

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



*Saturday, February 3rd, 2024 @ 10am
Beal Properties & Via Zoom*



Townhome Condominium Association

3363 University Drive East Suite 215

Bryan, TX 77802

(979)764-2500 www.bealbcshoa.com

The Annual HOA Meeting for Stanford Court Condominiums Owners Association had to be rescheduled due to lack of a quorum. The rescheduled meeting will be held **Saturday, February 3rd @ 10:00am at Beal Properties office & via Zoom.**

If are not able to attend please use the below proxy to give your vote to someone who can attend, so that the Association can make quorum at the meeting, and conduct business imperative to running Stanford Court HOA. Please complete and Friday, February 2nd, 2024, at 5 pm or by giving the Proxy to someone attending in person. You can email the completed proxy below to Beal Properties at stanfordcourt@bealbcs.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

Beal Properties

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 Feb. 2nd.

Stanford Court HOA Board Candidate Form

Stanford Court Owner's Association has three (3) seats open for election this year. These positions are for a three (3) year term and will be voted on at the upcoming Annual Members Meeting on **Saturday, February 3rd, 2024**. If you are interested in running for this position and joining the Board, please complete the below application and return it no later than Monday morning on January 29th. Please note that Candidates may also be nominated from the floor at the Annual Meeting.

Candidate Information: *Candidate's answers to questions below will be posted to the Association website*

I would like to nominate myself for Stanford Court Homeowner's Association Board of Director Position.

Owner Name: _____

Property Address: _____

Phone(s): _____

Email: _____

How long have you lived/owned Stanford Court Townhomes ? _____ years _____ months

Previous HOA Experience: Yes No

Describe: _____

Are you willing and able to attend all meetings as necessary to effectively serve the Association? Yes No

Would you be willing and able to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: _____

Attach additional sheets as necessary

Forms must be received by Monday, January 29th @ 9am.

Completed forms may be submitted via mail or email:
Stanford Court Townhome Condominium Owners Association
c/o Beal Properties
3363 University Drive East Suite 215
Bryan Texas 77802
Email: stanfordcourt@bealbcs.com

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 12/31/2023

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	595.00	0.45	595.00	0.45
Homeowners Association Dues	126,129.27	96.08	126,129.27	96.08
Certified Letter Charge	-0.27	0.00	-0.27	0.00
Miscellaneous Income	16.05	0.01	16.05	0.01
Insurance Reimbursement	1,447.00	1.10	1,447.00	1.10
Utility Reimbursement	3,081.51	2.35	3,081.51	2.35
Total Operating Income	131,268.56	100.00	131,268.56	100.00
Expense				
General Maintenance	9,312.09	7.09	9,312.09	7.09
Inspection	125.00	0.10	125.00	0.10
Insurance	24,804.19	18.90	24,804.19	18.90
Transfer to Reserves	10,200.00	7.77	10,200.00	7.77
Legal Fees	162.50	0.12	162.50	0.12
Lawn/Property Maintenance	11,285.81	8.60	11,285.81	8.60
Landscape - Irrigation Repair	1,380.19	1.05	1,380.19	1.05
Special Projects	1,637.50	1.25	1,637.50	1.25
Management Fee	6,000.00	4.57	6,000.00	4.57
Mortgage/Note Payment	31,950.12	24.34	31,950.12	24.34
Pest Control	1,558.80	1.19	1,558.80	1.19
Pool Expense	9,692.04	7.38	9,692.04	7.38
Professional Fees	250.00	0.19	250.00	0.19
Property Taxes	6.25	0.00	6.25	0.00
Tax Expense	16.00	0.01	16.00	0.01
Telephone Service	688.39	0.52	688.39	0.52
Utilities	16,767.30	12.77	16,767.30	12.77
Utilities - electric	499.32	0.38	499.32	0.38
Utilities - Water	4,697.24	3.58	4,697.24	3.58
Total Operating Expense	131,032.74	99.82	131,032.74	99.82
NOI - Net Operating Income	235.82	0.18	235.82	0.18
Total Income	131,268.56	100.00	131,268.56	100.00
Total Expense	131,032.74	99.82	131,032.74	99.82
Net Income	235.82	0.18	235.82	0.18

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	807.49		807.49	
Net Other Items	<u>807.49</u>		<u>807.49</u>	
Cash Flow	<u>1,043.31</u>		<u>1,043.31</u>	
Beginning Cash	45,517.20		45,517.20	
Beginning Cash + Cash Flow	46,560.51		46,560.51	
Actual Ending Cash	46,560.51		46,560.51	

Bill Detail

Exported On: 02/02/2024 03:06 PM

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

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: Paid

Date Type: Bill Date

Date Range: 01/01/2023 to 12/31/2023 (Last Year)

