

*Stanford Court Townhome
Condominium Homeowners
Association, Inc.
2023 Annual Meeting*



*Wednesday December 20th @ 6:00pm
Beal Properties & Via Zoom*



Townhome Condominium Association

3363 University Drive East Suite 215

Bryan, TX 77802

(979)764-2500 www.bealbcshoa.com

Stanford Court Condominiums Owners Association requests your attendance at the 2023 Annual Meeting to be held **Wednesday, December 20th @ 6:00 pm at Beal Properties office & via Zoom.**

If are not able to attend and would like to have your vote counted, sign the proxy below and return by Friday, December 15th, 2023, at 5 pm or by giving the Proxy to someone attending in person. You can email the completed proxy below to Beal Properties at hoa@bealbc.com.

Please note -. The only item on the Agenda requiring a vote will be the open Board positions. There will be no voting at the meeting unless a quorum is met.

Agenda

1. Call Meeting to Order
2. Roll call, owners present, and proxies. Determine quorum.
3. Proof of notice of meeting
3. Reading of Minutes
4. Reports of Offices – President - Treasurer - Management
6. Election of Director(s) – Introduction of Candidates - Voting - Announcement of New Director
7. Unfinished Business
8. New Business
9. Adjournment

2023 Annual Meeting Proxy Statement

Know by all these Presents: That I _____

Do hereby appoint (Name of person who will be attending): _____

Or (circle one)

Margaret Lomas

Karen White

Jeremy Thomason

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Stanford Court Townhomes Owner’s 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 December 20th, 2023, Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Unit Number

Email address

Current Phone Number

Signature – Must be signed to be Valid.

This proxy must be brought in person to the meeting or received by Beal no later than 5pm Dec. 20th.

Stanford Court Homeowners Association
Annual meeting
December 3, 2022 10:00 am

The Annual meeting of the Stanford Court Homeowners Association was called to order at 10:06 am by Board of Directors President Denise Bryant. Proof of notice of the meeting was presented as required. Fifteen (15) owners were present; two by Proxy and thirteen (13) in person and via Zoom. Toni Myers, Beal Properties HOA Director was also present.

Minutes from the 2019 Annual Meeting were presented as it was the most recent annual meeting. The minutes were reviewed and a motion was made and seconded to approve and accept the minutes as presented. The motion passed unanimously.

Officer's Reports

Denise Bryant made the following President's Report. The roofs on each building were replaced and the gutters on buildings five and six were corrected. Denise stated that the brick on each building needs masonry repair and that bids need to be obtained for this work. She reported that there is still a foundation issue in building three caused by a homeowner modification and that an engineering report was obtained. The board needs to take action regarding this report and that will be addressed in 2023. The security lighting in the parking lot was repaired although Denise noted that homeowners would like to have the issue revisited to increase lighting in between buildings and in the parking lot.

She reported that the pool resurfacing and deck resurfacing was completed, but that the pool light needs repair and that this has been scheduled. There was a brief discussion on the use/repair and updating of the upstairs club house. This issue will be revisited by the new Board with input from the membership. A discussion on the height of the fence around the pool followed. Pool fence requirements are now a height of six (6) feet and the current fence does not meet this standard. However, the current pool fence was grandfathered in as acceptable. Toni stated that if we would like to reduce insurance costs or find another insurance carrier it is likely a new fence will need to be constructed.

Because the treasurer was not present Toni gave a 2022 financial overview as follows.

January 1 to November 20, 2022

Operating Account

Total income: \$122,157.00

Total Expenses: \$351,174.17

Toni noted that the expenses are large because of the roof replacement costs. The insurance payment of \$204, 473.61 was received in July of 2021 and is not reflected on the current report.

Starting Balance as of January 1, 2022: \$276,165.621

Ending Balance as of November 30, 2022: \$47,483.44

Reserve Account

Balance as of September 30, 2022 (most recent quarter available): \$64,783.45

Construction Account

Current Balance: \$660.12

Loan Balance (for building repairs): \$212,361.44

Interest Rate: 4.75%

Monthly Payment: \$2,453.51

Toni noted we have a loan from Mike Beal with a monthly payment of \$209.00 and she will provide a loan balance at the January 2023 Board meeting.

Toni presented the expense distribution report. There was no discussion. She then provided a Comparative Market Analysis which showed that sales of properties has increased in value.

Election of Directors

The following Association members stood for election: Kate Mason, Margaret Lomas Carpenter, Jeremy Thomason, JoAnne Waters and Karen White. Each had submitted an application which was presented to all members and each gave a brief overview of their qualifications and interest in serving. The nominees were presented, a motion was made to elect the slate and seconded. The motion passed unanimously. Officers will be selected at the first meeting of the Associate to be held immediately following the Annual Meeting today.

