

Stanford Court

Meeting Date, Time, Place
October 30, 2018
6:30 PM
903 Texas Ave. S
College Station, TX
77840

Townhome Condominium Association

**Owner's Meeting Agenda
October 30, 2018**

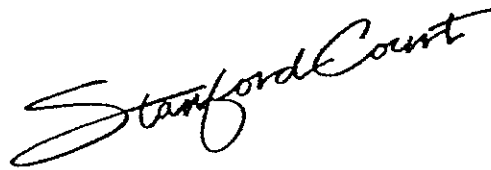
- I. Call to Order

- II. Open floor for Nominations to replace 4 Association Board of Managers Positions
 - a. Present Slate of Nominated Officers to Owners
 - b. Vote on Nominations
 - c. Present new Managers to the Stanford Court Townhomes Condominium Owners Association

- III. Review Financial Status
 - a. BVPM – Toni Myers
 - b. Stanford Court - Charles White

- IV. Report of Property Condition
 - a. Building 3 Condition and Remedy
 - b. Property Renovations
 - c. Grounds maintenance and repairs for known issues
 - d. Prioritizing needs

- V. Call to Adjourn



2018 Annual Meeting Proxy Statement

Know All by these Present: That I

Do hereby appoint:

OR

Denise Bryant

Karen White

Polly Howard

Brazos Valley Property Management Company Representative

As agent for me, and in my name and stead to vote as my Proxy at the 2018 Annual Meeting of the Stanford Court Townhomes Condominium 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 to the October 30, 2018 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 6:30 pm October 30, 2018.

You can mail: BVPM, 903 S. Texas Ave. College Station, TX 77840

Fax: 979-764-0508

Email: c21hoa@century21bcs.com

BVPM

903 Texas Ave South, College Station, TX 77840

979-764-2500

979-764-2500 fax – 979-764-0508

Stanford Court

July 6, 2017

6:00 PM

Century 21 Training Facility
404 D University Drive East
College Station, TX 77840

***Townhome Condominium Association
Bi-Annual Meeting***

MINUTES

Present: Denise Bryant, Margaret Lomas Carpenter, Fran Pontasch, Karen White, Ted Granosvsky, Juetta Hoeff, Margaret Collier, Polly Howard, Mary Durst, Suzanne Meredith, Sarah ~~Williamson~~, Mike & Janet Higgins, Diane Pittman *I need to get the sign in sheet from Toni Myers*

BVPM: Toni Myers

Williamson

I. Call to Order

- a. The meeting was called to order at 6:07 PM by Denise Bryant.

II. Review/Correction/Approval to Preceding Minutes

- a. Janet Higgins motioned to approve the minutes. Fran seconded it, all were in favor, motion carried.

III. Review/Approval of Current Financial Status

- a. Stanford Court/BVPM Management Account – Prosperity Bank
- i. This account was moved back to Prosperity at the request of our Attorney, Steven Steele. Terry Thigpin and Fran Pontasch are designated signers on the account.
 - ii. Cash Flow = \$9,091.69
 - iii. The reserve amount was transferred into the Reserve Account.
- b. Stanford Court Reserve Account – Prosperity Bank
- i. Balance: \$10,818.78
- c. Stanford Court Construction Account – Prosperity Bank (*Denise Bryant*)
- i. Loan: \$269,214.09 with an interest rate of 4.75%, then an adjusted rate based on the market at the time. The total loan was \$280,885.00 minus the down payment.
 1. We are currently paying interest
 2. Beginning in August 7, 2017, we will pay \$1825.95 each month.
 - ii. The \$219,000 loan was paid off and put into the \$280,885.00.
 - iii. Draws are taken from the construction account, James Shaffer (contractor) purchases the materials, submits a receipt to the bank and a check is made to James by Denise Bryant.

- iv. If we continue with payments as we have done currently, we will pay off the loan in 12 years instead of 20.
- v. Suzanne Meredith presented a spreadsheet with expenses of the construction loan from February 2017, and asked for clarification to checks that were written to "CASH". *Herewith*
 - 1. Fran Pontasch stated that she had created the spreadsheet.
 - 2. Denise Bryant mentioned this item will be reviewed when the Board meets, and all home owners will receive a response regarding the issue.

IV. Reports of Board of Managers and Management Company

a. BV Property Management Company (*Toni Myers*)

i. Condition of the Property

- 1. The property looks good except for the obvious needs.
- 2. Brazos CAD will give information on how much properties are sold for.

ii. Review of Vendors

1. Pest

- a. Loan Star is now contracted. Buildings will be sprayed every 3 months. The company will be there every month to check the property.
- b. They will hang a note on your door if you are getting your area done.

2. Lawn

- a. Jorge with Lopez Boyz is now contracted. Contact the company with any issues. They do not do beds, and they do not fertilize.
- b. We are saving about \$200/month.

3. Irrigation

- a. Castillo is now contracted.

iii. Engineering Report for Building Foundation - *Herewith (Denise Bryant)*

- 1. Building 6 has an expansion joint that is spreading. It is located between buildings 6 and 5.
- 2. Gessner Engineering came to survey the area.
- 3. We found out that building 5 had pylons put under units 53 and unit 54 for \$6,300.00.
- 4. Currently it will cost about \$40-\$60,000 per building.
- 5. All buildings have shifted slightly.
- 6. The buildings are structurally sound.
- 7. If remodeling, consider doing the following: do not use ceramic tile, use laminate. Expansion joints will need to be placed where the cracks are located inside the unit. Improve site conditions to remove standing water near buildings. Foundation underpinning: Do not do this if the entire building cannot be done.

iv. New Management Software Program (*Toni Myers*)