Show Reversed Transactions: No

Reference	Bill Date	Due Date	Unit	Payee Name	Paid	Check #	Paid Date	Description
4600 - Homeowners Association Dues								
0001	05/09/2023	05/09/2023	34	Lewis, Shirley	135.00	1266	05/09/2023	refund - overpayment of 2023 hoa dues
4606 - Certified Letter Charge								
	05/31/2023	05/31/2023		Beal Properties	8.10	1285	07/07/2023	Certified Letter Charge for 05/2023
6455 - General Maintenance								
1404	01/11/2023	01/11/2023		Capital Construction Services	750.00	1220	01/12/2023	Concrete
071257	01/11/2023	01/11/2023		Castaneda, Eliseo	1,475.00	1221	01/12/2023	Repaired pool, parking lot water leak
5145	01/11/2023	01/11/2023		Twin City Plumbing LLC	150.00	1226	01/12/2023	replace two hose bibs on building 34
5146	01/11/2023	01/11/2023		Twin City Plumbing LLC	110.00	1226	01/12/2023	Replace hose bib building 63
7810	01/12/2023	01/12/2023	32	Ag Town Property Maintenance	95.00	1227	01/12/2023	reinstalled brick
2640	02/07/2023	02/07/2023		Walker, Robert	75.00	1231	02/07/2023	Remove opossum and winterize buildings
7830	02/10/2023	02/10/2023	53	Ag Town Property Maintenance	160.00	1234	02/13/2023	Installed New Hand Rail
1206	03/07/2023	03/07/2023		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	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	42	T. Fry Make Ready	50.00	1246	03/07/2023	Repair loose exterior electrical outlet
14934	03/07/2023	03/07/2023		T. Fry Make Ready	45.00	1246	03/07/2023	Re-install gutter downspout extension
06.04.2023	06/06/2023	06/06/2023		Integrity Commercial Maintenance	80.00	1277	06/07/2023	Repaired Lights on Pathway
2771	06/06/2023	06/06/2023		Walker, Robert	60.00	1280	06/07/2023	Trash pick up - May
1382	07/06/2023	07/06/2023		Cole Parker Plumbing LLC	315.00	1291	07/07/2023	Replaced 3 Sanitary Sewer Clean Out Covers
1381	07/06/2023	07/06/2023	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		Hoover, Charles	100.00	1293	07/11/2023	Service Call for lights
94741-1	07/06/2023	07/06/2023		Integrity Commercial Maintenance	790.00	1288	07/07/2023	Repaired Roof Under Pool Area and Installed New hand Rails
2798	07/06/2023	07/06/2023		Walker, Robert	90.00	1292	07/07/2023	Pick Up signs and Trash Bags
1572	09/07/2023	09/07/2023	14	Cole Parker Plumbing LLC	160.00	1310	09/07/2023	Hose Bib Leaking Outside
465-68777	09/07/2023	09/07/2023		Fast Signs	45.35	1306	09/07/2023	No access sign
96926-1	09/07/2023	09/07/2023	42	Integrity Commercial Maintenance	180.00	1307	09/07/2023	Repaired wrought iron fence
3293	09/25/2023	09/25/2023		Montoya , Tony	450.00	1311	09/25/2023	Installed Mialboxes
98753-1-15	12/06/2023	12/06/2023		Gifford's Roofing & Construction LLC	200.00	1338	12/21/2023	Repairs to gate
2928	12/07/2023	12/07/2023		Walker, Robert	30.00	1335	12/07/2023	Winterize pipes
2065	12/07/2023	12/07/2023		White , Charles	430.84	1336	12/07/2023	Reimbursement for squirrel removal
					7,142.75			
6465 - Inspection								
1061-F216869	12/07/2023	12/07/2023		American Fire Protection Group- College Station	125.00	1330	12/07/2023	Annual Fire System Inspection
6470 - Insurance								
STCP0001300-02	01/06/2023	01/06/2023		Safepoint Insurance	1,447.00	1216	01/06/2023	monthly payments
0047866	01/10/2023	01/10/2023		RLI Surety	288.00	1218	01/11/2023	LFM0047866
STCP0001300-02	01/10/2023	01/10/2023		Safepoint Insurance	1,447.00	1219	01/11/2023	Monthly Payment
31413146	03/21/2023	03/21/2023		AmTrust North America	4,511.84	1249	03/21/2023	WPP201112500-Commercial / WUM201113200-Umbrella
CAP1567092	03/21/2023	03/21/2023		United States Liability Insurance Compan	1,093.00	1250	03/21/2023	Community Association D&O
	04/27/2023	04/27/2023		AmTrust North America	2,020.24	1258	04/27/2023	Commercial and Umbrella Coverage
31413146	05/30/2023	05/30/2023		AmTrust North America	2,020.24	1269	05/31/2023	Commercial and Umbrella Insurance payments
31413146	06/30/2023	06/30/2023		AmTrust North America	1,992.82	1281	06/30/2023	WPP2011125 00 / WUM2011132 00
31413146	09/12/2023	09/12/2023		AmTrust North America	4,005.62	ach	09/12/2023	WPP2011125 00 / WUM2011132 00
31413146	09/22/2023	10/12/2023		AmTrust North America	1,992.81	ach	10/12/2023	Monthly Insurance Premium
31413146	11/14/2023	11/14/2023		AmTrust North America	1,992.81	ach	11/14/2023	Monthly Insurance
WPP2011125 00	12/15/2023	12/15/2023		AmTrust North America	1,992.81	ach	12/15/2023	Monthly Insurance
					24,804.19			
6471 - Transfer to Reserves								
	01/01/2023	01/01/2023		Stanford Court HOA Reserve Acct	850.00	1215	01/03/2023	January 2023 - Transfer to Reserves
	02/01/2023	02/01/2023		Stanford Court HOA Reserve Acct	850.00	1230	02/03/2023	February 2023 - Transfer to Reserves
	03/01/2023	03/01/2023		Stanford Court HOA Reserve Acct	850.00	1240	03/02/2023	March 2023 - Transfer to Reserves
	04/01/2023	04/01/2023		Stanford Court HOA Reserve Acct	850.00	1251	04/04/2023	April 2023 - Transfer to Reserves
	05/01/2023	05/01/2023		Stanford Court HOA Reserve Acct	850.00	1261	05/03/2023	May 2023 - Transfer to Reserves
	06/01/2023	06/01/2023		Stanford Court HOA Reserve Acct	850.00	1274	06/01/2023	June 2023 - Transfer to Reserves
	07/01/2023	07/01/2023		Stanford Court HOA Reserve Acct	850.00	1283	07/05/2023	July 2023 - Transfer to Reserves
	08/01/2023	08/01/2023		Stanford Court HOA Reserve Acct	850.00	1300	08/07/2023	August 2023 - Transfer to Reserves
	09/01/2023	09/01/2023		Stanford Court HOA Reserve Acct	850.00	1303	09/04/2023	September 2023 - Transfer to Reserves
	10/01/2023	10/01/2023		Stanford Court HOA Reserve Acct	850.00	1319	10/06/2023	October 2023 - Transfer to Reserves
	11/01/2023	11/01/2023		Stanford Court HOA Reserve Acct	850.00	1323	11/01/2023	November 2023 - Transfer to Reserves
	12/01/2023	12/01/2023		Stanford Court HOA Reserve Acct	850.00	1329	12/04/2023	December 2023 - Transfer to Reserves
					10,200.00			
6473 - Legal Fees								
47952	01/11/2023	01/11/2023		Bruchez & Goss P.C.	162.50	1224	01/12/2023	Legal Services
6475 - Lawn/Property Maintenance								
2448481	01/11/2023	01/11/2023		Excel Landscaping & Lawn Maintenance	1,030.06	1222	01/12/2023	lawncare/ winterizing
2448600	02/10/2023	02/10/2023		Excel Landscaping & Lawn Maintenance	927.23	1235	02/13/2023	Lawncare and tree removal
2448697	03/07/2023	03/07/2023		Excel Landscaping & Lawn Maintenance	813.56	1243	03/07/2023	Lawncare
2448796	04/05/2023	04/05/2023		Excel Landscaping & Lawn Maintenance	1,132.90	1254	04/06/2023	Monthly Lawncare + Tree Removal
2448890	05/05/2023	05/05/2023		Excel Landscaping & Lawn Maintenance	813.56	1263	05/08/2023	Lawncare
2449020	06/06/2023	06/06/2023		Excel Landscaping & Lawn Maintenance	813.56	1276	06/07/2023	Lawncare

