03/01/16	universi	mel	2200	500.00		109215	03/04/16	Monthly maintenance
218733	1609	04/01/16	universi	mel	2200	500.00		109321	04/06/16	Monthly maintenance
218834	1008	04/11/16	universi	tirado	2200	292.28		109347	04/11/16	Cleaned out breezeways and
218972	1613	05/01/16	universi	mel	2200	625.00		109416	05/05/16	Monthly Maintenance
219026	356	05/04/16	universi	tfry	2200	25.95		109425	05/05/16	CLEAN SAND AND PAINT
219064	12571a	05/04/16	universi	oneal	2200	750.00		109444	05/10/16	Down payment on volley ball
219079	2048	05/17/16	universi	tlcmaint	2200	75.00		109458	05/17/16	515#202 - TRIPPED BREAKER
219247	2080	06/01/16	universi	tlcmaint	2200	346.00		109552	06/06/16	REPAIR PHONE LINE FOR
219262	1618	06/03/16	universi	mel	2200	500.00		109554	06/06/16	MONTHLY MAINTANCE
219273	426	06/03/16	universi	tfry	2200	184.64		109551	06/06/16	527#301 SHEETROCK
219484	456	07/05/16	universi	tfry	2200	356.92		109632	07/05/16	521 & 523 PAINT EXTERIOR
219486	654	07/05/16	universi	tfry	2200	184.53		109632	07/05/16	FENCE REPAIRS
219490	676	07/05/16	universi	tfry	2200	624.49		109632	07/05/16	523#101
219495	446	07/05/16	universi	tfry	2200	365.04		109632	07/05/16	521 & 529 REMOVED
219498	794	07/05/16	universi	tfry	2200	597.42		109632	07/05/16	523#104 -REMOVED
219537	1623	07/05/16	universi	mel	2200	500.00		109643	07/06/16	MONTHLY MAINT.
219567	8259	07/07/16	universi	doneill	2200	187.50		109653	07/08/16	Reimburse for a/c repair at 517
219692	1628	08/02/16	universi	mel	2200	625.00		109736	08/03/16	monthly property maintenance
219767	2141	08/02/16	universi	tlcmaint	2200	75.00		109741	08/03/16	515#203 ADJUSTED
219799	1006	08/04/16	universi	tlcmaint	2200	781.00		109748	08/04/16	515#201 - REPAIR DOOR DUE
219831	1066	08/10/16	universi	dirty	2200	320.04		109771	08/11/16	515#203 - REPLACED AND
219832	1070	08/10/16	universi	dirty	2200	48.71		109771	08/11/16	517#303 - REPAIRED
219844	1074	08/12/16	universi	dirty	2200	86.60		109781	08/17/16	REMOVED OLD TRASH CAN
219858	1020	08/16/16	universi	tlcmaint	2200	112.50		109788	08/17/16	517#104 - gfi
219861	q013321	08/16/16	universi	acme	2200	160.17		109779	08/17/16	window
219871	9697	07/23/16	universi	sparky	2200	85.00		109787	08/17/16	Boarded up broken window
219919	brush work	08/25/16	universi	tirado	2200	400.00		109811	08/26/16	Cut back trees, trimmed bushes
219974	1633	09/06/16	universi	mel	2200	500.00		109853	09/06/16	monthly maint,
219988	819	09/16/16	universi	tfry	2200	180.31		109835	09/06/16	525#201 - sheetrock repair and
220120	31863B	09/15/16	universi	brahmtex	2200	208.92		109888	09/15/16	525#104 - REPLACED FIRE
220121	9-102016C	09/15/16	universi	brahmtex	2200	268.46		109888	09/15/16	515#101 - REPLACED FIRE
220338	1639	10/01/16	universi	mel	2200	625.00		109967	10/06/16	PROPERTY MAINTANCE
220398	1037	10/01/16	universi	tlcmaint	2200	120.00		109973	10/06/16	REPLACED PHOTOCELL FOR
220399	1036	10/01/16	universi	tlcmaint	2200	121.75		109973	10/06/16	CUT LOCKS AND REMOVED
220421	1052	10/05/16	universi	tlcmaint	2200	303.99		109973	10/06/16	Electrical issues with building
220572	1644	11/04/16	universi	mel	2200	500.00		110058	11/04/16	monthly maint.
220658	1245	11/09/16	universi	tfry	2200	110.82		110077	11/09/16	CAULK AREA ON EXTERIOR
220692	1100	11/15/16	universi	tlcmaint	2200	50.00		110092	11/15/16	517 rerouted proch lights to
220722	0000804	11/18/16	universi	american	2200	327.46		110100	11/18/16	Repaired alarm in building 517
220813	1342	11/30/16	universi	tfry	2200	560.00		110154	12/05/16	Pressure washed white fence at
220814	1343	11/30/16	universi	tfry	2200	659.13		110154	12/05/16	Purchased 12 concrete steps
220884	1128	12/12/16	universi	tlcmaint	2200	194.71		110183	12/12/16	515 EXTERIOR PORCH
						15,468.80	0.00			