1. APPFOLIO is now being used. She has sent our owner portal links. You can log in to see account balance, all documents including meeting minutes, maintenance requests and tracking of requests.
 2. For HOA fees, if you use your checking or savings account number, it is a free service. There is a fee if you use a credit or debit card.
- b. Stanford Court Board of Managers
- i. Property Renovation Update (*James Shaffer*)
 1. James Shaffer has been contracted to complete the project.
 2. James opened an account at Prosperity so that the bank can see where his money is going. He wants to be as transparent as he can.
 3. Pool House
 - a. This will begin once the punch lists have been completed and gutters have been installed.
 4. Punch List:
 - a. This will begin this week.
 - b. Touch up paint will be done this week with the order that the buildings began.
 - c. Gutter installations will then begin. Gutters that were broken will be replaced at no cost to the home owner.
 5. The owners are to contact James if they have any concerns or other items to add to their punch list.
 - a. Margaret recommended that owners submit their work requests on the BVPM portal or call Toni. She will add the request to the portal.
 6. The timeline: end of next week to complete punch out. Gutters will come next. Then the pool house.
 - ii. Big Event Update (*Fran Pontasch*)
 1. Mary Parish coordinated the event. There were volunteers to help with power washers, rocks, and plants.
 2. There is \$60 left in the Big Event funds that can be used for next year.
 - iii. Legal Services Update (*Fran Pontasch & Denise Bryant*)
 1. For the month of June: \$900 for emails to Tim Jones at Prosperity Bank and handling a claim on construction. The total is about \$5,000 to \$6,000.
 2. There was a claim made on our property insurance by a home owner. The insurance company referred it to an attorney in Houston. The attorney fee is \$1000 which the Association is being billed for.
 - a. Home owners asked why the home owner is not responsible for paying that fee. If the home owner initiated it, they should be responsible for it.
 - b. The owner has informed the HOA and BVPM that they will not pay any dues until December because they feel the HOA is responsible for not repairing

- interior damages to the unit that was caused by the roofing and siding being replaced.
- c. Our attorney is saying they must pay their dues, otherwise a lien will be placed on their property.

V. Election of Managers

- a. Nomination of Volunteers
 - i. Polly Howard
 - ii. Diane Pittman
- b. Open Nominations from the Floor
 - i. No nominations from the floor.
 - ii. Margaret Lomas Carpenter notified the Board and announced that she would remain as Secretary on the Board until ALL construction projects are completed. This will allow the new manager replacing her to come on the Board in transition to learn of the past and current issues. The new member's term will begin as soon as all construction has been completed.
- c. Vote by Written Ballot and Announcement of New Managers
 - i. Voting was made from the floor. Mike Higgins motioned to approve Polly Howard and Diane Pittman to the Board of Managers, Diane Pittman seconded, all were in favor.
 - ii. A meeting is to be scheduled one week from this meeting.

VI. Other Old Business

VII. New Business

- a. **ACTION ITEM**: Look into trees that need to be removed around the property that are diseased or about to fall over.
- b. **ACTION ITEM**: The light in front of the Stanford Court sign does not work. The light is broken in the ground probably because of the tree. We have bids to repair it, but funds have been used for other urgent owner matters.

VIII. Call to Adjourn

- a. Fran motioned the meeting be adjourned at 7:45 PM, Ted seconded it, all were in favor.

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2018 to 10/30/2018

Accounting Basis: Cash

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|---------------------------------------|------------------|----------------------|---------------------|--------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Homeowners Association Dues | 81,571.75 | 94.47 | 81,571.75 | 94.47 |
| Utility Reimbursement | 4,772.28 | 5.53 | 4,772.28 | 5.53 |
| Total Operating Income | 86,344.03 | 100.00 | 86,344.03 | 100.00 |
| Expense | | | | |
| Bank Fees/Office Expenses | 431.16 | 0.50 | 431.16 | 0.50 |
| Credit Card | 40.71 | 0.05 | 40.71 | 0.05 |
| Electrical Repairs | 723.67 | 0.84 | 723.67 | 0.84 |
| General Maintenance | 1,020.85 | 1.18 | 1,020.85 | 1.18 |
| Insurance | 8,460.24 | 9.80 | 8,460.24 | 9.80 |
| Transfer to Reserves | 8,500.00 | 9.84 | 8,500.00 | 9.84 |
| Legal Fees | 6,724.86 | 7.79 | 6,724.86 | 7.79 |
| Lawn/Property Maintenance | 7,651.53 | 8.86 | 7,651.53 | 8.86 |
| Special Projects | 5,900.98 | 6.83 | 5,900.98 | 6.83 |
| Management Fee | 3,600.00 | 4.17 | 3,600.00 | 4.17 |
| Mortgage/Note Payment | 18,886.50 | 21.87 | 18,886.50 | 21.87 |
| Cleaning Expense | 250.00 | 0.29 | 250.00 | 0.29 |
| Pest Control | 2,289.49 | 2.65 | 2,289.49 | 2.65 |
| Plumbing Expense | 908.02 | 1.05 | 908.02 | 1.05 |
| Porter Service | 45.00 | 0.05 | 45.00 | 0.05 |
| Pool Expense | 5,215.83 | 6.04 | 5,215.83 | 6.04 |
| Professional Fees | 2,874.00 | 3.33 | 2,874.00 | 3.33 |
| Telephone Service | 479.98 | 0.56 | 479.98 | 0.56 |
| Trash Pick-up | 98.00 | 0.11 | 98.00 | 0.11 |
| Utilities | 15,124.07 | 17.52 | 15,124.07 | 17.52 |
| Total Operating Expense | 89,224.89 | 103.34 | 89,224.89 | 103.34 |
| NOI - Net Operating Income | -2,880.86 | -3.34 | -2,880.86 | -3.34 |
| Total Income | 86,344.03 | 100.00 | 86,344.03 | 100.00 |
| Total Expense | 89,224.89 | 103.34 | 89,224.89 | 103.34 |
| Net Income | -2,880.86 | -3.34 | -2,880.86 | -3.34 |
| Other Items | | | | |
| Prepayments | 1,417.75 | | 1,417.75 | |
| Net Other Items | 1,417.75 | | 1,417.75 | |
| Cash Flow | -1,463.11 | | -1,463.11 | |

Cash Flow

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|----------------------------|-----------------|----------------------|---------------------|--------------------------|
| Beginning Cash | 6,048.15 | | 6,048.15 | |
| Beginning Cash + Cash Flow | 4,585.04 | | 4,585.04 | |
| Actual Ending Cash | 4,585.04 | | 4,585.04 | |

Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2017 - 10/30/2018

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description | |
|---|------------|--------------------|------|------------------------------|---------------------------|-----------------|----------|---------------|---------|------------|-------------|---|
| 2270 - Clearing-Tenant Deposits | | | | | | | | | | | | |
| 00001 | 05/15/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA | 2200 | 7,465.07 | 0.00 | | 120077 | 05/15/2017 | Transfer balance on HOA operating account |
| 4012 - Phone Expense | | | | | | | | | | | | |
| 979-776-3012-030303-5 | 11/21/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | FRONTIER COMMUNICATION | 2200 | 45.50 | 0.00 | | 476 | 11/22/2017 | Pool phone |
| 4072 - Electrical Exp | | | | | | | | | | | | |
| 153087 | 09/20/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Roger Commander | 2200 | 175.00 | 0.00 | | 453 | 09/22/2017 | Electrical work at pool house |
| 4600 - Homeowners Association Dues | | | | | | | | | | | | |
| | 05/18/2017 | Stanford Court HOA | 33 | 3122 Camelot Bryan, TX 77802 | Ken & Ann Griess | 2200 | 343.75 | 0.00 | | 404 | 05/31/2017 | Dues refund |
| 4605 - Transfer Fee | | | | | | | | | | | | |
| 46351 | 11/07/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 75.00 | 0.00 | | 488 | 11/30/2017 | Transfer fee for closing ST#13 |
| 6045 - Bank Fees/Office Expenses | | | | | | | | | | | | |
| Harland Clark | 06/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank | 2200 | 47.16 | 0.00 | | | 06/01/2017 | ACH payment Jariland Clarke Chk orders |
| 6305 - Credit Card | | | | | | | | | | | | |
| bank credit card charges | 09/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank | 2200 | 62.12 | 0.00 | | | 09/05/2017 | Bank Fees |
| MERCH BANK FEES | 10/02/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank | 2200 | 35.00 | 0.00 | | | 10/02/2017 | Merch fees for cc payments |
| merchant CC | 12/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank | 2200 | 37.50 | 0.00 | | | 12/04/2017 | Credit Card expense from credit card |
| merchant CC | 06/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank | 2200 | 40.71 | 0.00 | | | 06/04/2018 | Credit Card expense from credit card use |
| | | | | | | | 175.33 | 0.00 | | | | |
| 6390 - Electrical Repairs | | | | | | | | | | | | |
| 10868 | 05/22/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Constant Current Electric | 2200 | 509.03 | 0.00 | | 403 | 05/31/2017 | replaced rusted light pole fixture head, and lamp |
| 5158 | 01/24/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | CC Electric | 2200 | 493.00 | 0.00 | | 501 | 01/24/2018 | Repaired all outside lighting and pool pump |

Expense Distribution Report

| Reference | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|-------------------------|--------------------|------|------------------------------|--|-----------------|----------|---------------|---------|------------|---|
| 240 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 25.00 | 0.00 | 581 | 08/06/2018 | Removed bridge |
| 9455 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clean Up Crew | 2200 | 151.55 | 0.00 | 599 | 09/26/2018 | Repaired staircase and sidewalk with concrete |
| 9456 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clean Up Crew | 2200 | 131.85 | 131.85 | | | #51/ Hardy Plank siding and paint |
| | | | | | | 2,600.25 | 131.85 | | | |
| 6470 - Insurance | | | | | | | | | | |
| cap1556967 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | United States Liability Insurance Compan | 2200 | 223.60 | 0.00 | 110286 | 01/11/2017 | insurance |
| 1073-966317-2101 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 110275 | 01/17/2017 | insurance |
| 1073-966317-2 101 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 984.90 | 0.00 | 110381 | 02/23/2017 | insurance |
| cap1556967a | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | United States Liability Insurance Compan | 2200 | 223.60 | 0.00 | 110465 | 03/09/2017 | insurance |
| 1073-966317-2 101 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 110476 | 03/20/2017 | INSURANCE |
| 1073-966317-2 101 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 110596 | 04/26/2017 | insurance |
| CAP1556967 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | United States Liability Insurance Compan | 2200 | 223.60 | 0.00 | 120052 | 05/09/2017 | insurance |
| 1073-966317-2101 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 400 | 05/19/2017 | insurance |
| 1073-966317-2 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 412 | 06/23/2017 | Monthly Insurance |
| 1073-966317-2-1001 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 938.00 | 0.00 | 426 | 07/24/2017 | insurance |
| CR1550983 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | United States Liability Insurance Compan | 2200 | 268.00 | 0.00 | 464 | 10/06/2017 | Fedility Bond |
| 1924v7214 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Travelers | 2200 | 1,003.00 | 0.00 | 480 | 11/30/2017 | insurance final balance |
| 1073-1246214-2 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | AFS/IBEX A Division of MetaBank | 2200 | 5,315.28 | 0.00 | 477 | 11/30/2017 | Insurance down payment |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|--------------|------------|--------------------|------|------------------------------|---------------------------------|-----------------|----------|---------------|---------|------------|---|
| Reserve acct | 05/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 8,019.93 | 0.00 | 120021 | 05/04/2017 | Per instructions of Stanford Court attorney 10% |
| | 06/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 408 | 06/07/2017 | June 2017 - Transfer to Reserves |
| | 07/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 416 | 07/05/2017 | July 2017 - Transfer to Reserves |