2449150	07/06/2023	07/06/2023	Excel Landscaping & Lawn Maintenance	959.70	1286	07/07/2023	Lawn care + Irrigation Repair
2449251	08/04/2023	08/04/2023	Excel Landscaping & Lawn Maintenance	1,143.72	1296	08/07/2023	lawn care + Irrigation Repair
2449375	09/07/2023	09/07/2023	Excel Landscaping & Lawn Maintenance	1,210.84	1305	09/07/2023	Lawn care Maintenance
2449484	10/06/2023	10/06/2023	Excel Landscaping & Lawn Maintenance	813.56	1314	10/06/2023	Lawn care
2449601	10/24/2023	10/24/2023	Excel Landscaping & Lawn Maintenance	813.56	1325	11/07/2023	Monthly Landscaping
2449687	12/07/2023	12/07/2023	Excel Landscaping & Lawn Maintenance	813.56	1332	12/07/2023	Lawn care
				11,285.81			
6476 - Landscape - Irrigation Repair							
2449209	07/06/2023	07/06/2023	Excel Landscaping & Lawn Maintenance	1,380.19	1286	07/07/2023	Irrigation Repair
6531 - Special Projects							
604968	05/25/2023	05/25/2023	Beal Properties	637.50	1268	05/25/2023	Vertical Mailbox - Reimburse Beal
47298-OGA	05/30/2023	05/30/2023	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	Beal Properties	500.00	1217	01/09/2023	Management Fee for 01/2023
	02/01/2023	02/01/2023	Beal Properties	500.00	1232	02/08/2023	Management Fee for 02/2023
	03/02/2023	03/02/2023	Beal Properties	500.00	1248	03/09/2023	Management Fee for 03/2023
	04/10/2023	04/10/2023	Beal Properties	500.00	1257	04/10/2023	Management Fee for 04/2023
	05/09/2023	05/09/2023	Beal Properties	500.00	1267	05/10/2023	Management Fee for 05/2023
	06/07/2023	06/07/2023	Beal Properties	500.00	1275	06/07/2023	Management Fee for 06/2023
	07/05/2023	07/05/2023	Beal Properties	500.00	1285	07/07/2023	Management Fee for 07/2023
	08/03/2023	08/03/2023	Beal Properties	500.00	1295	08/07/2023	Management Fee for 08/2023
	09/07/2023	09/07/2023	Beal Properties	500.00	1304	09/07/2023	Management Fee for 09/2023
	10/05/2023	10/05/2023	Beal Properties	500.00	1313	10/06/2023	Management Fee for 10/2023
	11/06/2023	11/06/2023	Beal Properties	500.00	1324	11/07/2023	Management Fee for 11/2023
	12/06/2023	12/06/2023	Beal Properties	500.00	1337	12/07/2023	Management Fee for 12/2023
				6,000.00			
6560 - Mortgage/Note Payment							
	01/01/2023	01/01/2023	Michael M Beal.	209.00	1213	01/03/2023	January 2023 - Renovation Monthly Note
	01/01/2023	01/01/2023	Prosperity Bank.	2,453.51	1214	01/03/2023	January 2023 - Siding Renovation Loan
	02/01/2023	02/01/2023	Michael M Beal.	209.00	1233	02/08/2023	February 2023 - Renovation Monthly Note
	02/01/2023	02/01/2023	Prosperity Bank.	2,453.51	1229	02/03/2023	February 2023 - Siding Renovation Loan
	03/01/2023	03/01/2023	Michael M Beal.	209.00	1241	03/02/2023	March 2023 - Renovation Monthly Note
	03/01/2023	03/01/2023	Prosperity Bank.	2,453.51	1242	03/02/2023	March 2023 - Siding Renovation Loan
	04/01/2023	04/01/2023	Michael M Beal.	209.00	1252	04/04/2023	April 2023 - Renovation Monthly Note
	04/01/2023	04/01/2023	Prosperity Bank.	2,453.51	1253	04/04/2023	April 2023 - Siding Renovation Loan
	05/01/2023	05/01/2023	Michael M Beal.	209.00	1259	05/03/2023	May 2023 - Renovation Monthly Note
	05/01/2023	05/01/2023	Prosperity Bank.	2,453.51	1260	05/03/2023	May 2023 - Siding Renovation Loan
	06/01/2023	06/01/2023	Michael M Beal.	209.00	1272	06/01/2023	June 2023 - Renovation Monthly Note
	06/01/2023	06/01/2023	Prosperity Bank.	2,453.51	1273	06/01/2023	June 2023 - Siding Renovation Loan
	07/01/2023	07/01/2023	Michael M Beal.	209.00	1282	07/03/2023	July 2023 - Renovation Monthly Note
	07/01/2023	07/01/2023	Prosperity Bank.	2,453.51	1284	07/05/2023	July 2023 - Siding Renovation Loan
	08/01/2023	08/01/2023	Michael M Beal.	209.00	1299	08/07/2023	August 2023 - Renovation Monthly Note
	08/01/2023	08/01/2023	Prosperity Bank.	2,453.51	1294	08/03/2023	August 2023 - Siding Renovation Loan
	09/01/2023	09/01/2023	Michael M Beal.	209.00	1301	09/04/2023	September 2023 - Renovation Monthly Note