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6465 Inspection										
218957	68604	04/18/16	universi	standard	2200	411.35		109424	05/05/16	Investigate fire alarm trouble
219186	71734	05/23/16	universi	standard	2200	308.52		109515	05/27/16	Investigate alarm issues
219257	000002420	06/03/16	universi	american	2200	944.48		109537	06/06/16	REPAIR FIRE ALARM
219513	000002490	07/15/16	universi	american	2200	852.47		109620	07/05/16	521 & 517 FIRE PANEL
220783	87019	12/02/16	universi	standard	2200	1,320.00		110153	12/05/16	
						3,836.82	0.00			
6470 Insurance										
218668	F00609596	03/23/16	universi	farmers	2200	2,158.67		109270	03/24/16	MOntly installment for
218878	F00609596	04/25/16	universi	farmers	2200	2,170.73		109373	04/25/16	Insurance
219133	F00609596	05/24/16	universi	farmers	2200	2,164.66		109513	05/27/16	INSURANCE
219424	352732	07/01/16	universi	farmers	2200	2,461.66		109609	07/05/16	INSURANCE
219643	f006095969	07/25/16	universi	farmers	2200	1,867.66		109705	07/25/16	insurance
219884	F00609596	08/15/16	universi	farmers	2200	2,164.66		109799	08/23/16	
220186	F00609596	09/15/16	universi	farmers	2200	2,164.66		109922	09/26/16	
220508	F00609596	10/20/16	universi	farmers	2200	2,158.66		110013	10/20/16	
220726	f006095969	11/22/16	universi	farmers	2200	2,170.66		110105	11/22/16	Insurance
						19,482.02	0.00			
6471 Transfer to Reserve Acct										
220556	transfer to r	11/01/16	universi	universi	2200	1,920.00		110041	11/01/16	Transfer to reserve acct
220808	notes-2208	12/01/16	universi	universi	2200	1,920.00		110134	12/02/16	TRANSFER TO RESERVE
						3,840.00	0.00			
6472 Keys/Locks										
219539	160609-01	07/05/16	universi	mel	2200	65.00		109643	07/06/16	REKEY MAIL BOX
219983	160817-01	09/05/16	universi	mel	2200	65.00		109853	09/06/16	517#304- lock change - mailbox
219986	160822-01	09/01/16	universi	mel	2200	65.00		109853	09/06/16	519#304 - mailbox lock change
						195.00	0.00			
6473 Legal Fees (HOA)										
218066	11335	12/21/15	universi	peterso	2200	62.50		109039	01/06/16	updating documents with the
218881	11645	04/22/16	universi	peterso	2200	62.50		109375	04/25/16	Review letter sent to owners for
219864	11897	08/16/16	universi	peterso	2200	62.50		109789	08/17/16	general
						187.50	0.00			
6475 Lawn/Property Maintenance										
218130	12443	01/01/16	universi	oneal	2200	1,704.94		109038	01/06/16	MOntly lawn maintenance
218392	12480	02/04/16	universi	oneal	2200	1,975.57		109142	02/08/16	LAWN SERVICE FOR JAN.
218581	12510	03/04/16	universi	oneal	2200	1,704.94		109218	03/04/16	monthly lawn service haul off
218813	12552	04/06/16	universi	oneal	2200	1,704.94		109323	04/06/16	Monthly lawn maintenance
219063	12571	05/04/16	universi	oneal	2200	1,704.93		109444	05/10/16	April 2016 Lawn Service
219116	51316A	04/04/16	universi	aggieter	2200	1,055.44		109467	05/17/16	Lawn Treatment - weed control,
219308	12606	06/06/16	universi	oneal	2200	1,704.94		109557	06/06/16	MONTHLY LAWN SERVICE
219556	12640	07/05/16	universi	oneal	2200	1,704.94		109644	07/06/16	MONTHLY LAWN SERVICE
219591	000008	07/16/16	universi	dirt	2200	186.19		109668	07/13/16	DEBRIS AND TRASH
219704	72916a	08/02/16	universi	aggieter	2200	1,055.44		109727	08/03/16	lawn treatment - weed control
219789	12707	08/04/16	universi	oneal	2200	3,166.32		109746	08/04/16	MONTHLY LAWN SERVICE
219810	12710	08/08/16	universi	oneal	2200	86.60		109759	08/08/16	hut up and hauled off large tree
219967	12713	09/06/16	universi	oneal	2200	1,717.32		109846	09/06/16	monthly lawn care & trash
219987	818	09/06/16	universi	t fry	2200	88.40		109835	09/06/16	installed temp 2x12 wood step -
220435	000050	09/30/16	universi	oneal	2200	2,516.81		109978	10/07/16	University Place Monthly lawn
220440	100716A	10/05/16	universi	aggieter	2200	1,055.44		109980	10/07/16	lawn treatment - weed control,
220470	230	08/22/16	universi	cavalry	2200	1,231.89		109993	10/18/16	Irrigation repair at University
220471	229	08/03/16	universi	cavalry	2200	626.00		109993	10/18/16	Irrigation repair at University
220472	University P	10/17/16	universi	cavalry	2200	378.11		109993	10/18/16	Sprinkler work at University
220473	000073	10/13/16	universi	oneal	2200	459.43		109994	10/18/16	Sprinkler system repair at
220533	122	10/29/16	universi	rchaho	2200	2,950.00		110029	11/01/16	Purchased and installed french
220637	000094	11/04/16	universi	oneal	2200	1,641.42		110060	11/04/16	LAWN SERVICE HAULED OFF
220741	00900	11/21/16	universi	mattjone	2200	714.45		110109	11/23/16	Lawn Maintenance at University
220742	university PI	08/25/16	universi	tirado	2200	400.00		110110	11/23/16	Trimmed trees in breezeway
220932	00901	12/20/16	universi	mattjone	2200	714.45		110201	12/20/16	MONTHLY LAWN CARE
						32,248.91	0.00			
6520 Maintenance Supplies										
218582	1605	03/01/16	universi	mel	2200	167.92		109215	03/04/16	Monthly maintenance