| | 08/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 431 | 08/02/2017 | August 2017 - Transfer to Reserves |
| | 09/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 444 | 09/05/2017 | September 2017 - Transfer to Reserves |
| | 10/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 458 | 10/03/2017 | October 2017 - Transfer to Reserves |
| | 11/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 469 | 11/02/2017 | November 2017 - Transfer to Reserves |
| | 12/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 484 | 12/04/2017 | December 2017 - Transfer to Reserves |
| | 01/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 494 | 01/02/2018 | January 2018 - Transfer to Reserves |
| | 02/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 507 | 02/05/2018 | February 2018 - Transfer to Reserves |
| | 03/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 516 | 03/01/2018 | March 2018 - Transfer to Reserves |
| | 04/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 527 | 04/04/2018 | April 2018 - Transfer to Reserves |
| | 05/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 539 | 05/01/2018 | May 2018 - Transfer to Reserves |
| | 06/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 550 | 06/05/2018 | June 2018 - Transfer to Reserves |
| | 07/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 562 | 07/02/2018 | July 2018 - Transfer to Reserves |
| | 08/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Stanford Court HOA Reserve Acct | 2200 | 850.00 | 0.00 | 575 | 08/02/2018 | August 2018 - Transfer to Reserves |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|-----------|------------|--------------------|------|------------------------------|--|-----------------|----------|---------------|---------|------------|--|
| 11210 | 04/07/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 250.00 | 0.00 | 110541 | 04/07/2017 | lawn care |
| 11273 | 05/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 120037 | 05/05/2017 | monthly lawn maint |
| 11340 | 06/07/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 411 | 06/07/2017 | monthly lawn maint |
| 11404 | 07/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 420 | 07/06/2017 | Monthly Lawn Service |
| 11488 | 08/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 438 | 08/04/2017 | Monthly Lawn Service |
| 5627 | 08/08/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | EnviroCare | 2200 | 1,612.00 | 0.00 | 441 | 08/30/2017 | Repaired many issues with the sprinkler system |
| 81017F | 08/10/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Green Magic, Lawn, Tree and Shrub Health | 2200 | 303.10 | 0.00 | 440 | 08/17/2017 | Lawn Treatment, Fertilizer, Fire Ant Control |
| 11586 | 09/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 448 | 09/07/2017 | Monthly Lawn Service |
| 11727 | 10/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 463 | 10/06/2017 | Monthly Lawn Service |
| 11806 | 11/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 473 | 11/07/2017 | Monthly Lawn Service |
| 111717F | 11/21/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Aggialand Termite and Pest Control | 2200 | 303.10 | 0.00 | 475 | 11/22/2017 | lawn treatment |
| 11902 | 12/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 487 | 12/06/2017 | Monthly Lawn Service |
| 11929 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 498 | 01/08/2018 | monthly lawn care |
| 12012 | 02/06/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 500.00 | 0.00 | 510 | 02/07/2018 | MONTHLY LAWN MAINT. |
| 12131 | 03/06/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 500.00 | 0.00 | 522 | 03/06/2018 | Monthly Lawn Maintenance |
| 40518F | 04/11/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Green Magic, Lawn, Tree and Shrub Health | 2200 | 303.10 | 0.00 | 533 | 04/11/2018 | Weed control, fertilizer, fire ant control |
| 107 | 06/06/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 553 | 06/06/2018 | Monthly Lawn Maintenance |
| 146 | 07/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 567 | 07/05/2018 | Monthly Lawn Maintenance |
| 70318F | 07/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Green Magic, Lawn, Tree and Shrub Health | 2200 | 303.10 | 0.00 | 565 | 07/05/2018 | Quarterly lawn fertilizing |
| 218 | 08/06/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Lopez Boyz | 2200 | 750.00 | 0.00 | 581 | 08/06/2018 | Monthly Lawn Maintenance |
| 5824 | 09/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | EnviroCare | 2200 | 1,042.23 | 0.00 | 593 | 09/07/2018 | Repaired numerous heads & broken |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|------------------------|------------|--------------------|------|------------------------------|---------------------------|-----------------|-----------|---------------|---------|----------------|--|
| 0000048550 | 05/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | The Big Dumpster | 2200 | 373.63 | 0.00 | | 544 05/04/2018 | Roll off flat fee (renovation) |
| CC-18-194 | 06/28/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Choice Consulting, LLC | 2200 | 570.00 | 0.00 | | 559 06/28/2018 | Asbestos Inspection and Report (pool) |
| 11432 | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Constant Current Electric | 2200 | 743.66 | 0.00 | | 583 08/10/2018 | Electrical Installation & repairs to Pool House (code) |
| 11431 | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Constant Current Electric | 2200 | 1,174.30 | 0.00 | | 583 08/10/2018 | Supply and install 4 LED packs, 1 LED Ceiling mount |
| Stanford Ct Pool House | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Carl Exner Drywall | 2200 | 3,600.00 | 0.00 | | 577 08/03/2018 | Drywall repair to Storage & pump room. |
| 11448 | 08/10/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Constant Current Electric | 2200 | 177.38 | 0.00 | | 583 08/10/2018 | Secured conduit to walls in pool pump room |
| | | | | | | | 11,568.24 | 0.00 | | | |