	09/01/2023	09/01/2023	Prosperity Bank.	2,453.51	1302	09/04/2023	September 2023 - Siding Renovation Loan
	10/01/2023	10/01/2023	Michael M Beal.	209.00	1317	10/06/2023	October 2023 - Renovation Monthly Note
	10/01/2023	10/01/2023	Prosperity Bank.	2,453.51	1318	10/06/2023	October 2023 - Siding Renovation Loan
	11/01/2023	11/01/2023	Michael M Beal.	209.00	1321	11/01/2023	November 2023 - Renovation Monthly Note
	11/01/2023	11/01/2023	Prosperity Bank.	2,453.51	1322	11/01/2023	November 2023 - Siding Renovation Loan
	12/01/2023	12/01/2023	Michael M Beal.	209.00	1327	12/04/2023	December 2023 - Renovation Monthly Note
	12/01/2023	12/01/2023	Prosperity Bank.	2,453.51	1328	12/04/2023	December 2023 - Siding Renovation Loan
				31,950.12			
6695 - Pest Control							
26468	01/11/2023	01/11/2023	Joe Loudat DBA/	129.90	1223	01/12/2023	Monthly Exterior pest control
26630	02/10/2023	02/10/2023	Joe Loudat DBA/	129.90	1236	02/13/2023	Monthly Exterior Pest Control
26762	03/07/2023	03/07/2023	Joe Loudat DBA/	129.90	1247	03/07/2023	Monthly Exterior Service - roaches and ants
26902	04/06/2023	04/06/2023	Joe Loudat DBA/	129.90	1255	04/06/2023	Monthly Exterior Service
27063	05/08/2023	05/08/2023	Joe Loudat DBA/	129.90	1264	05/08/2023	Monthly Exterior Service
27203	06/06/2023	06/06/2023	Joe Loudat DBA/	129.90	1278	06/07/2023	Monthly Exterior Service
27341	07/06/2023	07/06/2023	Joe Loudat DBA/	129.90	1289	07/07/2023	Monthly Exterior Service
27514	08/04/2023	08/04/2023	Joe Loudat DBA/	129.90	1297	08/07/2023	July Monthly Exterior Service
27672	09/07/2023	09/07/2023	Joe Loudat DBA/	129.90	1308	09/07/2023	Monthly Exterior Services
27852	10/06/2023	10/06/2023	Joe Loudat DBA/	129.90	1315	10/06/2023	Monthly Exterior Service
28006	10/31/2023	10/31/2023	Joe Loudat DBA/	129.90	1326	11/07/2023	Monthly Pest Control
28147	12/07/2023	12/07/2023	Joe Loudat DBA/	129.90	1333	12/07/2023	Monthly Pest Control
				1,558.80			
6702 - Pool Expense							
2022695	01/11/2023	01/11/2023	Oasis Pools	351.81	1225	01/12/2023	Monthly Pool maintenance - November
2022718	01/11/2023	01/11/2023	Oasis Pools	351.81	1225	01/12/2023	Monthly Pool maintenance - December
2022733	02/10/2023	02/10/2023	Oasis Pools	611.61	1237	02/13/2023	Painted and labeled Breaker box
2022734	02/10/2023	02/10/2023	Oasis Pools	2,033.78	1237	02/13/2023	Light Repair and Installation
2023768	03/07/2023	03/07/2023	Oasis Pools	351.81	1244	03/07/2023	Monthly Pool maintenance - January
20230831	04/05/2023	04/05/2023	Oasis Pools	320.00	1256	04/06/2023	Repaired Junction boxes
20230812	04/05/2023	04/05/2023	Oasis Pools	351.81	1256	04/06/2023	Monthly Pool Maintenance - February
20230827	05/05/2023	05/05/2023	Oasis Pools	475.44	1265	05/08/2023	Monthly Pool maintenance - March
20231769	06/06/2023	06/06/2023	Oasis Pools	508.43	1279	06/07/2023	Monthly Pool Maintenance - April
20231811	06/06/2023	06/06/2023	Oasis Pools	286.86	1279	06/07/2023	Yearly Maintenance
20231856	07/06/2023	07/06/2023	Oasis Pools	195.81	1290	07/07/2023	Replaced Broken Autofill Float Valve
20231839	07/06/2023	07/06/2023	Oasis Pools	549.65	1290	07/07/2023	Monthly Pool Maintenance- May
20231868	08/04/2023	08/04/2023	Oasis Pools	535.91	1298	08/07/2023	June Monthly Pool Maintenance
20231905	09/07/2023	09/07/2023	Oasis Pools	591.91	1309	09/07/2023	Monthly Pool Maintenance - July
20231954	10/06/2023	10/06/2023	Oasis Pools	444.85	1316	10/06/2023	Monthly Pool Maintenance - August
20232027	12/07/2023	12/07/2023	Oasis Pools	689.37	1334	12/07/2023	Monthly Pool Maintenance - October
20231990	12/07/2023	12/07/2023	Oasis Pools	351.81	1334	12/07/2023	Monthly pool maintenance - September
20232064	12/11/2023	12/11/2023	Oasis Pools	689.37	1339	12/21/2023	Pool Cleaning & Chemicals - November
				9,692.04			
6705 - Professional Fees							
STA301	05/04/2023	05/04/2023	BTX Business Services, LLC	250.00	1262	05/04/2023	Federal Forms