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						167.92	0.00			
6530 Maint. Mgmt. Fee										
218043	notes-2180	01/01/16	universi	office	2200	1,100.00		109021	01/04/16	Monthly management fee
218275	notes-2182	02/01/16	universi	office	2200	1,100.00		109108	02/02/16	Monthly management fee
218531	notes-2185	03/01/16	universi	office	2200	1,100.00		109191	03/02/16	Monthly management fee
218692	notes-2186	04/01/16	universi	office	2200	1,100.00		109294	04/04/16	Monthly management fee
218893	notes-2188	05/01/16	universi	office	2200	1,100.00		109381	05/02/16	Monthly management fee
219198	notes-2191	06/01/16	universi	office	2200	1,100.00		109517	06/01/16	Monthly management fee
219517	notes-2195	07/01/16	universi	office	2200	1,100.00		109611	07/05/16	Monthly management fee
219676	notes-2196	08/01/16	universi	office	2200	1,100.00		109715	08/01/16	Monthly management fee
219943	notes-2199	09/01/16	universi	office	2200	1,100.00		109822	09/02/16	Monthly management fee
220213	notes-2202	10/01/16	universi	office	2200	1,100.00		109935	10/03/16	Monthly management fee
220537	notes-2205	11/01/16	universi	office	2200	1,100.00		110030	11/01/16	Monthly management fee
220789	notes-2207	12/01/16	universi	office	2200	1,100.00		110126	12/02/16	Monthly management fee
						13,200.00	0.00			
6531 Specials Projects										
218453	University P	02/19/16	universi	asiding	2200	24,227.33		109174	02/19/16	Down payment on new window
218645	527 building	03/22/16	universi	asiding	2200	3,022.12		109257	03/22/16	Draw on windows for University
218843	windows	04/13/16	universi	asiding	2200	12,088.52		109354	04/13/16	Window replacement for
219040	515 Windo	05/05/16	universi	asiding	2200	3,022.12		109405	05/05/16	Window replacement 515
219041	521/523 Wi	05/04/16	universi	asiding	2200	11,794.24		109405	05/05/16	Windows installed in 521/523
219096	314329	05/17/16	universi	siegert	2200	-69.00		109455	05/17/16	527#302 - DIAGNOSTIC FEE
219096	314329	05/17/16	universi	siegert	2200	69.00		109455	05/17/16	527#302 - DIAGNOSTIC FEE
219115	1340	05/14/16	universi	rmgac	2200	930.00		109464	05/17/16	519#301/ A/c leak from
219350	1365	06/08/16	universi	rmgac	2200	215.00		109572	06/13/16	Repaired a/c from building
219416	22218	07/01/16	universi	gesnere	2200	788.75		109636	07/05/16	reinspection fees
219542	00014835	07/05/16	universi	callawa	2200	1,916.34		109639	07/05/16	1 3/4 x 14" x 16' LVL Beams
219570	reimburse	07/11/16	universi	rmartine	2200	91.94		109657	07/11/16	Reimburse Roger for purchase
219584	reimburse	07/09/16	universi	rmartine	2200	411.35		109663	07/13/16	Lights purchased for UNiversity
219584	reimburse	07/09/16	universi	rmartine	2200	18.23		109663	07/13/16	Lights purchased for UNiversity
219584	reimburse	07/09/16	universi	rmartine	2200	75.58		109663	07/13/16	Lights purchased for UNiversity
219592	3050251	07/13/16	universi	lowes	2200	3,499.20		109666	07/13/16	Light fixtures and light bulbs for
219614	518918879	07/15/16	universi	rmartine	2200	869.17		109700	07/25/16	REIMBURSEMENT FOR
219620	1402	07/15/16	universi	rmgac	2200	470.00		109695	07/25/16	RELOCATE COPPER LINES
219808	0001	08/08/16	universi	rmartine	2200	827.14		109760	08/08/16	led outdoor wall pack
219873	labor	08/19/16	universi	jpavon	2200	500.00		109791	08/19/16	Additional labor for University
219918	contract lab	08/26/16	universi	reneram	2200	6,400.00		109810	08/26/16	Paid for services rendered by
219924	University P	08/25/16	universi	asiding	2200	40,841.43		109812	08/26/16	Payment towards gutters, lights,
220023	9697	09/01/16	universi	bcr	2200	85.00		109857	09/07/16	REPAIRED BROKEN
220123	univeristy PI	09/13/16	universi	forever	2200	2,250.00		109879	09/13/16	labor on University Place
220124	university PI	09/13/16	universi	javmed	2200	1,500.00		109880	09/13/16	labor on University Place HOA
220125	university pl	09/13/16	universi	josepavo	2200	2,250.00		109881	09/13/16	Labor on University Place HOA
220126	university PI	09/13/16	universi	stewarri	2200	250.00		109882	09/13/16	University Place HOA contractor
220127	university PI	09/13/16	universi	elizabta	2200	250.00		109878	09/13/16	University Place HOA contractor
220161	344116	09/20/16	universi	josepavo	2200	3,000.00		109899	09/20/16	Clean all balcony fencing,
220174	Final payme	09/21/16	universi	asiding	2200	3,831.50		109911	09/21/16	Final payment to Amazing
220528	2016-832	10/26/16	universi	bvsqts	2200	7,415.13		110024	10/26/16	TRIM TREES AROUND
220785	0040	12/02/16	universi	garciaso	2200	1,353.13		110125	12/02/16	INSECT SCREENING
						134,193.22	0.00			
6545 Misc. Property Expense										
218685	pizza for co	04/01/16	universi	rogermar	2200	38.97		109286	04/01/16	Pizza for Construction workers.
219920	reimburse	08/23/16	universi	chrisatk	2200	50.00		109807	08/26/16	Reimburse person for damages
						88.97	0.00			
6555 Monitoring Service										
218159	1504333	01/01/16	universi	abc	2200	27.06		109055	01/06/16	monitoring alarm system
218418	1500681	02/01/16	universi	abc	2200	27.06		109154	02/12/16	security system monitoring
218614	1628375	03/09/16	universi	abc	2200	27.06		109243	03/10/16	Fire alarm monitoring
218828	1675696	04/06/16	universi	abc	2200	27.06		109341	04/07/16	University Place Alarm
219039	1753058	05/04/16	universi	abc	2200	-27.06		109403	05/05/16	Monitoring Fire Alarm
219039	1753058	05/04/16	universi	abc	2200	27.06		109437	05/05/16	Monitoring Fire Alarm
219039	1753058	05/04/16	universi	abc	2200	27.06		109403	05/05/16	Monitoring Fire Alarm
219346	1789838	06/08/16	universi	abc	2200	27.06		109568	06/10/16	Monitoring at University Place
219463	8232	06/30/16	universi	internat	2200	151.55		109628	07/05/16	Fire watch for University Place
219563	1884752	07/01/16	universi	abc	2200	27.06		109650	07/06/16	monitoring