6540 - Management Fee

| | | | | | | | | | | | |
|--|------------|--------------------|--|------------------------------|----------------------|------|--------|------|--|-------------------|-----------------------------|
| | 01/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 110211 01/04/2017 | Management Fee for 01/ 2017 |
| | 02/02/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 110308 02/02/2017 | Management Fee for 02/ 2017 |
| | 03/02/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 110422 03/02/2017 | Management Fee for 03/ 2017 |
| | 04/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 110533 04/05/2017 | Management Fee for 04/ 2017 |
| | 05/02/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 120014 05/02/2017 | Management Fee for 05/ 2017 |
| | 06/07/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 410 06/07/2017 | Management Fee for 06/ 2017 |
| | 07/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 415 07/05/2017 | Management Fee for 07/ 2017 |
| | 08/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 430 08/01/2017 | Management Fee for 08/ 2017 |
| | 09/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | BVP Management, Inc. | 2200 | 360.00 | 0.00 | | 443 09/05/2017 | Management Fee for 09/ 2017 |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|----------------|------------|--------------------|------|------------------------------|------------------|-----------------|----------|---------------|---------|----------------|--|
| 1073725 | 05/19/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 867.29 | 0.00 | | 401 05/19/2017 | Construction Loan Payment |
| Stanford Court | 06/07/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 491.47 | 0.00 | | 06/07/2017 | Loan interest payment drafted from bank account |
| 1073725 | 07/19/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 895.38 | 0.00 | | 425 07/19/2017 | Construction Loan Payment |
| 1074122 | 08/02/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,072.27 | 0.00 | | 432 08/02/2017 | Loan payment |
| 0001074122 | 09/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 445 09/06/2017 | Renovation bank loan |
| | 10/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 457 10/03/2017 | October 2017 - Siding Renovation Loan |
| | 11/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 468 11/02/2017 | November 2017 - Siding Renovation Loan |
| | 12/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 482 12/04/2017 | December 2017 - Siding Renovation Loan |
| | 01/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 493 01/02/2018 | January 2018 - Siding Renovation Loan |
| | 02/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 506 02/05/2018 | February 2018 - Siding Renovation Loan |
| | 03/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 515 03/01/2018 | March 2018 - Siding Renovation Loan |
| | 04/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 528 04/04/2018 | April 2018 - Siding Renovation Loan |
| | 05/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 538 05/01/2018 | May 2018 - Siding Renovation Loan |
| | 06/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 549 06/05/2018 | June 2018 - Siding Renovation Loan |
| | 07/01/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Prosperity Bank. | 2200 | 1,825.95 | 0.00 | | 561 07/02/2018 | July 2018 - Siding Renovation Loan |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|--------------------------------|------------|--------------------|------|------------------------------|------------------------------|-----------------|----------|---------------|---------|------------------------|--|
| 16694 | 06/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 06/07/2017 | Monthly Pest Control Service |
| 16624 | 07/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 07/06/2017 | Stanford Court HOA Monthly Pest Control |
| 16961 | 08/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 08/04/2017 | Monthly Pest Control Service |
| 17117 | 09/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 09/07/2017 | Monthly Pest Control Service |
| 17284 | 10/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 10/06/2017 | Monthly Pest Control Service |
| 17412 | 11/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 11/07/2017 | monthly pest control |
| 17552 | 12/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 12/06/2017 | Monthly Pest Control Service |
| 17687 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 01/08/2018 | monthly pest control |
| 17815 | 02/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 02/06/2018 | monthly pest control |
| 20007854 | 02/14/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | ABC Home & Commnerical Svcs. | 2200 | 990.49 | 0.00 | | 03/06/2018 | Termite Warranty Annual Renewal |
| 17938 | 03/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 03/06/2018 | monthly pest control |
| 18056 | 04/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 04/05/2018 | monthly pest control |
| 18202 | 05/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 05/04/2018 | monthly pest control |
| 18338 | 06/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 06/06/2018 | monthly pest control |
| 18477 | 07/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 07/05/2018 | monthly pest control |
| 18621 | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 08/06/2018 | monthly pest control |
| 18772 | 09/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 09/07/2018 | monthly pest control |
| 18956 | 10/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Joe Loudat DBA/ | 2200 | 129.90 | 0.00 | | 10/12/2018 | monthly pest control |
| | | | | | | | 4,416.61 | 0.00 | | | |
| 6700 - Plumbing Expense | | | | | | | | | | | |
| 485615 | 03/17/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | A.G. Plumbing | 2200 | 1,218.90 | 0.00 | | 03/20/2017 | service repair water leak |
| 1756 | 09/05/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Twin City Plumbing LLC | 2200 | 75.00 | 0.00 | | 09/07/2017, 11/10/2017 | Turned off water to a 3/4" pve hose bib. |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|---------------------------------|------------|--------------------|------|------------------------------|--------------------------|-----------------|----------|---------------|---------|-------------------|--|
| 706 | 11/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 146.25 | 0.00 | | 471 11/07/2017 | Monthly Pool Service |
| 758 | 01/14/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 172.17 | 0.00 | | 499 01/15/2018 | Monthly Pool Service |
| 764 | 02/08/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 370.92 | 0.00 | | 511 02/08/2018 | Monthly Pool Maintenance |
| 797 | 03/07/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 280.04 | 0.00 | | 523 03/07/2018 | Monthly Pool Maintenance |
| 812 | 04/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 289.35 | 0.00 | | 531 04/05/2018 | Monthly Pool Maintenance |
| Fire extinguishers | 04/24/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Robert Walker | 2200 | 224.08 | 0.00 | | 536 04/24/2018 | Purchased fire extinguishers for pool area |
| 845 | 05/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 251.46 | 0.00 | | 542 05/04/2018 | Monthly Pool Maintenance |
| 1406 | 06/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Robert Walker | 2200 | 60.00 | 0.00 | | 554 06/06/2018 | Purchased 3 fire extinguishers for pool |
| 871 | 06/07/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 339.63 | 0.00 | | 555 06/07/2018 | Monthly Pool Maintenance |