6710 - Property Taxes							
00000423806	05/31/2023	05/31/2023	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	Internal Revenue Service	16.00	1320	10/16/2023	2022 Federal Tax Payment
6757 - Telephone Service							
2386409	02/27/2023	02/27/2023	Kings III Of America, LLC	164.30	1239	02/27/2023	Pool Phone - quarterly expense
2449318	06/01/2023	06/01/2023	Kings III Of America, LLC	164.30	1312	10/03/2023	Pool Phone - Quarterly
2515437	09/01/2023	09/01/2023	Kings III Of America, LLC	164.30	1312	10/03/2023	Pool Phone Quarterly Bill
2583489	12/01/2023	12/01/2023	Kings III Of America, LLC	195.49	ACH	12/01/2023	Pool Phone - Quarterly Bill
				688.39			
6810 - Utilities							
	01/30/2023	01/30/2023	Bryan Texas Utilities	195.17	ACH	01/30/2023	3122 Camelot Dr.
	01/30/2023	01/30/2023	Bryan Texas Utilities	34.63	ACH	01/30/2023	3122 Camelot Dr.
	01/30/2023	01/30/2023	Bryan Texas Utilities	13.03	ACH	01/30/2023	3122 Camelot Dr.
	01/30/2023	01/30/2023	Bryan Texas Utilities	920.50	ACH	01/30/2023	3233 E 29th St
2060767	02/14/2023	02/14/2023	Bryan Texas Utilities	895.78	ACH	02/14/2023	3233 E 29TH ST
2058362	02/14/2023	02/14/2023	Bryan Texas Utilities	203.70	ACH	02/14/2023	3122 CAMELOT DR
2058361	02/14/2023	02/14/2023	Bryan Texas Utilities	34.46	ACH	02/14/2023	3122 CAMELOT DR
2058360	02/14/2023	02/14/2023	Bryan Texas Utilities	12.83	ACH	02/14/2023	3122 CAMELOT DR
2058360	03/16/2023	03/16/2023	Bryan Texas Utilities	12.93	ACH	03/16/2023	3122 Camelot DR
2058361	03/16/2023	03/16/2023	Bryan Texas Utilities	34.92	ACH	03/16/2023	3122 Camelot DR
2058362	03/16/2023	03/16/2023	Bryan Texas Utilities	200.44	ACH	03/16/2023	3122 Camelot DR
2060767	03/21/2023	03/21/2023	Bryan Texas Utilities	815.44	ACH	03/21/2023	3233 E 29th ST
2060767	04/17/2023	04/17/2023	Bryan Texas Utilities	901.96	ACH	04/17/2023	3233 E 29th ST
2058360	04/17/2023	04/17/2023	Bryan Texas Utilities	12.74	ACH	04/17/2023	3122 Camelot DR
2058361	04/17/2023	04/17/2023	Bryan Texas Utilities	32.23	ACH	04/17/2023	3122 Camelot DR
2058362	04/17/2023	04/17/2023	Bryan Texas Utilities	197.09	ACH	04/17/2023	3122 Camelot DR
2060767	05/17/2023	05/17/2023	Bryan Texas Utilities	1,025.56	ACH	05/17/2023	3323 E 29th ST
2058362	05/17/2023	05/17/2023	Bryan Texas Utilities	202.55	ACH	05/17/2023	3122 Camelot Dr
2058361	05/17/2023	05/17/2023	Bryan Texas Utilities	31.38	ACH	05/17/2023	3122 Camelot DR
2058360	05/17/2023	05/17/2023	Bryan Texas Utilities	13.10	ACH	05/17/2023	3122 Camelot DR
2058360	06/14/2023	06/14/2023	Bryan Texas Utilities	12.70	ACH	06/14/2023	3122 Camelot Dr
2058361	06/14/2023	06/14/2023	Bryan Texas Utilities	32.93	ACH	06/14/2023	3122 Camelot Dr
2058362	06/14/2023	06/14/2023	Bryan Texas Utilities	206.76	ACH	06/14/2023	3122 Camelot Dr
2060767	06/15/2023	06/15/2023	Bryan Texas Utilities	942.98	ACH	06/15/2023	3233 E 29th St
2058362	07/14/2023	07/14/2023	Bryan Texas Utilities	199.10	ACH	07/14/2023	3122 Camelot Dr
2058361	07/14/2023	07/14/2023	Bryan Texas Utilities	31.35	ACH	07/14/2023	3122 Camelot Dr
2058360	07/14/2023	07/14/2023	Bryan Texas Utilities	11.58	ACH	07/14/2023	3122 Camelot Dr
2060767	07/14/2023	07/14/2023	Bryan Texas Utilities	823.70	ACH	07/14/2023	3233 E 29th St - Water
2058360	08/15/2023	08/15/2023	Bryan Texas Utilities	11.58	ACH	08/15/2023	3122 Camelot DR
2058361	08/15/2023	08/15/2023	Bryan Texas Utilities	31.03	ACH	08/15/2023	3122 Camelot DR
2058362	08/15/2023	08/15/2023	Bryan Texas Utilities	199.00	ACH	08/15/2023	3122 Camelot DR
2060767	08/15/2023	08/15/2023	Bryan Texas Utilities	1,800.14	ACH	08/15/2023	3233 E 29th ST - Water
	08/22/2023	09/15/2023	Bryan Texas Utilities	3,042.94	ACH	09/15/2023	Monthly Utility Bill
	08/22/2023	09/15/2023	Bryan Texas Utilities	248.59	ACH	09/15/2023	Monthly Utility Bill
	09/21/2023	10/13/2023	Bryan Texas Utilities	3,136.88	ACH	10/13/2023	Monthly Utility Bill
	09/21/2023	10/13/2023	Bryan Texas Utilities	245.60	ACH	10/13/2023	Monthly Utility Bill
				16,767.30			
6820 - Utilities - electric							
2058360,	10/21/2023	11/14/2023	Bryan Texas Utilities	250.65	ACH	11/14/2023	Monthly Utility Bill
2058361,	11/19/2023	12/13/2023	Bryan Texas Utilities	248.67	ACH	12/13/2023	Monthly Utility Bill
2058362,	12/20/2023	01/17/2024	Bryan Texas Utilities	243.83	ACH	01/07/2024	Monthly Utility Bill
				743.15			
6840 - Utilities - Water							
2058360	10/21/2023	11/14/2023	Bryan Texas Utilities	2,635.68	ACH	11/14/2023	Monthly Utility Bill
2058360	11/19/2023	12/13/2023	Bryan Texas Utilities	2,061.56	ACH	12/13/2023	Monthly Utility Bill
2060767	12/19/2023	01/18/2024	Bryan Texas Utilities	639.91	ACH	01/18/2024	Monthly Utility Bill
				5,337.15			
Total				129,890.24			



Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2023

6561 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

10/01/2023	Beginning Balance		\$75,448.18
	4 Deposits/Other Credits	+	\$2,685.89
	0 Checks/Other Debits	-	\$0.00
12/31/2023	Ending Balance	92 Days in Statement Period	\$78,134.07

DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/10/2023	Deposit	\$850.00
11/09/2023	Deposit	\$850.00
12/05/2023	Deposit	\$850.00
12/31/2023	Accr Earning Pymt Added to Account	\$135.89

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
10-01	\$75,448.18	11-09	\$77,148.18	12-31	\$78,134.07
10-10	\$76,298.18	12-05	\$77,998.18		

EARNINGS SUMMARY

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

Interest Paid This Period	\$135.89	Annual Percentage Yield Earned	0.70 %
Interest Paid YTD	\$511.43	Days in Earnings Period	92

0000

102321 : 00656101

MEMBER FDIC



NYSE Symbol "PB"

11



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

December 31st 2023

Stanford Court Townhomes Management Report

Delinquency Status: At the end of 2023 the total outstanding amount owed to the association was \$5,980.00. Two accounts make up the total balance. The past due amounts consist of unpaid assessments and late fee charges that were charged to the accounts.

The account holders of the past due amounts are aware of their balance. Beal will work directly with the Board to pursue further collection action to collect the outstanding fees owed to Association.

Violation Report: In 2023, the most common violations were overgrown patio areas and misc. debris left in the alley ways.

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. 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.

Stanford Court 2024 Budget (Draft)

Account Name	Year to Date	2023 Budget	2024 Budget
Operating Income & Expense			
Income			
Late Fees\NSF Rent	560.00	500.00	500.00
Homeowners Association Dues	125,311.76	127,500.00	127,500.00
Certified Letter Charge	-0.27	0.00	0.00
Miscellaneous Income	16.05	0.00	0.00
Insurance Reimbursement	1,447.00	0.00	0.00
Utility Reimbursement	3,081.51	6,500.00	6,500.00
Retained Earnings (Prior Years)	0.00	0.00	50,000.00
Total Operating Income	130,416.05	134,500.00	184,500.00
Expense			
General Maintenance	9,997.36	15,000.00	13,000.00
Landscape - Irrigation Repair	2,025.43	0.00	2,500.00
Lawn/Property Maintenance	9,755.30	9,600.00	9,800.00
Pest Control	1,558.80	1,560.00	1,560.00
Pool Expense	9,002.67	7,400.00	10,000.00
Inspection	125.00	0.00	125.00
Insurance	20,818.57	24,250.00	24,250.00
Transfer to Reserves	10,200.00	10,200.00	12,750.00
Legal Fees	162.50	600.00	600.00
Special Projects	1,637.50	200.00	0.00
Management Fee	6,000.00	6,000.00	6,000.00
Mortgage/Note Payment	31,950.12	31,956.00	21,912.00
Mike Beal Loan	0.00	0.00	6,151.00
Professional Fees	250.00	2,000.00	500.00
Property Taxes	6.25	0.00	0.00
Tax Expense	16.00	0.00	0.01
Telephone Service	492.90	600.00	600.00
Utilities	16,767.30	16,000.00	18,000.00
Total Operating Expense	120,765.70	125,366.00	127,748.01
Total Income	130,416.05	134,500.00	184,500.00
Total Expense	120,765.70	125,366.00	127,748.01
Net Income	9,650.35	9,134.00	56,751.99



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		PHONE (A/C, No, Ext): 979-871-3161	COMPANY Wesco Insurance Company	
FAX (A/C, No): 979-871-3164		E-MAIL ADDRESS:	License#: 2081754	
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER WPP2011125 00
INSURED The Stanford Court Townhome Condominium Owners Association c/o Beal Properties, Toni Myers 3363 University Dr E Bryan TX 77802		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	944,346	2,500
3122 Camelot Dr Building 7	1,000,628	2,500
	286,693	2,500

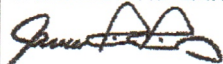
REMARKS (Including Special Conditions)

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

ACORD 27 (2016/03)

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14



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/13/2023

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 Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan TX 77803-3274	CONTACT NAME: _____ PHONE (A/C, No, Ext): 979-871-3161	FAX (A/C, No): 979-871-3164
	E-MAIL ADDRESS: _____	
License#: 2081754 THESTAN-01		INSURER(S) AFFORDING COVERAGE INSURER A : Wesco Insurance Company NAIC # 25011 INSURER B : _____ INSURER C : _____ INSURER D : _____ INSURER E : _____ INSURER F : _____

COVERAGES CERTIFICATE NUMBER: 218217406 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	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____			WPP2011125 00	3/12/2023	3/12/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 _____ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ _____ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____						EACH OCCURRENCE \$ AGGREGATE \$ _____ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE _____ OTHER _____ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

INFORMATION ONLY

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

Bryce Scarlett
 Bear Properties
 brycescarlett426@gmail.com
 PH

Prepared By: Bryce Anthony Scarlett

CMA 1 - Line

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'

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

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AVGSP\$/Sqft	Sold Date	SP%LP	DOM	
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:										
								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.