Unfinished Business

Having no unfinished business the meeting moved to the next item on the Agenda.

New Business

A meeting attendee noted that a balance sheet would be helpful when putting together the financial picture of the Association. Toni noted that all financial reports are available

on the Beal website for review. She stated that the Association operates on a cash accounting system, not accrual which does not produce a traditional balance sheet. The use of a CPA or CPA firm to do a financial review was discussed and it was decided that further discussion and possible action will happen at 2023 meetings of the Board of Directors. Jason Milsap offered to sit on the financial committee if/when it is formed. It will need to be decided if having the owner of his unit's Power of Attorney is enough or if needs to be an owner to sit on the committee and this will be addressed in the new year.

Having no other business the meeting was adjourned at 11:22..

Respectfully Submitted,

Kate Mason

Cash Flow

Beal Properties

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Date Range: 01/01/2023 to 10/31/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	525.00	0.47	525.00	0.47
Homeowners Association Dues	106,579.27	95.47	106,579.27	95.47
Certified Letter Charge	-0.27	0.00	-0.27	0.00
Insurance Reimbursment	1,447.00	1.30	1,447.00	1.30
Utility Reimbursement	3,081.51	2.76	3,081.51	2.76
Total Operating Income	111,632.51	100.00	111,632.51	100.00
Expense				
General Maintenance	8,651.25	7.75	8,651.25	7.75
Insurance	20,818.57	18.65	20,818.57	18.65
Transfer to Reserves	8,500.00	7.61	8,500.00	7.61
Legal Fees	162.50	0.15	162.50	0.15
Lawn/Property Maintenance	9,658.69	8.65	9,658.69	8.65
Landscape - Irrigation Repair	1,380.19	1.24	1,380.19	1.24
Special Projects	1,637.50	1.47	1,637.50	1.47
Management Fee	5,000.00	4.48	5,000.00	4.48
Mortgage/Note Payment	26,625.10	23.85	26,625.10	23.85
Pest Control	1,299.00	1.16	1,299.00	1.16
Pool Expense	7,961.49	7.13	7,961.49	7.13
Professional Fees	250.00	0.22	250.00	0.22
Property Taxes	6.25	0.01	6.25	0.01
Tax Expense	16.00	0.01	16.00	0.01
Telephone Service	492.90	0.44	492.90	0.44
Utilities	16,767.30	15.02	16,767.30	15.02
Total Operating Expense	109,226.74	97.84	109,226.74	97.84
NOI - Net Operating Income	2,405.77	2.16	2,405.77	2.16
Total Income	111,632.51	100.00	111,632.51	100.00
Total Expense	109,226.74	97.84	109,226.74	97.84
Net Income	2,405.77	2.16	2,405.77	2.16
Other Items				
Prepayments	345.00		345.00	
Net Other Items	345.00		345.00	
Cash Flow	2,750.77		2,750.77	

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Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash		45,517.20		45,517.20
Beginning Cash + Cash Flow		48,267.97		48,267.97
Actual Ending Cash		48,267.97		48,267.97