| 902 | 07/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 662.38 | 0.00 | | 564 07/05/2018 | Monthly Pool Maintenance |
| 155818 | 07/24/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Mobley Pool Company | 2200 | 1,608.22 | 0.00 | | 572 07/24/2018 | Installed new pool filter & valve |
| 922 | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Clear Water Pool Company | 2200 | 658.81 | 0.00 | | 579 08/06/2018 | Monthly Pool Maintenance |
| 1209 | 09/25/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Pool Patrol | 2200 | 298.77 | 0.00 | | 600 09/26/2018 | Monthly Pool Maintenance |
| | | | | | | | 9,586.07 | 0.00 | | | |
| 6705 - Professional Fees | | | | | | | | | | | |
| WSS:16-1499-6(5) | 03/29/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Davis & Davis Lawyers | 2200 | 138.40 | 0.00 | | 110503 03/29/2017 | Legal advise on renovation |
| 9433 | 04/13/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Ed Slovacek, CPA, PLLC | 2200 | 385.00 | 0.00 | | 110578 04/13/2017 | 2016 tax |
| Claim K110848 | 08/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bush & Ramirez, PLLC | 2200 | 2,028.00 | 0.00 | | 434 08/04/2017 | Legal fees from insurance at Stanford Ct. |
| 14201 | 11/14/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | The Rife Law Firm | 2200 | 511.00 | 0.00 | | 479 11/30/2017 | Lien filed for Unit 61 |
| 14202 | 11/14/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | The Rife Law Firm | 2200 | 30.00 | 0.00 | | 479 11/30/2017 | Lien filed for Unit 61 |
| 25562 | 01/14/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Gessner Engineering | 2200 | 2,790.00 | 0.00 | | 503 01/24/2018 | Structural inspection of unit |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|-----------------------------|------------|--------------------|------|------------------------------|------------------------|-----------------|----------|---------------|---------|-------------------|------------------------|
| 97977630120303035 | 09/25/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | FRONTIER COMMUNICATION | 2200 | 47.24 | 0.00 | | 598 09/26/2018 | Monthly Telephone Bill |
| 97976630120303035 | 10/21/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | FRONTIER COMMUNICATION | 2200 | 47.24 | 47.24 | | | Monthly Telephone Bill |
| | | | | | | | 1,031.19 | 47.24 | | | |
| 6776 - Trash Pick-up | | | | | | | | | | | |
| 1479 | 08/03/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Robert Walker | 2200 | 98.00 | 0.00 | | 582 08/06/2018 | Bulk Pick up |
| 6810 - Utilities | | | | | | | | | | | |
| 2058360 | 01/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 14.66 | 0.00 | | 110216 01/05/2017 | |
| 2058361 | 01/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 54.84 | 0.00 | | 110216 01/05/2017 | |
| 2058362 | 01/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 251.24 | 0.00 | | 110216 01/05/2017 | |
| 2060767 | 01/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 1,019.70 | 0.00 | | 110216 01/05/2017 | |
| 2058360 | 02/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 14.66 | 0.00 | | 110316 02/06/2017 | |
| 2058361 | 02/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 49.64 | 0.00 | | 110316 02/06/2017 | |
| 2058362 | 02/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 238.21 | 0.00 | | 110316 02/06/2017 | |
| 2060767 | 02/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 760.14 | 0.00 | | 110316 02/06/2017 | |
| 2058360 | 03/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 14.31 | 0.00 | | 110430 03/06/2017 | |
| 2058361 | 03/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 45.57 | 0.00 | | 110430 03/06/2017 | |
| 2058362 | 03/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 229.44 | 0.00 | | 110430 03/06/2017 | |
| 2060767 | 03/17/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 1,242.18 | 0.00 | | 110478 03/20/2017 | water |
| 2058360 | 04/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 14.66 | 0.00 | | 110543 04/07/2017 | Utilities |
| 2058361 | 04/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 46.50 | 0.00 | | 110543 04/07/2017 | Utilities |
| 2058362 | 04/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 244.22 | 0.00 | | 110543 04/07/2017 | Utilities |
| 2060767 | 04/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 917.70 | 0.00 | | 110543 04/07/2017 | Utilities |
| 2058360 | 05/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 15.59 | 0.00 | | 120025 05/05/2017 | Utilities |
| 2058361 | 05/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 41.66 | 0.00 | | 120025 05/05/2017 | Utilities |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|-----------|------------|--------------------|------|------------------------------|-----------------------|-----------------|----------|---------------|---------|----------------|-----------------------|
| 2058361 | 11/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 48.83 | 0.00 | | 470 11/07/2017 | utilities |
| 2058360 | 11/03/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 15.07 | 0.00 | | 470 11/07/2017 | utilities |
| 2060767 | 11/06/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 1,385.30 | 0.00 | | 470 11/07/2017 | utilities |
| 2060767 | 12/01/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 1,316.02 | 0.00 | | 485 12/06/2017 | utilities |
| 2058360 | 12/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 14.14 | 0.00 | | 485 12/06/2017 | utilities |
| 2058361 | 12/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 47.27 | 0.00 | | 485 12/06/2017 | utilities |
| 2058362 | 12/04/2017 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 65.80 | 0.00 | | 485 12/06/2017 | utilities |
| 2058361 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 46.88 | 0.00 | | 495 01/08/2018 | Electric |
| 2058362 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 87.32 | 0.00 | | 495 01/08/2018 | Electric and drainage |
| 2060767 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 1,167.70 | 0.00 | | 495 01/08/2018 | Water |
| 2058360 | 01/05/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 13.46 | 0.00 | | 495 01/08/2018 | Electric |
| 2060767 | 02/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 698.02 | 0.00 | | 508 02/06/2018 | utilities |
| 2058362 | 02/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 159.86 | 0.00 | | 508 02/06/2018 | utilities |
| 2058361 | 02/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 45.83 | 0.00 | | 508 02/06/2018 | utilities |
| 2058360 | 02/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 13.03 | 0.00 | | 508 02/06/2018 | utilities |
| 2058360 | 03/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 13.03 | 0.00 | | 519 03/06/2018 | utilities |
| 2058361 | 03/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 43.53 | 0.00 | | 519 03/06/2018 | utilities |
| 2058362 | 03/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 216.14 | 0.00 | | 519 03/06/2018 | utilities |
| 2060767 | 03/02/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 889.60 | 0.00 | | 519 03/06/2018 | utilities |
| 2058360 | 04/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 12.87 | 0.00 | | 529 04/05/2018 | utilities |
| 2058361 | 04/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 33.93 | 0.00 | | 529 04/05/2018 | utilities |
| 2058362 | 04/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 188.87 | 0.00 | | 529 04/05/2018 | utilities |
| 2060767 | 04/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 809.26 | 0.00 | | 529 04/05/2018 | utilities |