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219837	1957717	08/10/16	universi	abc	2200	27.06		109769	08/11/16	Fire monitoring
220112	6016518	09/01/16	universi	abc	2200	27.06		109872	09/12/16	monitoring
220424	6061962	10/01/16	universi	abc	2200	27.06		109954	10/06/16	monitoring
220685	6148136	11/01/16	universi	abc	2200	27.06		110083	11/10/16	monitoring
220740	fire watch	11/22/16	universi	colfry	2200	100.00		110108	11/22/16	Fire watch for sprinkler system
220870	6209407	12/07/16	universi	abc	2200	27.06		110168	12/08/16	monitoring
						576.27	0.00			
6560 Mortgage/Note Payment										
218298	1072949	02/01/16	universi	first	2200	708.59		109140	02/08/16	Renovation loan interest
218464	1072949	03/01/16	universi	first	2200	642.17		109190	03/01/16	Renovation construction
218709	1072949	04/04/16	universi	first	2200	686.45		109300	04/04/16	Siding renovation bank loan
218959	1072949	05/03/16	universi	first	2200	989.82		109400	05/03/16	Renovation loan payment
219189	1072949	06/01/16	universi	first	2200	945.19		109529	06/02/16	Mortgage & Interest note for
219418	1072949	07/01/16	universi	first	2200	1,215.18		109607	07/05/16	
219734	1072949	08/02/16	universi	first	2200	2,630.08		109732	08/03/16	
219995	1072949	09/01/16	universi	first	2200	2,570.51		109838	09/06/16	
220466	1072949	10/17/16	universi	first	2200	2,592.03		109989	10/17/16	University Place HOA Note
220593	1072949	11/04/16	universi	first	2200	2,658.68		110051	11/04/16	
220841	000107294	12/05/16	universi	first	2200	5,326.75		110143	12/05/16	Renovation Mortgage payment
						20,965.45	0.00			
6665 Office Expenses										
218787	914456008	03/24/16	universi	hdsupply	2200	67.50		109316	04/06/16	Rules violations warning tags.
218876	reimburse	04/25/16	universi	rmartine	2200	320.75		109372	04/25/16	Reimburse Roger Martinez for
219636	reimburse	07/21/16	universi	rmartine	2200	70.80		109699	07/25/16	Reimbursement for HOA dinner
						459.05	0.00			
6691 Parking Lot Repair										
219857	253030	08/16/16	universi	eliso	2200	2,335.00		109782	08/17/16	ashpalt patches
						2,335.00	0.00			
6692 Parking Passes										
219802	914755740	08/04/16	universi	hdsupply	2200	290.12		109761	08/08/16	BIKE PARKING PASSES
						290.12	0.00			
6695 Pest Control										
218105	14411	01/03/16	universi	lonestar	2200	108.25		109035	01/06/16	MONTHLY PEST CONTROL
218302	14541	01/31/16	universi	lonestar	2200	108.25		109128	02/08/16	Monthly exterior pest control
218524	1287	03/02/16	universi	lonestar	2200	108.25		109214	03/04/16	monthly pest control
218745	1287	04/04/16	universi	lonestar	2200	108.25		109320	04/06/16	MONTHLY PEST CONTROL
218997	14914	05/04/16	universi	lonestar	2200	108.25		109415	05/05/16	MONTHLY PEST CONTROL
219238	1287	06/01/16	universi	lonestar	2200	216.50		109546	06/06/16	MONTHLY PEST CONTROL
219434	1287	07/01/16	universi	lonestar	2200	108.25		109638	07/05/16	MONTHLY PEST CONTROL
219714	1287	08/02/16	universi	lonestar	2200	108.25		109735	08/03/16	monthly pest control
220011	1287	09/01/16	universi	lonestar	2200	108.25		109840	09/06/16	MONTHLY 521-525
220384	1287	10/01/16	universi	lonestar	2200	108.25		109965	10/06/16	
220600	1287	11/04/16	universi	lonestar	2200	108.25		110057	11/04/16	MONTHLY EXTERIOR
220772	1287	12/02/16	universi	lonestar	2200	108.25		110148	12/05/16	monthly pest
						1,407.25	0.00			
6700 Plumbing Expense										
218186	14273	09/29/15	universi	holman1	2200	60.00		109064	01/12/16	Pumped standing water and
218386	15315	02/04/16	universi	holman1	2200	2,100.00		109119	02/04/16	Downpayment on 515#104,
218423	15315	02/14/16	universi	holman1	2200	2,100.00		109156	02/12/16	Final payment on sewer line
218603	15483	02/19/16	universi	holman1	2200	90.00		109236	03/08/16	water issues with 529#301
219899	16834	08/25/16	universi	holman1	2200	90.00		109842	09/06/16	529#301 - LOOKING FOR LEAK
220491	17084	10/19/16	universi	holman1	2200	90.00		110002	10/20/16	529#301 - FOUND LEAK ON
220724	17649	11/22/16	universi	holman1	2200	90.00		110106	11/22/16	519#203 found leak on city side
						4,620.00	0.00			
6701 Porter Service										
218071	1548	01/01/16	universi	mel	2200	300.00		109036	01/06/16	Porter service
218344	1602	02/01/16	universi	mel	2200	375.00		109129	02/08/16	MOntly porter service
218579	1606	03/01/16	universi	mel	2200	300.00		109215	03/04/16	Porter service
218734	1610	04/01/16	universi	mel	2200	300.00		109321	04/06/16	Porter service
218973	1614	05/01/16	universi	mel	2200	375.00		109416	05/05/16	Porter service