Bill Detail

Exported On: 2023-12-20 15:48:24 -0600

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 01/01/2023 to 10/31/2023

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Unit	Payee Name	Paid	Check #	Paid Date	Description
0001	05/09/2023	05/09/2023	4600 - Homeowners Association Dues	34	Lewis, Shirley	135.00	1266	05/09/2023	refund - overpayment of 2023 hoa dues
4600 - Certified Letter Charge									
	05/31/2023	05/31/2023	4606 - Certified Letter Charge		Beal Properties	8.10	1285	07/07/2023	Certified Letter Charge for 05/2023
6455 - General Maintenance									
1404	01/11/2023	01/11/2023	6455 - General Maintenance		Capital Construction Services	750.00	1220	01/12/2023	Concrete
071257	01/11/2023	01/11/2023	6455 - General Maintenance		Castaneda, Elisao	1,475.00	1221	01/12/2023	Repaired pool, parking lot water leak
5145	01/11/2023	01/11/2023	6455 - General Maintenance		Twin City Plumbing LLC	150.00	1226	01/12/2023	replace two hose bibs on building 34
5146	01/11/2023	01/11/2023	6455 - General Maintenance		Twin City Plumbing LLC	110.00	1226	01/12/2023	Replace hose bib building 63
7810	01/12/2023	01/12/2023	6455 - General Maintenance	32	Ag Town Property Maintenance	95.00	1227	01/12/2023	reinstalled brick
2640	02/07/2023	02/07/2023	6455 - General Maintenance		Walker, Robert	75.00	1231	02/07/2023	Remove opessum and winterize buildings
7830	02/10/2023	02/10/2023	6455 - General Maintenance	53	Ag Town Property Maintenance	160.00	1234	02/13/2023	Installed New Hand Rail
1206	03/07/2023	03/07/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	90.00	1245	03/07/2023	Possible leak after going out plumber found no leak
14935	03/07/2023	03/07/2023	6455 - General Maintenance	13	T. Fry Make Ready	336.56	1246	03/07/2023	Replace (3) 2x6x10 Deck Boards and Stain - Repair Steps
14946	03/07/2023	03/07/2023	6455 - General Maintenance	42	T. Fry Make Ready	50.00	1246	03/07/2023	Repair loose exterior electrical outlet
14934	03/07/2023	03/07/2023	6455 - General Maintenance		T. Fry Make Ready	45.00	1246	03/07/2023	Re-install gutter downspout extension
06.04.2023	06/06/2023	06/06/2023	6455 - General Maintenance		Integrity Commercial Maintenance and Construction Services	80.00	1277	06/07/2023	Repaired Lights on Pathway
2771	06/06/2023	06/06/2023	6455 - General Maintenance		Walker, Robert	60.00	1280	06/07/2023	Trash pick up - May
1382	07/06/2023	07/06/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	315.00	1291	07/07/2023	Replaced 3 Sanitary Sewer Clean Out Covers
1381	07/06/2023	07/06/2023	6455 - General Maintenance	63	Cole Parker Plumbing LLC	875.00	1291	07/07/2023	Replaced shut off valve and Installed Valve Box
1072	07/06/2023	07/06/2023	6455 - General Maintenance		Hoover, Charles	100.00	1293	07/11/2023	Service Call for lights
04741-1	07/06/2023	07/06/2023	6455 - General Maintenance		Integrity Commercial Maintenance and Construction Services	790.00	1288	07/07/2023	Repaired Roof Under Pool Area and Installed New hand Rails
2798	07/06/2023	07/06/2023	6455 - General Maintenance		Walker, Robert	50.00	1292	07/07/2023	Pick Up signs and Trash Bags
1572	09/07/2023	09/07/2023	6455 - General Maintenance	14	Cole Parker Plumbing LLC	160.00	1310	09/07/2023	Hose Bib Leaking Outside
465-68777	09/07/2023	09/07/2023	6455 - General Maintenance		Fast Signs	45.35	1306	09/07/2023	No access sign
96926-1	09/07/2023	09/07/2023	6455 - General Maintenance	42	Integrity Commercial Maintenance and Construction Services	180.00	1307	09/07/2023	Repaired wrought iron fence
3293	09/25/2023	09/25/2023	6455 - General Maintenance		Montoya , Tony	450.00	1311	09/25/2023	Installed Mailboxes
						6,481.91			
6470 - Insurance									
STCP0001300-02	01/09/2023	01/09/2023	6470 - Insurance		Safepoint Insurance	1,447.00	1216	01/09/2023	monthly payments