Expense Distribution Report

| Reference | Bill Date | Property Name | Unit | Property Address | Payee | Payable Account | Amount | Unpaid Amount | Check # | Check Date | Description |
|--------------|------------|-----------------------|------|---------------------------------|--------------------------|-----------------|-------------------|-----------------|---------|------------|-------------|
| 2058362 | 10/04/2018 | Stanford Court HOA | | 3122 Camelot Bryan, TX 77802 | Bryan Texas Utilities | 2200 | 227.50 | 0.00 | 606 | 10/12/2018 | utilities |
| | | | | | | | 34,220.17 | 0.00 | | | |
| Total | | | | | | | 211,294.66 | 1,675.01 | | | |

Delinquency

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

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 344.00

| Unit | Name | Tenant Status | Phone Numbers | Move In | Move Out | Deposit | Amount Receivable |
|--------------|------|---------------|---------------|---------|----------|---------|-------------------|
| <hr/> | | | | | | | |
| 61 | | Current | | | | 0.00 | 1,608.00 |
| Total | | | | | | 0.00 | 1,608.00 |

Stanford Court Townhome Condo Assn

Profit & Loss

2016 - 2018

| | Actual | | Actual Jan - Sep 18 | Projected Oct - Dec 18 | Projected Jan - Dec 18 |
|--------------------------------------|--------------------|-------------------|------------------------|---------------------------|---------------------------|
| | Jan - Dec 16 | Jan - Dec 17 | | | |
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Assessments | 82,500.00 | 103,125.00 | 77,344 | 25,781 | 103,125 |
| Assessment Credit | | | (1,238) | (412) | (1,650) |
| Misc Income | | 842.50 | | | 0 |
| Late Fees | 70.00 | 105.00 | | | 0 |
| Total Income | 82,570.00 | 104,072.50 | 76,106 | 25,369 | 101,475 |
| Expense | | | | | |
| Transfers to Reserves | | 11,802.97 | 7,650 | 2,550 | 10,200 |
| Administrative | | | | | |
| Legal | 1,500.00 | 8,545.60 | 6,725 | 1,000 | 7,725 |
| Management | 4,320.00 | 4,320.00 | 3,240 | 1,080 | 4,320 |
| Other | 197.63 | 449.41 | 865 | 250 | 1,115 |
| Professional Fees | 1,765.00 | 1,964.40 | 2,874 | 0 | 2,874 |
| Telephone | 489.74 | 549.47 | 480 | 120 | 600 |
| Total Administrative | 8,272.37 | 15,828.88 | 14,184 | 2,450 | 16,634 |
| Maintenance | | | | | |
| Capital Improvements | 24,885.00 | 6,409.71 | | | |
| Repairs | 18,766.02 | 11,021.01 | 8,554 | 3,500 | 12,054 |
| Lawns & Landscaping | 13,920.94 | 10,574.13 | 6,598 | 2,250 | 8,848 |
| Pest Control | 2,554.70 | 2,127.12 | 2,159 | 390 | 2,549 |
| Pool - Maintenance | 6,080.99 | 4,370.24 | 5,216 | 900 | 6,116 |
| Total Maintenance | 66,207.65 | 34,502.21 | 22,527 | 7,040 | 29,567 |
| Utilities | | | | | |
| Utilities - Total | 15,891.45 | 19,271.10 | 12,385 | 4,200 | 16,585 |
| Utility reimbursement | (5,842.51) | (6,420.31) | (3,788) | (1,260) | (5,048) |
| Total Utilities | 10,048.94 | 12,850.79 | 8,597 | 2,940 | 11,537 |
| Insurance | 16,230.97 | 16,163.72 | 8,460 | 7,550 | 16,010 |
| Total Expense | 100,759.93 | 91,148.57 | 61,418 | 22,530 | 83,948 |
| Net Ordinary Income | (18,189.93) | 12,923.93 | 14,688 | 2,839 | 17,527 |
| Debt Service | | 13,079.58 | 16,852 | 6,105 | 22,957 |
| Net Income after Debt Service | | (155.65) | (2,164) | (3,266) | (5,430) |



CONSTRUCTION PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2018

Account No



5975 1 AV 0.378

STANFORD COURT TOWNHOME CONDOMINIUM OWNE

3122 CAMELOT DR APT 41

BRYAN TX 77802-2852

Page 1 of 3



STATEMENT SUMMARY

TX Small Business Check Account No 216858382

| | | | |
|------------|--------------------------|-----------------------------|------------|
| 09/01/2018 | Beginning Balance | | \$6,492.24 |
| | ◊ Deposits/Other Credits | + | \$0.00 |
| | ◊ Checks/Other Debits | - | \$0.00 |
| 09/30/2018 | Ending Balance | 30 Days in Statement Period | \$6,492.24 |

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 |
|-------|------------|
| 09-01 | \$6,492.24 |

0000





RESERVE PROSPERITY BANK®

13066 1 AV 0.378
STANFORD COURT TOWNHOME CONDOMINIUM OWNE
3122 CAMELOT DR APT 41
BRYAN TX 77802-2852

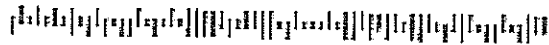
Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2018

Account No

Page 1 of 2



STATEMENT SUMMARY

TX Business Savings Account No 215031542

| | | | |
|------------|--------------------------|-----------------------------|-------------|
| 07/01/2018 | Beginning Balance | | \$21,071.80 |
| | + Deposits/Other Credits | - | \$2,572.87 |
| | + Checks/Other Debits | - | \$0.00 |
| 09/30/2018 | Ending Balance | 92 Days in Statement Period | \$23,644.67 |

DEPOSITS/OTHER CREDITS

| Date | Description | Amount |
|------------|------------------------------------|----------|
| 07/11/2018 | Deposit | \$850.00 |
| 08/03/2018 | Deposit | \$850.00 |
| 08/05/2018 | Deposit | \$850.00 |
| 09/30/2018 | Acct Earning Pymt Added to Account | \$72.87 |

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 | \$21,071.80 | 08-03 | \$22,771.80 | 09-30 | \$23,644.67 |
| 07-11 | \$21,921.80 | 08-05 | \$23,621.80 | | |

EARNINGS SUMMARY

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

| | | | |
|---------------------------|---------|--------------------------------|-------|
| Interest Paid This Period | \$72.87 | Annual Percentage Yield Earned | 0.40% |
| Interest Paid YTD | \$53.08 | Days in Earnings Period | 92 |



TO DO SC

*Tree removal X 2 - to Toni on 9/20/18 awaiting bid from Tim Sandoval. Bids approved at Board meeting on 10/10 @4:30 pm @ Polly's home and vote passed to remove. **ON HOLD UNTIL FUNDS AVAILABLE**

*Board meeting 10/10 shared CME Paul Evans conversation and Mike Lane. Vote taken to proceed forward with them on building 3 issues.

1. Notify owners of decision and entry to units needed. - **DONE**
2. Send Mike pics of units - **DONE**.
3. Meet with Scott Shear to get on Ruffino's insurer. - Steven Steele to have conversation with Scott and get back to me.
4. Letter to previous owners - Holding for a
5. Add new pics taken 10/10 of Polly's unit to folder. - **DONE**
6. Sent maintenance req to BVPM to cover leaking roof at Polly's. - **DONE**
7. Awaiting info from Cherry Ruffino's Omissions & Errors Insurer

*Bryan Utilities leak at master meter - to Toni on 9/20/18

9/21 - All Extended Plumbing called out. Appears leak is on Bryan's side of the meter. They were called to come out again since James pumped out main meter area to prove pipe was not French drain inside meter box but was there to drain if continual leakage occurred. James found leak on opposite side of pipe and water pouring in. BTU says they must watch for a few months to confirm before they can dig up to find leak.

*Deck repair at pool - Discussed with Toni again and waiting for bid from The Cleanup Crew

*Stairwell completed by JackRabbit Fabrication and inspection done by CME - notified both companies again this week 9/19/18

Call CME about Bldg 3 and stairwell at pool house - done on 9/19/18

Send Devin Girden JackRabbit Manufacturing/Fabrication a message about stair risers and handrails required per City Code - done on 9/18/18

*Garage doors painted - (how many and which ones) - Toni still waiting on bid from Freddie with Cleanup Crew

Bid received at \$75/unit

*Mark uneven walkways - to Toni on 9/20/18 for completion by Clean Up Crew

*Complete Irrigation repairs - notified Drew with Envirocare. He will work us back into schedule and notify of date. **Repairs done 10/3.**

*Repair broken sewer line in alleyway behind unit #41 - update from Toni on 9/20/18 that she is awaiting repair/replacement bid from

TwinCity Plumbing.