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219263	1619	06/03/16	universi	mel	2200	300.00		109554	06/06/16	MONTHLY PORTER SERVICE
219536	1624	07/05/16	universi	mel	2200	319.46		109643	07/06/16	CAMPUS TRASH PICK UP
219693	1629	08/02/16	universi	mel	2200	375.00		109736	08/03/16	campus trash maintenance
219975	1634	09/06/16	universi	mel	2200	300.00		109853	09/06/16	monthly porter service
220339	1640	10/01/16	universi	mel	2200	375.00		109967	10/06/16	TRASH PICK UP
220573	1645	11/04/16	universi	mel	2200	300.00		110058	11/04/16	monthly porter service
220815	1365	11/19/16	universi	t fry	2200	35.00		110154	12/05/16	Removed large debris from
220836	1650	12/01/16	universi	mel	2200	460.00		110149	12/05/16	Porter service
						4,114.46	0.00			
6702 Pool Expense										
218170	208	01/04/16	universi	clear	2200	408.10		109057	01/07/16	pool cleaning
218368	289	02/01/16	universi	clear	2200	213.25		109124	02/08/16	monthly pool maintenance
218477	302	03/02/16	universi	clear	2200	199.07		109210	03/04/16	FEB POOL CLEANING
218824	430	04/05/16	universi	clear	2200	3,182.55		109336	04/06/16	MONTHLY POOL SERVICE /
219038	542	05/02/16	universi	clear	2200	536.11		109407	05/05/16	Pool cleaning
219269	617	06/03/16	universi	clear	2200	311.54		109541	06/06/16	MONTHLY POOL SERVICE
219553	721	07/06/16	universi	clear	2200	575.46		109642	07/06/16	POOL CLEANING
219782	884	08/02/16	universi	clear	2200	688.04		109756	08/08/16	MONTHLY POOL MAINT
220083	969	09/01/16	universi	clear	2200	976.20		109874	09/12/16	monthly main
220415	1111	10/03/16	universi	clear	2200	448.70		109959	10/06/16	Pool cleaning
220616	1153	11/04/16	universi	clear	2200	534.21		110050	11/04/16	MONTHLY MAINT
220691	1102	11/15/16	universi	tlcmaint	2200	730.45		110092	11/15/16	replaced hot tub breaker and
220889	1270	12/12/16	universi	clear	2200	282.32		110177	12/12/16	monthly maint
						9,086.00	0.00			
6703 Postage										
218450	UNIVERSI	02/18/16	universi	office	2200	86.46		109171	02/18/16	2 MAIL OUTS
218962	1008	04/25/16	universi	office	2200	44.64		109418	05/05/16	Postage to mail out letters to
						131.10	0.00			
6705 Professional Fees										
218752	21724	03/29/16	universi	gesnere	2200	386.25		109315	04/06/16	Structural inspections of building
220169	8613399.00	09/15/16	universi	seidel	2200	425.00		109907	09/20/16	CPA - tax return
						811.25	0.00			
6749 Room Reservation (mtg)										
218640	room 108	03/21/16	universi	brazosce	2200	100.00		109251	03/21/16	University Place HOA meeting
						100.00	0.00			
6750 Roofing Expense										
218311	012020160	01/20/16	universi	santini	2200	85.00		109134	02/08/16	University Place 521/ third floor
219005	081920151	05/04/16	universi	santini	2200	135.00		109423	05/05/16	515#303 - LEAK IN
219854	081920151	08/16/16	universi	santini	2200	175.00		109785	08/17/16	515#01 - instal metal base pan
219855	05142016	08/15/16	universi	santini	2200	85.00		109785	08/17/16	529#315
						480.00	0.00			
6752 Security Expense										
219259	8166	06/03/16	universi	internat	2200	454.65		109544	06/06/16	FIRE WATCH FOR BLDG 525
219345	8199	06/09/16	universi	internat	2200	151.55		109569	06/10/16	Fire watch for University Place
						606.20	0.00			
6757 Telephone Service										
218193	285328373	12/28/15	universi	frontier	2200	62.65		109077	01/18/16	telephone (pool phone)
218291	105416285	01/19/16	universi	frontier	2200	106.26		109137	02/08/16	Telephone University Place
218409	105416285	02/10/16	universi	frontier	2200	62.90		109160	02/12/16	Pool Phone
218512	105416285	03/02/16	universi	frontier	2200	114.83		109223	03/04/16	
218608	285328373	02/28/16	universi	frontier	2200	62.90		109238	03/08/16	UP pool phone
218768	105416285	03/19/16	universi	frontier	2200	120.54		109328	04/06/16	Fire alarm telephone bill
218821	105416285	04/05/16	universi	frontier	2200	62.90		109337	04/06/16	POOL PHONE
218969	979694244	04/19/16	universi	frontier	2200	112.17		109434	05/05/16	University Place monitoring
219021	979-694-18	05/04/16	universi	frontier	2200	61.81		109428	05/05/16	POOL PHONE
219187	979694244	05/19/16	universi	frontier	2200	95.52		109514	05/27/16	Telephone alarm phone
219282	979-694-18	06/03/16	universi	frontier	2200	61.81		109542	06/06/16	pool phone
219417	979-694-24	07/01/16	universi	frontier	2200	92.12		109633	07/05/16	phone
219510	979-694-18	07/05/16	universi	frontier	2200	61.81		109625	07/05/16	pool phone
219653	979-694-24	07/28/15	universi	frontier	2200	97.74		109709	07/28/16	POOL PHONE

Expense Distribution
universi - University Place Condominiums
Invoice Date: 01/2016 - 12/2016
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
219697	979-694-18	08/02/16	universi	frontier	2200	129.73		109733	08/03/16	
219911	979-694-24	08/25/16	universi	frontier	2200	97.74		109843	09/06/16	
219961	979-694-18	09/06/16	universi	frontier	2200	62.92		109851	09/06/16	pool phone
220187	979-694-24	09/15/16	universi	frontier	2200	97.74		109920	09/26/16	
220392	979-694-18	10/01/16	universi	frontier	2200	62.92		109961	10/06/16	
220594	979694244	11/04/16	universi	frontier	2200	97.64		110052	11/04/16	
220605	979694185	11/04/16	universi	frontier	2200	62.87		110064	11/04/16	
220782	979-694-24	12/02/16	universi	frontier	2200	97.64		110144	12/05/16	
220823	9796941811	11/28/16	universi	frontier	2200	62.87		110156	12/05/16	Pool phone at University Place
						1,948.03	0.00			

6776 Trash Pick-up

218073	1268	12/31/15	universi	tfry	2200	50.00		109042	01/06/16	REMOVED ITEMS FROM
218376	116	01/31/16	universi	tfry	2200	50.00		109135	02/08/16	Removed large items around
218569	488	03/03/16	universi	tfry	2200	50.00		109221	03/04/16	checked/removed items from
218778	656	03/31/16	universi	tfry	2200	50.00		109326	04/06/16	Removed bulk items from
218991	328	05/04/16	universi	tfry	2200	50.00		109425	05/05/16	TRASH PICK UP
219275	486	06/03/16	universi	tfry	2200	50.00		109551	06/06/16	REMOVE ITEMS OUTSIDE OF
219499	746	07/05/16	universi	tfry	2200	50.00		109632	07/05/16	REMOVED ITEMS FROM
219721	953	08/02/16	universi	tfry	2200	50.00		109740	08/03/16	remove trash from dumpster
219967	12713	09/06/16	universi	oneal	2200	150.00		109846	09/06/16	monthly lawn care & trash
219998	1077	09/01/16	universi	tfry	2200	75.00		109835	09/06/16	REMOVED ITEMS FROM
220394	1105	10/01/16	universi	tfry	2200	50.00		109972	10/06/16	
220580	1232	11/04/16	universi	tfry	2200	50.00		110063	11/04/16	removal of items from dumpster
220637	000094	11/04/16	universi	oneal	2200	101.41		110060	11/04/16	LAWN SERVICE HAULED OFF
220882	1133	12/12/16	universi	tlcmaint	2200	54.50		110183	12/12/16	521 HAUL OFF COUCH BY
						880.91	0.00			