0047866	01/10/2023	01/10/2023	6470 - Insurance		RLI Surety	288.00	1218	01/11/2023	LFM0047866
STCP0001300-02	01/10/2023	01/10/2023	6470 - Insurance		Safepoint Insurance	1,447.00	1219	01/11/2023	Monthly Payment
31413146	03/21/2023	03/21/2023	6470 - Insurance		AmTrust North America	4,511.84	1249	03/21/2023	WPP201112500-Commercial / WUM201113200-Umbrella
CAP1567092	03/21/2023	03/21/2023	6470 - Insurance		United States Liability Insurance Compan	1,093.00	1250	03/21/2023	Community Association D&O
Commercial and Umbrella Coverage	04/27/2023	04/27/2023	6470 - Insurance		AmTrust North America	2,020.24	1258	04/27/2023	Commercial and Umbrella Coverage
31413146	05/30/2023	05/30/2023	6470 - Insurance		AmTrust North America	2,020.24	1269	05/31/2023	Commercial and Umbrella Insurance payments
31413146	06/30/2023	06/30/2023	6470 - Insurance		AmTrust North America	1,992.82	1281	06/30/2023	WPP2011125 00 / WUM2011132 00
31413146	09/12/2023	09/12/2023	6470 - Insurance		AmTrust North America	4,005.62	Bank Draft	09/12/2023	WPP2011125 00 / WUM2011132 00
31413146	09/22/2023	10/12/2023	6470 - Insurance		AmTrust North America	1,992.81	Bank Draft	10/12/2023	Monthly Insurance Premium
						20,818.57			
6471 - Transfer to Reserves									
	01/01/2023	01/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1215	01/03/2023	January 2023 - Transfer to Reserves
	02/01/2023	02/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1230	02/03/2023	February 2023 - Transfer to Reserves
	03/01/2023	03/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1240	03/02/2023	March 2023 - Transfer to Reserves
	04/01/2023	04/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1251	04/04/2023	April 2023 - Transfer to Reserves
	05/01/2023	05/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1261	05/03/2023	May 2023 - Transfer to Reserves
	06/01/2023	06/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1274	06/01/2023	June 2023 - Transfer to Reserves
	07/01/2023	07/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1283	07/05/2023	July 2023 - Transfer to Reserves
	08/01/2023	08/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1300	08/07/2023	August 2023 - Transfer to Reserves
	09/01/2023	09/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1303	09/04/2023	September 2023 - Transfer to Reserves
	10/01/2023	10/01/2023	6471 - Transfer to Reserves		Stanford Court HOA Reserve Acct	850.00	1319	10/06/2023	October 2023 - Transfer to Reserves
						8,500.00			
6473 - Legal Fees									
47952	01/11/2023	01/11/2023	6473 - Legal Fees		Bruchez & Goss P.C.	162.50	1224	01/12/2023	Legal Services
6475 - Lawn/Property Maintenance									
2448481	01/11/2023	01/11/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	1,030.06	1222	01/12/2023	lawncare/ winterizing
2448600	02/10/2023	02/10/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	927.23	1235	02/13/2023	Lawncare and tree removal
2448697	03/07/2023	03/07/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	813.56	1243	03/07/2023	Lawncare
2448796	04/05/2023	04/05/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	1,132.90	1254	04/06/2023	Monthly Lawncare + Tree Removal
2448890	05/05/2023	05/05/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	813.56	1263	05/08/2023	Lawncare
2449020	06/06/2023	06/06/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	813.56	1276	06/07/2023	Lawncare
2449150	07/06/2023	07/06/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	959.70	1286	07/07/2023	Lawncare + Irrigation Repair
2449251	08/04/2023	08/04/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	1,143.72	1296	08/07/2023	lawncare + Irrigation Repair
2449375	09/07/2023	09/07/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	1,210.84	1305	09/07/2023	Lawncare Maintenance