Second bid from Brazos Valley Drain & Sewer.

Third bid from All Extended for \$4,500

*Two lamps out in front of #65 & 64. - **DONE**

Building 2 expansion joint crack checked - will get CME Engineering to check when here

Complete cover repair for building 6 expansion joints

*Repair concrete steps for entry to unit #65 which is HOA responsibility - to Toni in work order from Owner 10/18

Back flow replacement for irrigation at each building required by City Code -no notice of this yet but City has begun a full review and inspection of all City lines and private property back-flow prevention to be included. This will most likely be required of us by the City within the next 24 to 36 months. Received bid from Drew McGhee with Envirocare for approximately \$1500 to \$2000 per building in 2017.

What to do with 2nd story of pool house -

Review all requirements and completion of work by City Building Code at annual meeting

Paint lattice around pool

Drainage control for all buildings and detention pond between building 4 and pool- per Gessner Engineering report December of 2015. City Engineer report verbally from Greg Cox

Accessible Ramps to building 2 & 3, mailbox, and pool - to BVPM for bids 7/2018, 1 bid returned from TLC approx \$7,000.

To be included at annual meeting:

1. Board of Manager elections
2. Include review of Building 3 previous owner violations and damages
3. Review note commitment to repay Mike Beal
4. Review renovations and financial status
5. Include copy of 2017 tax return
6. Review replacement of pool filter and requirements completed for bringing it up to meet City Building Code
7. First Lean Mortgage Holder info on every unit must be collected from every owner and placed in book for doc services.

(* Indicates in progress)



KDREIER

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
06/05/2018

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

| | | |
|---|--|--|
| PRODUCER Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845 | CONTACT NAME: Karla Dreier-Gligoor PHONE (A/C, No, Ext): (979) 764-8444 FAX (A/C, No): (979) 694-7603 E-MAIL ADDRESS: kdreier@dextercompany.com PRODUCER CUSTOMER ID: STANCOU-01 | |
| | INSURER(S) AFFORDING COVERAGE NAIC # | |
| INSURED Stanford Court Homeowners Assn c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840 | INSURER A: United Specialty Insurance Co 12537 | |
| | INSURER B: United States Liability Insurance Group 25895 | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| INSURER F: | | |

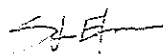
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
0 0
3122 Camelot Dr, Bryan, TX 77802

THIS IS TO CERTIFY THAT 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 CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YYYY) | POLICY EXPIRATION DATE (MM/DD/YYYY) | COVERED PROPERTY | LIMITS |
|----------|---|----------------|------------------------------------|-------------------------------------|--|--------------|
| A | <input checked="" type="checkbox"/> PROPERTY CAUSES OF LOSS DEDUCTIBLES BASIC BUILDING 10,000 BROAD CONTENTS <input checked="" type="checkbox"/> SPECIAL EARTHQUAKE <input checked="" type="checkbox"/> WIND 25,000 FLOOD | S423699 | 11/01/2017 | 11/01/2018 | BUILDING | \$ |
| | | | | | PERSONAL PROPERTY | \$ |
| | | | | | <input checked="" type="checkbox"/> BUSINESS INCOME | \$ 10,000 |
| | | | | | EXTRA EXPENSE | \$ |
| | | | | | RENTAL VALUE | \$ |
| | | | | | <input checked="" type="checkbox"/> BLANKET BUILDING | \$ 3,512,319 |
| | | | | | BLANKET PERS PROP | \$ |
| | | | | | BLANKET BLDG & PP | \$ |
| | <input type="checkbox"/> INLAND MARINE CAUSES OF LOSS <input type="checkbox"/> NAMED PERILS | TYPE OF POLICY | | | | \$ |
| | | POLICY NUMBER | | | | \$ |
| | | | | | | \$ |
| B | <input checked="" type="checkbox"/> CRIME TYPE OF POLICY Fidelity Coverage | CR 1550983B | 11/01/2017 | 11/01/2018 | <input checked="" type="checkbox"/> Employee Theft | \$ 25,000 |
| | | | | | | \$ |
| A | <input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN | S423699 | 11/01/2017 | 11/01/2018 | <input checked="" type="checkbox"/> Boiler Machinery | \$ 3,512,319 |
| | | | | | <input checked="" type="checkbox"/> Deductible | \$ 10,000 |
| | | | | | | \$ |
| | | | | | | \$ |

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Loss Payee/Mortgagee in favor of certificate holder. Replacement Cost, Wind/Hail Coverage Apply. 25 Units in Complex. Ordinance & Law Coverage: Demolition \$1,000,000 per occurrence; Increased Cost of Construction 10% of Building not to exceed \$1,000,000

| | |
|---|---|
| CERTIFICATE HOLDER Certificate of Insurance | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE  |



STANCOU-01

KDREIER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/05/2018

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|--|--|
| PRODUCER Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845 | CONTACT NAME: Karla Dreier-Gligoor |
| | PHONE (A/C, No, Ext): (979) 764-8444 FAX (A/C, No): (979) 694-7603 |
| E-MAIL ADDRESS: kdreier@dextercompany.com | |
| INSURER(S) AFFORDING COVERAGE | |
| INSURER A : Lexington Insurance Co | NAIC # 19437 |
| INSURER B : Colony Specialty Insurance Company | 36927 |
| INSURER C : Travelers Casualty Insurance Company of Americ | 19046 |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED: Stanford Court Homeowners Assn
c/o Brazos Valley Property Management
903 Texas Ave S
College Station, TX 77840

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT 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 CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|---|---|-----------|----------|-----------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | 013135928C4265 | 11/01/2017 | 11/01/2018 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 |
| GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | | | | | |
| A | <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | 013135928C4265 | 11/01/2017 | 11/01/2018 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| B | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | EXC1603546C4265 | 11/01/2017 | 11/01/2018 | EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ |
| WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | | |
| C | Directors & Officers | | | 106827565 | 11/01/2017 | 11/01/2018 | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ Limit of Liability 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured applied to Mortgagee and Condominium Owners; Blanket Waiver of Subrogation. Except with respects to limits of insurance, Separation of Insureds applies as if each Named insured were only Named Insured.

| | |
|--|---|
| CERTIFICATE HOLDER Certificate of Insurance | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |
|--|---|