6810 Utilities

218214	178969-187	01/21/16	universi	city	2200	891.05		109087	01/22/16	519 southwes pkwy
218218	178969-189	01/21/16	universi	city	2200	227.41		109087	01/22/16	527 southwest
218219	178969-189	01/21/16	universi	city	2200	168.99		109087	01/22/16	529 southwest
218220	178969-159	01/21/16	universi	city	2200	42.92		109087	01/22/16	515 southwest
218221	178969-187	01/21/16	universi	city	2200	275.35		109087	01/22/16	515 southwest
218222	178969-187	01/21/16	universi	city	2200	251.32		109087	01/22/16	517 southwest
218223	178969-187	01/21/16	universi	city	2200	211.99		109087	01/22/16	521 southwest
218224	178969-189	01/21/16	universi	city	2200	279.35		109087	01/22/16	525 southwest
218225	109339-189	01/21/16	universi	city	2200	164.28		109087	01/22/16	523 southwest
218441	109339-189	02/18/16	universi	city	2200	134.73		109168	02/18/16	523 SOUTHWEST PKWY
218442	126121-159	02/18/16	universi	city	2200	181.26		109168	02/18/16	515 SOUTHWEST PKWY
218443	178969-189	02/18/16	universi	city	2200	195.02		109168	02/18/16	527 SOUTHWEST PKWY
218444	178969-189	02/18/16	universi	city	2200	139.59		109168	02/18/16	529 SOUTHWEST PKWY HL
218445	178969-159	02/18/16	universi	city	2200	42.92		109168	02/18/16	515 SOUTHWEST PKWY
218446	178969-187	02/18/16	universi	city	2200	232.35		109172	02/18/16	515 SOUTHWEST PKWY HL
218447	178969-187	02/18/16	universi	city	2200	195.02		109168	02/18/16	517 SOUTHWEST PKWY HL
218448	178969-187	02/18/16	universi	city	2200	170.41		109168	02/18/16	521 SOUTHWEST PKWY HL
218449	178969-189	02/18/16	universi	city	2200	247.66		109168	02/18/16	525 SOUTHWEST PKWY HL
218474	178969-187	02/09/16	universi	city	2200	566.27		109188	03/01/16	utilities
218629	178969-189	03/15/16	universi	city	2200	190.55		109248	03/15/16	527
218630	178969-189	03/16/16	universi	city	2200	138.69		109248	03/15/16	529
218631	178969-159	03/16/16	universi	city	2200	45.60		109248	03/15/16	515
218632	17869-1870	03/15/16	universi	city	2200	234.60		109248	03/15/16	515
218633	178969-187	03/16/16	universi	city	2200	189.72		109248	03/15/16	517
218634	178969-187	03/16/16	universi	city	2200	170.52		109248	03/15/16	521
218635	178969-189	03/15/16	universi	city	2200	238.13		109248	03/15/16	525
218636	109339-189	03/15/16	universi	city	2200	138.54		109248	03/15/16	523
218654	178969-187	03/08/16	universi	city	2200	686.70		109259	03/22/16	Utilities
218844	178969-189	04/04/16	universi	city	2200	239.55		109356	04/15/16	Utilities
218845	178969-187	04/04/16	universi	city	2200	178.65		109356	04/15/16	utilities
218846	178969-187	04/04/16	universi	city	2200	167.81		109356	04/15/16	utilities
218847	178969-187	04/04/16	universi	city	2200	248.73		109356	04/15/16	utilities
218848	178969-159	04/04/16	universi	city	2200	45.60		109356	04/15/16	utilities
218849	109339-189	04/04/16	universi	city	2200	148.29		109356	04/15/16	utilities
218851	178969-189	04/04/16	universi	city	2200	61.26		109356	04/15/16	utilities
218852	178969-189	04/04/16	universi	city	2200	143.86		109356	04/15/16	utilities
218912	178969-187	05/03/16	universi	city	2200	973.54		109396	05/03/16	519 HL
219100	109339-189	05/17/16	universi	city	2200	119.94		109450	05/17/16	ELECTRIC HL
219101	178969-189	05/17/16	universi	city	2200	95.56		109450	05/17/16	ELECTRIC
219102	178969-189	05/17/16	universi	city	2200	99.82		109450	05/17/16	ELECTRIC HL
219103	178969-159	05/17/16	universi	city	2200	50.96		109450	05/17/16	SPRINKLER