2449484	10/06/2023	10/06/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	813.56	1314	10/06/2023	Lawncare
2449601	10/24/2023	10/24/2023	6475 - Lawn/Property Maintenance		Excel Landscaping & Lawn Maintenance	813.56	1325	11/07/2023	Monthly Landscaping
						10,472.25			
6476 - Landscape - Irrigation Repair									
2449209	07/06/2023	07/06/2023	6476 - Landscape - Irrigation Repair		Excel Landscaping & Lawn Maintenance	1,380.19	1286	07/07/2023	Irrigation Repair
6531 - Special Projects									
604068	05/25/2023	05/25/2023	6531 - Special Projects		Beal Properties	637.50	1268	05/25/2023	Vertical Mailbox - Reimburse Beal
47298-OGA	05/30/2023	05/30/2023	6531 - Special Projects		Association Reserve	1,000.00	1270	05/31/2023	Full Reserve Study - 50% Deposit
						1,637.50			
6540 - Management Fee									
	01/09/2023	01/09/2023	6540 - Management Fee		Beal Properties	500.00	1217	01/09/2023	Management Fee for 01/2023
	02/01/2023	02/01/2023	6540 - Management Fee		Beal Properties	500.00	1232	02/09/2023	Management Fee for 02/2023
	03/02/2023	03/02/2023	6540 - Management Fee		Beal Properties	500.00	1248	03/09/2023	Management Fee for 03/2023
	04/10/2023	04/10/2023	6540 - Management Fee		Beal Properties	500.00	1257	04/10/2023	Management Fee for 04/2023
	05/09/2023	05/09/2023	6540 - Management Fee		Beal Properties	500.00	1267	05/10/2023	Management Fee for 05/2023
	06/07/2023	06/07/2023	6540 - Management Fee		Beal Properties	500.00	1275	06/07/2023	Management Fee for 06/2023
	07/05/2023	07/05/2023	6540 - Management Fee		Beal Properties	500.00	1285	07/07/2023	Management Fee for 07/2023
	08/03/2023	08/03/2023	6540 - Management Fee		Beal Properties	500.00	1295	08/07/2023	Management Fee for 08/2023
	09/07/2023	09/07/2023	6540 - Management Fee		Beal Properties	500.00	1304	09/07/2023	Management Fee for 09/2023
	10/05/2023	10/05/2023	6540 - Management Fee		Beal Properties	500.00	1313	10/06/2023	Management Fee for 10/2023
						5,000.00			
6560 - Mortgage/Note Payment									
	01/01/2023	01/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1213	01/03/2023	January 2023 - Renovation Monthly Note
	01/01/2023	01/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1214	01/03/2023	January 2023 - Siding Renovation Loan
	02/01/2023	02/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1233	02/08/2023	February 2023 - Renovation Monthly Note
	02/01/2023	02/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1229	02/03/2023	February 2023 - Siding Renovation Loan
	03/01/2023	03/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1241	03/02/2023	March 2023 - Renovation Monthly Note
	03/01/2023	03/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1242	03/02/2023	March 2023 - Siding Renovation Loan
	04/01/2023	04/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1252	04/04/2023	April 2023 - Renovation Monthly Note
	04/01/2023	04/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1253	04/04/2023	April 2023 - Siding Renovation Loan
	05/01/2023	05/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1259	05/03/2023	May 2023 - Renovation Monthly Note
	05/01/2023	05/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1260	05/03/2023	May 2023 - Siding Renovation Loan
	06/01/2023	06/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1272	06/01/2023	June 2023 - Renovation Monthly Note
	06/01/2023	06/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1273	06/01/2023	June 2023 - Siding Renovation Loan
	07/01/2023	07/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1282	07/03/2023	July 2023 - Renovation Monthly Note
	07/01/2023	07/01/2023	6560 - Mortgage/Note Payment		Prosperity Bank	2,453.51	1284	07/05/2023	July 2023 - Siding Renovation Loan
	08/01/2023	08/01/2023	6560 - Mortgage/Note Payment		Michael M Beal	209.00	1299	08/07/2023	August 2023 - Renovation Monthly Note
	08/								