Stanford Court Townhome Condominium Owners Association Inc
First Meeting to Elect Officers
December 3, 2022

The first meeting of the Stanford Court Townhome Condominium Owners Association to elect officers was held on Saturday, December 3, 2022 and was called to order at 11:30 am.

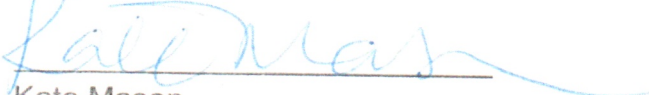
Each newly elected Board member stated their willingness to serve in whatever capacity needed and nomination of officers followed. Kate stated she was willing to be Secretary and asked JoAnne if she would stand for President given her extensive HOA experience. She agreed. Margaret stated she was willing to be Vice President and Jeremy agreed prior to the meeting to continue as Treasurer. Karen stated she was willing to become the Member at Large.

There were no objections to the nominations of officers as presented. A motion was made and second to accept all nominations and passed unanimously. Officers for the next term are: JoAnne Waters, President; Margaret Loma Carpenter, Vice President, Jeremey Thomason, Kate Mason, Secretary, Karen White, Member At Large. A motion was made to have officers serve the following terms: President, 3 years; Vice President, 1 year, Treasurer, 2 years, Secretary 2 years and Member at Large 3 years. The motion passed unanimously.

The officers then set the Board meeting dates for 2023 as the third Thursday of each quarter. The meeting dates are: Thursday, January 19, Thursday, April 20, Thursday, July 20, and Thursday, October 19. The Annual Meeting was set for Friday, October 20. A motion was made to remove all current signers on all accounts and to add each officer as a signer on all accounts.

Having no other business, the meeting adjourned at 11:55 am.

Respectfully Submitted,


Kate Mason

Stanford Court Condominium Association
First Quarter Meeting
January 19, 2023 5:30 pm

The First Quarter meeting of the Stanford Court Condominium Association was called to order at 5:38 pm by Board of Directors President Joanne Waters. The following Board members were present for the meeting: Jeremey Thomason, Margaret Lomas, Karen White, and Kate Mason. Owners present were Norma Milsap and Denise Bryant. Jason Milsap from Unit 65 and Toni Meyers, Beal Properties HOA Director, were also present.

Public Comments

Hearing none, this portion of the meeting was concluded.

Minutes

Minutes from the 2022 Annual Meeting and from the First Meeting to elect officers were presented. The minutes were reviewed and corrected as needed. A motion was made and seconded to approve and accept the minutes as corrected. The motion passed unanimously.

Financials

The treasurer was unavailable so Toni presented the financials for the final quarter and fiscal year end.

Cash flow of the operating account:

For the Quarter:

Beginning cash: \$57,132.79

Beginning cash plus cash flow: 45,517.20

Actual Ending Cash: 45,517.20

For the Fiscal Year (Jan - Dec)

Beginning cash: \$276,165.61

Beginning cash plus cash flow: \$45,517.20

Actual Ending Cash: \$45,517.20

Atypical expenses included a large utility payment to the Stanford Court Office building, a \$974.00 electrical repair, the concrete patch, and a \$4876.00 payment for underpinning in number 61. A discussion about payments of underpinning and deck costs followed and it was determined the board would request a detailed invoice for this

payment and determine why it was paid. A committee of the Board is being created to review the deck requests in the future and no payments will be made without committee review.

The Reserve account balance was reported as \$64,422.64 as of December 31, 2022. Toni explained that this account is held as collateral against the loan with Prosperity although Toni explained that term may be a misnomer. Joanne requested that the use of collateral be documented by the bank.

The Construction account balance was reported as \$660.12 as of 11/30/22. No deposits have been made.

A motion was made and seconded to accept the financial report as presented. The motion passed unanimously. ***All financial information presented at the meeting is attached to these minutes.***

Joanne suggested we put the 2023 budget on hold until the formation and meeting of a Finance Committee which will determine the probable 2023 expenses. Joanne expects this process to be completed in 60 days. Toni noted resale of units may be difficult without an approved budget. Joanne proposed holding with the current budget and a discussion followed. It was noted that the bylaws do not state that a previous budget automatically goes into effect. A motion was made and seconded that the Association operate on the 2022 budget for 60 days while a 2023 budget is under review. The motion passed unanimously.

Bank signature cards will be updated once the board member's personal information is submitted to the bank and the bank receives the approved and signed minutes from the December 2022 meetings.

Reports

President's Report

Joanne presented a comprehensive President's report which was reviewed and discussed. **The President's report is attached to these minutes.**

Management Report

The management report was submitted and reviewed by Toni. **This report is attached to these minutes.**

Projects Report

This is a newly established agenda item without current projects therefore no report was available.

Old Business

Property insurance was discussed at length and Higginbotham appears to provide the best coverage for the dollar. Exact quotes from three vendors will be obtained by Beal and sent out for review, discussions and a final vote.

MetroNet, a new internet provider, requested the Associate sign a utility agreement that allows MetroNet on the property. This does not bind any owner to choose MetroNet as a provider. The agreement was reviewed, a motion was made and seconded to sign and submit the form. The motion passed unanimously.

A discussion of the creation of an owner contact list was held. A form will be created that owners will complete and "opt in" for which type of communication they prefer as well as if they will allow their information to be shared with the full ownership of the Association. It was determined that an emergency contact for each unit list is vital in case of natural disaster or emergency.

The issue of the height of postal boxes was discussed. Several Stanford Court residents are unable to easily access their mailboxes due to the height of the current unit. Joanne has been in touch with the post office who is responsible for installing a correctly proportioned unit and she will communicate our exact needs so they may install a unit that is appropriate and usable by all residents. The timeline on this is uncertain and an update will be made at the next meeting.

The large metal water meter cover in front of building five (5) has become a safety issue and the city was contacted. As of this meeting date the city had not repaired the issue, but has put up caution tape. Joanne stated a letter will be delivered to the City informing them that they are liable for any injuries/accidents resulting from the meter cover and Toni will follow up to get a timeline on repair from the City.