Expense Distribution
universi - University Place Condominiums
Invoice Date: 01/2016 - 12/2016
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
219104	178969-187	05/17/16	universi	city	2200	171.71		109450	05/17/16	ELECTRIC
219105	178969-187	05/17/16	universi	city	2200	136.86		109450	05/17/16	ELECTRIC
219106	178969-187	05/17/16	universi	city	2200	160.03		109450	05/17/16	ELECTRIC
219107	178969-189	05/17/16	universi	city	2200	180.42		109450	05/17/16	ELECTRIC
219136	178969-187	05/24/16	universi	city	2200	823.08		109512	05/27/16	ELECTRIC
219359	178969-187	06/16/16	universi	city	2200	798.59		109576	06/15/16	electric
219360	109339-189	06/16/16	universi	city	2200	15.08		109576	06/15/16	electric
219362	178969-189	06/16/16	universi	city	2200	95.25		109576	06/15/16	electric
219363	178969-189	06/16/16	universi	city	2200	101.04		109576	06/15/16	ELECTRIC
219364	178969-159	06/15/16	universi	city	2200	45.60		109576	06/15/16	SPRINKLER
219365	178969-187	06/15/16	universi	city	2200	153.01		109576	06/15/16	ELECTRIC
219366	178969-187	06/15/16	universi	city	2200	149.97		109576	06/15/16	ELECTRIC
219367	178969-187	06/15/16	universi	city	2200	154.85		109576	06/15/16	ELECTRIC
219368	178969-189	06/15/16	universi	city	2200	136.25		109576	06/15/16	ELECTRIC
219599	178969-189	07/15/16	universi	city	2200	83.52		109675	07/15/16	527
219600	178969-189	07/15/16	universi	city	2200	50.90		109675	07/15/16	529
219601	178969-159	07/15/16	universi	city	2200	56.32		109675	07/15/16	515
219602	178969-187	07/15/16	universi	city	2200	151.35		109675	07/15/16	515
219603	178969-187	07/15/16	universi	city	2200	51.97		109675	07/15/16	517
219604	178969-187	07/15/16	universi	city	2200	43.58		109675	07/15/16	521
219605	178969-189	07/15/16	universi	city	2200	190.90		109675	07/15/16	525
219606	126121-159	07/15/16	universi	city	2200	210.27		109675	07/15/16	515
219607	109339-189	07/15/16	universi	city	2200	24.07		109675	07/15/16	523
219641	178969-187	07/25/16	universi	city	2200	644.98		109703	07/25/16	519
219888	178969-187	08/15/16	universi	city	2200	647.83		109793	08/23/16	
219889	178969-159	08/15/16	universi	city	2200	214.44		109793	08/23/16	sprinkler
219890	178969-187	08/15/16	universi	city	2200	151.49		109793	08/23/16	
219891	178969-187	08/15/16	universi	city	2200	44.65		109793	08/23/16	
219892	178969-187	08/15/16	universi	city	2200	44.65		109793	08/23/16	
219893	178969-189	08/15/16	universi	city	2200	158.04		109793	08/23/16	
219894	178969-189	08/15/16	universi	city	2200	74.98		109793	08/23/16	
219895	178969-189	08/15/16	universi	city	2200	43.28		109793	08/23/16	
219896	109339-189	08/15/16	universi	city	2200	68.43		109793	08/23/16	
220148	178969-189	09/15/16	universi	city	2200	158.66		109895	09/16/16	
220149	178969-189	09/16/16	universi	city	2200	61.87		109895	09/16/16	
220150	109339-189	09/16/16	universi	city	2200	94.48		109895	09/16/16	
220151	178969-159	09/16/16	universi	city	2200	758.48		109895	09/16/16	
220152	178969-187	09/16/16	universi	city	2200	164.04		109895	09/16/16	
220153	178969-187	09/16/16	universi	city	2200	151.04		109895	09/16/16	
220154	178969-187	09/15/16	universi	city	2200	96.01		109895	09/16/16	
220155	178969-189	09/15/16	universi	city	2200	116.90		109895	09/16/16	
220170	178969-187	09/15/16	universi	city	2200	722.17		109902	09/20/16	
220475	178969-187	10/19/16	universi	city	2200	483.95		109997	10/20/16	519
220482	178969-187	10/19/16	universi	city	2200	126.24		109997	10/20/16	
220483	178969-189	10/19/16	universi	city	2200	105.11		109997	10/20/16	
220484	178969-159	10/19/16	universi	city	2200	77.76		109997	10/20/16	
220485	178969-187	10/19/16	universi	city	2200	174.65		109997	10/20/16	
220486	178969-187	10/19/16	universi	city	2200	157.79		109997	10/20/16	
220487	178969-189	10/19/16	universi	city	2200	178.38		109997	10/20/16	
220488	178969-189	10/19/16	universi	city	2200	57.58		109997	10/20/16	
220489	109339-189	10/19/16	universi	city	2200	108.13		109997	10/20/16	
220728	178969-189	11/22/16	universi	city	2200	172.55		110104	11/22/16	527 hl
220729	178969-189	11/22/16	universi	city	2200	56.23		110104	11/22/16	529 hl
220730	178969-159	11/22/16	universi	city	2200	61.88		110104	11/22/16	515
220731	178969-187	11/22/16	universi	city	2200	169.40		110104	11/22/16	
220732	178969-187	11/22/16	universi	city	2200	164.38		110104	11/22/16	517 hl
220733	178969-187	11/22/16	universi	city	2200	121.11		110104	11/22/16	521 hl
220734	178969-189	11/22/16	universi	city	2200	104.37		110104	11/22/16	525 hl
220735	109339-189	11/22/16	universi	city	2200	111.75		110104	11/22/16	523 hl
220736	178969-187	11/22/16	universi	city	2200	517.34		110104	11/22/16	519 hl
220911	109339-189	12/15/16	universi	city	2200	125.94		110186	12/15/16	523
220912	178969-159	12/15/16	universi	city	2200	45.40		110186	12/15/16	515
220913	178969-187	12/15/16	universi	city	2200	191.21		110186	12/15/16	515
220914	178969-187	12/15/16	universi	city	2200	163.68		110186	12/15/16	517
220915	178969-187	12/15/16	universi	city	2200	136.20		110186	12/15/16	521
220916	178969-189	12/15/16	universi	city	2200	125.63		110186	12/15/16	525
220917	178969-189	12/15/16	universi	city	2200	196.72		110186	12/15/16	527
220918	178969-189	12/15/16	universi	city	2200	61.95		110186	12/15/16	529
						21,620.88				0.00



PROSPERITY BANK®

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Statement Date

12/31/2016

8224 1 AV 0.376

Account No

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

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STATEMENT SUMMARY

TX Prosperity Money Market Ind Account No

12/01/2016	Beginning Balance		\$42,712.82
	2 Deposits/Other Credits	+	\$1,925.63
	0 Checks/Other Debits	-	\$0.00
12/31/2016	Ending Balance	31 Days in Statement Period	\$44,638.45
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/06/2016	Deposit	\$1,920.00
12/31/2016	Accr Earning Pymt Added to Account	\$5.63

TOTAL OVERDRAFT FEES

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

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
12-01	\$42,712.82	12-06	\$44,632.82	12-31	\$44,638.45

EARNINGS SUMMARY

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

Interest Paid This Period	\$5.63	Annual Percentage Yield Earned	0.15 %
Interest Paid YTD	\$129.21	Days in Earnings Period	31