6695 - Pest Control									
26468	01/11/2023	01/11/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1223	01/12/2023	Monthly Exterior pest control	
26630	02/10/2023	02/10/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1236	02/13/2023	Monthly Exterior Pest Control	
26762	03/07/2023	03/07/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1247	03/07/2023	Monthly Exterior Service - roaches and ants	
26902	04/06/2023	04/06/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1255	04/06/2023	Monthly Exterior Service	
27063	05/08/2023	05/08/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1264	05/08/2023	Monthly Exterior Service	
27203	06/06/2023	06/06/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1278	06/07/2023	Monthly Exterior Service	
27341	07/06/2023	07/06/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1289	07/07/2023	Monthly Exterior Service	
27514	08/04/2023	08/04/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1297	08/07/2023	July Monthly Exterior Service	
27672	09/07/2023	09/07/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1308	09/07/2023	Monthly Exterior Services	
27852	10/06/2023	10/06/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1315	10/06/2023	Monthly Exterior Service	
28006	10/31/2023	10/31/2023	6695 - Pest Control	Joe Loudat DBA/	129.90	1326	11/07/2023	Monthly Pest Control	
					1,428.90				
6702 - Pool Expense									
2022895	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	351.81	1225	01/12/2023	Monthly Pool maintenance - November	
2022718	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	351.81	1225	01/12/2023	Monthly Pool maintenance - December	
2022733	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	611.61	1237	02/13/2023	Painted and labeled Breaker box	
2022734	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	2,033.78	1237	02/13/2023	Light Repair and Installation	
2023768	03/07/2023	03/07/2023	6702 - Pool Expense	Oasis Pools	351.81	1244	03/07/2023	Monthly Pool maintenance - January	
20230831	04/05/2023	04/05/2023	6702 - Pool Expense	Oasis Pools	320.00	1256	04/06/2023	Repaired Junction boxes	
20230812	04/05/2023	04/05/2023	6702 - Pool Expense	Oasis Pools	351.81	1256	04/06/2023	Monthly Pool Maintenance - February	
20230827	05/05/2023	05/05/2023	6702 - Pool Expense	Oasis Pools	475.44	1265	05/08/2023	Monthly Pool maintenance - March	
20231769	06/06/2023	06/06/2023	6702 - Pool Expense	Oasis Pools	508.43	1279	06/07/2023	Monthly Pool Maintenance - April	
20231811	06/06/2023	06/06/2023	6702 - Pool Expense	Oasis Pools	286.86	1279	06/07/2023	Yearly Maintenance	
20231856	07/06/2023	07/06/2023	6702 - Pool Expense	Oasis Pools	195.81	1290	07/07/2023	Replaced Broken Autofill Float Valve	
20231839	07/06/2023	07/06/2023	6702 - Pool Expense	Oasis Pools	549.65	1290	07/07/2023	Monthly Pool Maintenance - May	
20231868	08/04/2023	08/04/2023	6702 - Pool Expense	Oasis Pools	535.91	1298	08/07/2023	June Monthly Pool Maintenance	
20231905	09/07/2023	09/07/2023	6702 - Pool Expense	Oasis Pools	591.91	1309	09/07/2023	Monthly Pool Maintenance - July	
20231954	10/06/2023	10/06/2023	6702 - Pool Expense	Oasis Pools	444.85	1316	10/06/2023	Monthly Pool Maintenance - August	
					7,961.49				
6705 - Professional Fees									
STA301	05/04/2023	05/04/2023	6705 - Professional Fees	BTX Business Services, LLC	250.00	1262	05/04/2023	Federal Forms	
6710 - Property Taxes									
000000423806	05/31/2023	05/31/2023	6710 - Property Taxes	Kristeen Roe, Tax A/C	6.25	1271	05/31/2023	Unpaid Taxes for Stanford Court	
6755 - Tax Expense									
Federal Tax Payment	10/16/2023	10/16/2023	6755 - Tax Expense	Internal Revenue Service	16.00	1320	10/16/2023	2022 Federal Tax Payment	
6757 - Telephone Service									
2386409	02/27/2023	02/27/2023	6757 - Telephone Service	Kings III Of America, LLC	164.30	1239	02/27/2023	Pool Phone - quarterly expense	
2449318	06/01/2023	06/01/2023	6757 - Telephone Service	Kings III Of America, LLC	164.30	1312	10/03/2023	Pool Phone - Quarterly	
2515437	09/01/2023	09/01/2023	6757 - Telephone Service	Kings III Of America, LLC	164.30	1312	10/03/2023	Pool Phone Quarterly Bill	
					492.90				
6810 - Utilities									
	01/30/2023	01/30/2023	6810 - Utilities	Bryan Texas Utilities	195.17	ACH	01/30/2023	3122 Camelot Dr.	