New Business

Joanne brought forward the suggestion that the Association invest in a reserve study which will review the property, assess its capital needs over the next thirty years, project the costs of those needs and calculate the amount the Association needs to have in the bank per year to be on target to pay for each project. The cost of such a study is about two thousand dollars but, during discussions, the board members agreed given the current deficit and need for careful planning a reserve study should be explored.

Joanne will get more information and make it available to the Board so an informed decision may be made.

A discussion of the shared water pipes was held next. The pipes in the back of the parking lot appear to be owned by the Association, the Stanford Court Office building, the City of Bryan and St. Joseph hospital. There was considerable discussion of drainage issues and the associated costs which the Board believes must be shared by all owners of the water pipes. Joanne is in search of maps which clearly indicate who owns what portion and who is responsible for what portion of the sewer. This is an ongoing issue and the Board will be updated at the next meeting.

The Association will establish a mail box at the unit located at Stanford Court to ensure that all mail sent to the Board is handled appropriately and only by Board members. This box will be for Condominium Association business only.

It was decided that moving forward all contracts entered into by the Association will be reviewed by the Board and contain clauses for property damage protections such as that sustained by the parking lot last year when the new roof was installed.

It was discussed and decided that Board meetings will be held on the third Saturday of the month at 10:00 am. Having no other business the meeting was adjourned at 7:48 pm.

Respectfully Submitted,

Kate Mason

Stanford Court Condominium Association
Second Quarter Meeting
April 22, 2023 9:00 am

The Second Quarter meeting of the Stanford Court Condominium Association was called to order at 10:08 am by Board of Directors President Joanne Waters. The following Board members were present for the meeting: Joanne Waters, Margaret Lomas-Carpenter, Karen White, Jeremy Thompson (Zoom) and Toni Myers, Beal Properties HOA Director.

Public Comments

Hearing none, this portion of the meeting was concluded.

Minutes

Minutes from the January 19, 2023 meeting were reviewed. A motion was made and seconded to approve and accept the minutes as presented. The motion passed unanimously.

Financials

Toni presented the financials for the first quarter and fiscal year end.

Cash flow of the operating account:

For the Quarter:

Beginning Cash: \$45,910.96

Beginning Cash + Cash Flow: \$47,141.58

Actual Ending Cash: \$47,141.58

The Construction account balance was reported as \$660.12 as of 11/30/22. No deposits have been made. The necessity of the account was discussed and it was proposed that this account be closed and the funds into the operating account . A motion was made and seconded to do so and was unanimously passed. A motion was made that the Association no longer have debit cards, was seconded and was approved unanimously.

After a brief discussion about requiring two signatures for checks, it was noted that not all Board members had completed the paperwork to become signers on the bank account. Margaret let the board know she does not want to be a signer on the account. Other members agreed that four signers are sufficient. Jeremy Thompson suggested that the HOA authorize the management company to pay recurring bills through automatic payment in lieu of board approval for these checks. This is to avoid any late

fees if checks are not approved in a timely manner. It was proposed that all other expenses be paid via check and each monthly check run be approved by the Board Treasurer. A motion was made and seconded to pay recurring bills via auto pay and a monthly check run for all other expenses be approved by the treasurer. The motion passed unanimously.

Joanne reported that a revised 2023 budget will be submitted at the next meeting. A motion was made and seconded to accept the financial report as presented and passed unanimously. All financial information presented at the meeting is attached to these minutes.

Reports

President's Report

Joanne presented a comprehensive President's report which was reviewed and discussed. Highlights include a maintenance priority list, the budget review process, discussion of input from owners and the formation of committees of the Board. **The President's report is attached to these minutes.**

Management Report

The management report was submitted and reviewed by Toni. **This report is attached to these minutes.**

Projects Report

The Project Priority list is included with timelines in the President's report which is attached to these minutes.

The concern in Unit 12 regarding inability to access attic due to cabling blocking the opening was discussed and it appears the access needs to be replaced and no one will do the work because of the cables blocking the current access. Toni Myers will contact Audio Video to see if they have someone who can completely evaluate the situation and offer a solution.

The large metal water meter cover in front of building five (5) that has become a safety issue will be repaired by the City and a smaller, more updated meter will be installed.

Old Business

Property insurance purchased at a \$4,000 decrease in costs compared to last year. Board members thanked Toni for outstanding work on getting insurance bids.

MetroNet will make a presentation to the Board at the next meeting to update owners on installation and their service.

Regarding the postal box unit which is inaccessible for some residents, Joanne shared her visit with the postal service and their recommendations to add additional mailboxes at the bottom of our existing unit for around \$600 plus the cost of installation. Toni agreed to get a price for installation. A motion was made and seconded to purchase and install the additional unit. The motion passed unanimously.

A reserve study which was discussed at the January meeting is still being researched. The reserve study will help the Association determine what projects will need to be undertaken in the future and the approximate costs for each project. This will allow the Association to save and plan for future large expenditures. Joanne reported that she has done research into several companies who can do a reserve study for the Association. A special meeting will be scheduled for the board and owners to listen to presentations from several companies the Association can contract with to complete this study.

It was decided that moving forward all contracts entered into by the Association will be reviewed by the Board and contain clauses for property damage protections such as that sustained by the parking lot last year when the new roof was installed. Jeremy Thompson mentioned that he was working on the verbiage for our vendor contracts.

Joanne Waters proposed that we have the **next Quarterly Meeting May 20, 2023 at 9 am** to address the cable issue, reserve study, and avoid having to meet during the summer.

New Business

There was no specific new business to discuss. Moving forward we will develop an emergency plan in case of natural disaster and will implement a late fees and fines policy. These items will be discussed at the next meeting.

In an effort to move projects along and have discussions on internet service, a reserve study and in hopes of avoiding the need to meet in the summer, the next meeting will be held on Saturday, May 20 at 9:00 am. A motion to adjourn was made and seconded and passed unanimously. The meeting was adjourned at 12:12 pm.

Respectfully Submitted,

Kate Mason