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102321 : 00822401



UNIVERSITY PLACE CONDOMINIUMS : 2017

	2016 Budget	2016 Actual	2017 Budget	
<u>INCOME</u>				
HOA Dues	201600	216433.9	230400	100%
Late Fees		490		
Transfer		-180		
Misc Income		54511.98 windows		
TOTAL INCOME	201600	271255.9	230400	
 <u>EXPENSES:</u>				
Lawn Maintenance	27000	29553.48	27000 *	
Insurance	26000	19482.02	26000 *	
Management Fee	13200	13200	13200 *	
Telephone	2025	1948.03	2025 *	
Porter Service	4000	4995.37	5000	
Utilities	32000	21620.88	27500 *	
Pool Expense	7500	9086	8250 *	
Pest Control	2000	1407.25	1750	
Office Expense	475	1069.24	750	
Professional/Legal Fees	700	911.83	1000	
Fence Repair	1200	0	0	
Electrical Repairs	1500	0	0	
Inspection/Monitoring	3000	5019.29	4000 *	
Plumbing Repair	6000	4620	5000	
General Maintenance	18000	17509.7	18000	
Sprinkler Repair	2750	2695.43	2750	
Security Expense	0	0	0	
Parking Lot Repair	2500	2335	2500	
Special Projects	0	134193.2	0	
Deposit to Reserves	20160	3840	23040 *	
Bank Mortgage Payment	21000	20965.45	63921 *	
				**169.22 per unit
<u>Total Expenses</u>	191010	294452.2	231686	
 Year End Totals:	 -4750	 -23196.3	 -1286	
 Current Reserve Balance as of 12/2016	 44638.45			
Current Operating Balance as of 12/2016	46326.35			
 <i>Estimated Reserve Balance 12/2017</i>	 <i>67678.5</i>	 <i>1920.00 per month to reserve</i>		
<i>Estimated Operating Balance 12/2016</i>	<i>46326.4</i>			
 Monthly Renovation Loan Amount	 5326.75			

Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 01/01/2016 to 12/31/2016 Subdivision Code is University Place @ CS Condos

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
1501011	521 Southwest Parkway #1103	4	4/-		NONE	University Place @	1999	1,236	\$97.01	\$119,900	\$119,200	\$96.44	02/12/2016	99.42	52
1600873	525 Southwest #102	102	4	4/-		University Place @	2000	1,236	\$100.73	\$124,500	\$125,000	\$101.13	02/22/2016	100.40	13
16000743	527 Southwest Parkway #2203	4	4/-			University Place @	1999	1,236	\$103.16	\$127,500	\$127,500	\$103.16	08/15/2016	100.00	14
1603517	519 Southwest #103	103	4	4/-		CS Condos	1999	1,236	\$103.16	\$127,500	\$127,500	\$103.16	05/13/2016	100.00	7
1602892	525 Southwest Parkway #2204	4	4/-			University Place @	2000	1,236	\$103.56	\$128,000	\$128,000	\$103.56	05/12/2016	100.00	30
16002437	519 Southwest Parkway #302	4	4/0		NONE	University Place @	1999	1,236	\$105.99	\$131,000	\$131,000	\$105.99	11/29/2016	100.00	39
1602624	525 Southwest Parkway #2203	4	4/0		NONE	University Place @	2003	1,236	\$105.99	\$131,000	\$131,000	\$105.99	06/03/2016	100.00	56
1605152	519 SOUTHWEST PKWY 204	4	4/-		NONE	University Place @	1999	1,236	\$108.82	\$134,500	\$134,500	\$108.82	08/09/2016	100.00	70
16001203	523 Southwest #204	204	4	4/-		CS Condos	2000	1,236	\$109.22	\$135,000	\$135,000	\$109.22	09/06/2016	100.00	17
1602469	517 Southwest Parkway #303	4	4/-			University Place @	1999	1,236	\$109.14	\$134,900	\$135,000	\$109.22	06/16/2016	100.07	71

# LISTINGS:	10	Medians:	1999	2003	2000	Averages:
Miniums:		\$104.77	1,236	\$97.01	\$109.22	\$104.68
Maximums:		\$129.500	1,236	\$135,000	\$135,000	\$129,380
Averages:		\$104.78	1,236	\$135,000	\$129,380	\$104.67

Quick Statistics (10 Listings Total)

	Min	Max	Average	Median
List Price	\$119,900	\$135,000	\$129,380	\$129,500
Sold Price	\$119,200	\$135,000	\$129,370	\$129,500

*** This is a broker price opinion or comparative market analysis and should not be considered an appraisal. ***
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Mid-Century Insurance Company (A Stock Company)
Member Of The Farmers Insurance Group Of Companies®

Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367

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 04-05-2016
To 04-05-2017 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 Station, TX 77840
(979) 691-2534



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Member Of The Farmers Insurance Group Of Companies®

Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367

COMMON POLICY DECLARATIONS

Named Insured University Place Condominiums

F006095969-001-00001

Account No.

Prod. Count

35-27-332

60509-19-25

Mailing Address 903 Texas Ave S
College Sta, TX 77840-2228

Agent No.

Policy Number

Form of Business Individual Joint Venture Limited Liability Co.
 Corporation Partnership Other Organization

Business Description:
Condominium

Policy Period From 04-05-2016 (not prior to time applied for)
To 04-05-2017 12:01 A.M. Standard time at your mailing address shown above.

If this policy replaces other coverage that ends at noon standard time of the same day this policy begins, this policy will not take effect until the other coverage ends. **This policy will continue for successive policy periods as follows:** If we elect to continue this insurance, we will renew this policy if you pay the required renewal premium for each successive policy period subject to our premiums, rules and forms then in effect.

This policy consists of the following coverage parts listed below and for which a premium is indicated. This premium may be subject to change.

Coverage Parts	Premium After Discount And Modification
Condominiums Owners Policy	\$25,009.00
Directors And Officers Liability	\$860.00
Cyber Liability And Data Breach Expense Coverage	\$35.00
Certified Acts Of Terrorism - See Disclosure Endorsement	Included
Total (See Additional Fee Information Below)	\$25,904.00

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	\$9,266,400	\$10,000
Business Personal Property (BPP)				RC	\$6,200	\$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)					\$31,000	None
Building Ordinance Or Law - 3 (Increased Cost)					\$12,200	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 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

Policy Number: 60509-19-25

Effective Date: 04-05-2016

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