	01/30/2023	01/30/2023	6810 - Utilities	Bryan Texas Utilities	34.63	ACH	01/30/2023	3122 Camelot Dr.	
	01/30/2023	01/30/2023	6810 - Utilities	Bryan Texas Utilities	13.03	ACH	01/30/2023	3122 Camelot Dr.	
	01/30/2023	01/30/2023	6810 - Utilities	Bryan Texas Utilities	920.50	ACH	01/30/2023	3233 E 29th St	
2060767	02/14/2023	02/14/2023	6810 - Utilities	Bryan Texas Utilities	895.78	ACH	02/14/2023	3233 E 29TH ST	
2058362	02/14/2023	02/14/2023	6810 - Utilities	Bryan Texas Utilities	203.70	ACH	02/14/2023	3122 CAMELOT DR	
2058361	02/14/2023	02/14/2023	6810 - Utilities	Bryan Texas Utilities	34.46	ACH	02/14/2023	3122 CAMELOT DR	
2058360	02/14/2023	02/14/2023	6810 - Utilities	Bryan Texas Utilities	12.83	ACH	02/14/2023	3122 CAMELOT DR	
2058360	03/16/2023	03/16/2023	6810 - Utilities	Bryan Texas Utilities	12.83	ACH	03/16/2023	3122 Camelot DR	
2058361	03/16/2023	03/16/2023	6810 - Utilities	Bryan Texas Utilities	34.92	ACH	03/16/2023	3122 Camelot DR	
2058362	03/16/2023	03/16/2023	6810 - Utilities	Bryan Texas Utilities	200.44	ACH	03/16/2023	3122 Camelot DR	
2060767	03/21/2023	03/21/2023	6810 - Utilities	Bryan Texas Utilities	815.44	ACH	03/21/2023	3233 E 29th St	
2060767	04/17/2023	04/17/2023	6810 - Utilities	Bryan Texas Utilities	901.96	ACH	04/17/2023	3233 E 29th St	
2058360	04/17/2023	04/17/2023	6810 - Utilities	Bryan Texas Utilities	12.74	ACH	04/17/2023	3122 Camelot DR	
2058361	04/17/2023	04/17/2023	6810 - Utilities	Bryan Texas Utilities	32.23	ACH	04/17/2023	3122 Camelot DR	
2058362	04/17/2023	04/17/2023	6810 - Utilities	Bryan Texas Utilities	197.09	ACH	04/17/2023	3122 Camelot DR	
2060767	05/17/2023	05/17/2023	6810 - Utilities	Bryan Texas Utilities	1,025.56	ACH	05/17/2023	3233 E 29th St	
2058362	05/17/2023	05/17/2023	6810 - Utilities	Bryan Texas Utilities	202.55	ACH	05/17/2023	3122 Camelot Dr	
2058361	05/17/2023	05/17/2023	6810 - Utilities	Bryan Texas Utilities	31.38	ACH	05/17/2023	3122 Camelot DR	
2058360	05/17/2023	05/17/2023	6810 - Utilities	Bryan Texas Utilities	13.10	ACH	05/17/2023	3122 Camelot DR	
2058360	06/14/2023	06/14/2023	6810 - Utilities	Bryan Texas Utilities	12.70	ACH	06/14/2023	3122 Camelot Dr	
2058361	06/14/2023	06/14/2023	6810 - Utilities	Bryan Texas Utilities	32.93	ACH	06/14/2023	3122 Camelot Dr	
2058362	06/14/2023	06/14/2023	6810 - Utilities	Bryan Texas Utilities	206.76	ACH	06/14/2023	3122 Camelot Dr	
2060767	06/15/2023	06/15/2023	6810 - Utilities	Bryan Texas Utilities	942.98	ACH	06/15/2023	3233 E 29th St	
2058362	07/14/2023	07/14/2023	6810 - Utilities	Bryan Texas Utilities	199.10	ACH	07/14/2023	3122 Camelot Dr	
2058361	07/14/2023	07/14/2023	6810 - Utilities	Bryan Texas Utilities	31.35	ACH	07/14/2023	3122 Camelot Dr	
2058360	07/14/2023	07/14/2023	6810 - Utilities	Bryan Texas Utilities	11.58	ACH	07/14/2023	3122 Camelot Dr	
2060767	07/14/2023	07/14/2023	6810 - Utilities	Bryan Texas Utilities	823.70	ACH	07/14/2023	3233 E 29th St - Water	
2058360	08/15/2023	08/15/2023	6810 - Utilities	Bryan Texas Utilities	11.58	ACH	08/15/2023	3122 Camelot DR	
2058361	08/15/2023	08/15/2023	6810 - Utilities	Bryan Texas Utilities	31.03	ACH	08/15/2023	3122 Camelot DR	
2058362	08/15/2023	08/15/2023	6810 - Utilities	Bryan Texas Utilities	199.00	ACH	08/15/2023	3122 Camelot DR	
2060767	08/15/2023	08/15/2023	6810 - Utilities	Bryan Texas Utilities	1,800.14	ACH	08/15/2023	3233 E 29th ST - Water	
	08/22/2023	08/22/2023	6810 - Utilities	Bryan Texas Utilities	3,042.94	ACH	09/15/2023	Monthly Utility Bill	
	08/22/2023	08/22/2023	6810 - Utilities	Bryan Texas Utilities	249.59	ACH	09/15/2023	Monthly Utility Bill	
	09/21/2023	10/13/2023	6810 - Utilities	Bryan Texas Utilities	3,136.88	ACH	10/13/2023	Monthly Utility Bill	
	09/21/2023	10/13/2023	6810 - Utilities	Bryan Texas Utilities	245.60	ACH	10/13/2023	Monthly Utility Bill	
					16,767.30				
6820 - Utilities - electric									
2058360, 2058361, 2058362, 2060767	10/21/2023	11/14/2023	6820 - Utilities - electric	Bryan Texas Utilities	250.65	ACH	11/14/2023	Monthly Utility Bill	
6840 - Utilities - Water									
2058360, 2058361, 2058362, 2060767	10/21/2023	11/14/2023	6840 - Utilities - Water	Bryan Texas Utilities	2,635.68	ACH	11/14/2023	Monthly Utility Bill	
Total					111,030.29				



Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2023

6856 1 AV 0.498

Account No

****1542

STANFORD COURT TOWNHOME CONDOMINIUM
 OWNERS ASSOCIATION INC
 RESERVE ACCOUNT
 3363 UNIVERSITY DR E STE 215
 BRYAN TX 77802-3470

Page 1 of 4



STATEMENT SUMMARY

TX Business Savings Account No ****1542

07/01/2023	Beginning Balance		\$72,766.97
	4 Deposits/Other Credits	+	\$2,681.21
	0 Checks/Other Debits	-	\$0.00
09/30/2023	Ending Balance	92 Days in Statement Period	\$75,448.18

DEPOSITS/OTHER CREDITS

Date	Description	Amount
07/05/2023	Deposit	\$850.00
08/09/2023	Deposit	\$850.00
09/06/2023	Deposit	\$850.00
09/30/2023	Accr Earning Pymt Added to Account	\$131.21

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
07-01	\$72,766.97	08-09	\$74,466.97	09-30	\$75,448.18
07-05	\$73,616.97	09-06	\$75,316.97		

EARNINGS SUMMARY

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

Interest Paid This Period	\$131.21	Annual Percentage Yield Earned	0.70 %
Interest Paid YTD	\$375.54	Days in Earnings Period	92

0000



102011 : 00685601



Stanford Court Townhome Condo Association

PROPOSED BUDGET 2024

INCOME

Dues	127,500	
Fees	1,500	
Other	6,500	
TOTAL INCOME		<u>135,500</u>

EXPENSES

Administrative

Management	6,000	
Phone (pool)	600	
Legal	500	
Professional (reserve study)	1,300	
Other	200	8,600

INSURANCE **24,250**

MAINTENANCE

Landscaping	10,000	
Pest	1,560	
Pool	7,400	
Repairs	18,040	37,000

UTILITIES **16,000** **16,000**

TOTAL EXPENSES **85,850**

LOANS **31,900**

GRAND TOTAL OF EXPENSES **117,750**

RESERVES

RESERVE TRANSFER **10,250**

TOTAL EXPENSES AND RESERVE TRANSFER **128,000**

Note: Projected income over Expense of \$7,500 see page2

Page 2 2024 Proposed Budget

Projected Income over expense 7,500

Discussion will include Potential Options:

1) ; pay off Loan #1

Allows 2025 budget a 209.00 per month increase; eliminates interest

2) Use to raise pool fence to lower Ins. Cost reduction undetermined.

3) roll into savings (reserve)



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

December 20, 2023

Stanford Court Townhomes Management Report

Delinquency Status: At the end of November, the total outstanding amount owed to the association was \$5,095.00. Three accounts make up the total balance. The past due amounts mostly consisted of unpaid assessments, and late fees charges that were charged to the accounts.

The account holders of the past due amounts have been contacted, and Beal will continue to ensure that delinquent accounts are addressed promptly and efficiently to collect the outstanding fees owed to Association.

Violation Report: In 2023, there were not any violations that were found and reported to the Board of Directors.

Maintenance Report: In 2023, Beal has received over 30 service requests mainly consisting of general maintenance repairs, electrical repairs, minor landscaping repairs, and exterior pest control. All of the service requests have been addressed and completed. Beal and the Board of Directors are currently working together on future projects for the complex.

Beal would like to request your valuable input on any outstanding maintenance issues or future projects for the Association.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/13/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274 License#: 2081754		COMPANY Wesco Insurance Company	
PHONE (A/C, No, Ext): 979-871-3161			
FAX (A/C, No): 979-871-3164		E-MAIL ADDRESS:	
CODE:		SUB CODE:	
AGENCY CUSTOMER ID #:		LOAN NUMBER	
INSURED The Stanford Court Townhome Condominium Owners Association c/o Beal Properties, Toni Myers 3363 University Dr E Bryan TX 77802		POLICY NUMBER WPP2011125 00	
		EFFECTIVE DATE 03/12/2023	EXPIRATION DATE 03/12/2024
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
3122 Camelot Dr Building 1	944,346	2,500
3122 Camelot Dr Building 2	944,346	2,500
3122 Camelot Dr Building 3	944,346	2,500
3122 Camelot Dr Building 4	944,346	2,500
3122 Camelot Dr Building 5	944,346	2,500
3122 Camelot Dr Building 6	1,000,628	2,500
3122 Camelot Dr Building 7	286,693	2,500

REMARKS (Including Special Conditions)

Special Form 100% Co-insurance
1% Wind Hail Deductible Per Claim

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS	<input type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
	<input type="checkbox"/>	MORTGAGEE				
	LOAN #					
INFORMATION ONLY						
AUTHORIZED REPRESENTATIVE						

10

Bryce Scarlett
 Beal Properties
 brycescarlett426@gmail.com
 Ph

CMA 1 - Line

Prepared By: Bryce Anthony Scarlett

Listings as of 12/20/23 at 4:08 pm

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 12/20/2023 to 01/04/2023 Status is 'Under Contract' Status Contractual Search Date is 12/20/2023 to 06/23/2023 Subdivision Code is 'Stanford Court'

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
23012891	3122 Camelot Drive #51	51	3	2/-	2	Stanford Court	1982	1,462	\$164.09	\$239,900	\$235,500	\$161.08	12/05/2023	98.17	63
# LISTINGS:		1	Medians:				1982	1,462	\$164.09	\$239,900	\$235,500	\$161.08		98.17	63
			Minimums:				1982	1,462	\$164.09	\$239,900	\$235,500	\$161.08		98.17	63
			Maximums:				1982	1,462	\$164.09	\$239,900	\$235,500	\$161.08		98.17	63
			Averages:				1982	1,462	\$164.09	\$239,900	\$235,500	\$161.08		98.17	63

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$239,900	\$239,900	\$239,900	\$239,900
Sold Price	\$235,500	\$235,500	\$235,500	\$235,500

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

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.