

Stone Circle Owner's Association, Inc.
2020 Annual Meeting



Wednesday, February 20th, 2020
6pm @ Beal Properties

**903 S Texas Ave. College Station TX *www.bealbeshoa.com * 979-764-2500*



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

Stone Circle Owners' Association requests your attendance at the 2020 annual meeting to be held at the offices of Beal Properties Inc. located at 903 S Texas Ave College Station TX 77840, on **Thursday, February 20th, 2020 at 6 pm.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:00 pm February 20th 2020. You can mail the completed proxy (below) to Beal Properties Inc. at 903 S. Texas Ave., College Station, Texas 77840, and Attention: Toni Myers, email to hoa@bealbcs.com or fax it to (979) 764-0508.

Agenda

1. **Roll Call**
2. **Proof of meeting announcement**
3. **Determination of quorum and examination of proxies**
4. **Review & approval of minutes of 2019 Annual Meeting**
5. **Review of Projects completed in 2019**
 - a. **2019 Financial report review (Delinquent Dues, 2020 Budget, 2019 Sales Report)**
6. **Election or reinstatement of Officers and Board**
7. **Old Business**
8. **New Business**
9. **Adjournment**

2020 Stone Circle Owners' Association Proxy

Know All by these Present: That I, _____

Do hereby appoint: _____

Or (circle one)

- | | | | |
|-------------|-------------|--------------|-----------------|
| Doris Price | Tim Murphy | Noah Roberts | Douglas Johnson |
| Sarah West | Scott Horel | Tim Ware | Beal Properties |

As agent for me, and in my name and stead to vote as my Proxy at the 2020 annual meeting of the Stone Circle Owners' Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 20th, 2020 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Phone Number

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

Stone Circle Owners Association Annual Meeting January 29, 2019 Minutes

PRESENT: Mary Marchal (#13), Tamera Bolton (#14), Tim Murphy (#15), Roy Maurer (#17), Noah Roberts (#18), Doug Johnson (#20), , Anita Drabek (#22), Sarah West (#25), Jose Wallace (Son, Chad) (#28), Scott Horel (#30), Patti Chenoweth (#31), Timothy R. Ware (#32), and Shirley Perry (Apartments Plus)

BY PROXY: Doris Price (#12), Doug Johnson (#20 filed but came in person)

Prior to the meeting the Apartments Plus provided meeting packets and had all property owners sign in. Apartments Plus provided snacks and drinks for all.

The 2019 annual meeting held at Beacon Baptist Church, 2001 E Villa Maria Rd, Bryan was called to order at 5:42 pm by President, Tami Bolton. Tami welcomed all, introduced Board members present and asked each attendee to introduce themselves. Shirley from Apartments Plus introduced herself and verified all had signed in and picked up a handout. A copy of the proof of notice of the meeting was provided to all attendees and verification that there were 13 units represented by owners present with the total being 36.88% percent. No quorum established.

The minutes of the 2018 Annual Meeting were presented by Tami Bolton for review, Tim Ware (#32) **Motion** for approval, 2nd Scott Horel (#30) **Approved.**

The financial information for 2018 was reviewed: Profit & Loss statement from Apartments Plus for January 1-December 31,2018 and Balance Sheet with a yearend cash balance of \$7277 and a reserve balance of \$62,000. Mary Marchal (#13) **Motion** for approval, 2nd Tim Murphy (#15) **Approved.** Management reported that the dues increase continues to replenish the reserve fund amount. It was confirmed that the Board voted to increase dues minimally for 2019 to provide some additional reserves for the future needs and owners were notified by a December mailout and dues payment booklets reflected the new rates.

Maintenance was discussed at length and Shirley reminded the owners that these buildings are 25 years old and there are significant maintenance issues for this property. As noted to the owners in past meetings: Drainage and concrete work need to be completed. The current maintenance issue addressed by the board is the wood rot on the outside of the buildings. In October 2017 a mailout detailed a potential special assessment but the 2018 Annual Meeting could not vote on a special assessment. The membership present in 2018 had agreed that monies needed to be built up in reserves and bids sought after substantial monies were available and to defer to the board of directors to make a decision for wood rot replacement & painting based on monies in reserves. The board accepted bids during the fall of 2018 and chose a contractor (Pro Design) on November 27, 2018 to complete the work on Building D as a trial basis to determine accuracy of estimates, unexpected (covered up) rotten wood, paint colors and workmanship before work continues. The board chose the paint color Superior Bronze (which was the old color updated). The building numbers will be enlarged to 5-6 inches. Work to be completed on Building D by April 1st (weather permitting).

Other maintenance issues:

Noted several areas have dirt washout and grass bare spots.

Problems with the aged sprinkler system are ongoing and getting progressively worse

The foundation issues are still relevant and not getting better, only worse

Confirmed that fences & gates are the responsibility of the individual owner at this time

Other management issues:

Attendees were asked to review the Proposed 2019 Budget, changes noted. Tim Ware (#32) **Motion** to approve 2nd Doug Johnson (#20). **Approved.**

It was noted that Insurance is the highest cost of the HOA budget and it goes up every year, with the \$2500 deductible being hard to find. Our carrier is Randy Flasowski, Farmers Insurance Group on University Dr. Doug Johnson (#20) will request new proposal from Beal/Winn and Tim Ware (#32) will seek another bid also.

New Business

Tami Bolton (#14) requested that we consider having the TAMU Big Event come to the property on their work day and perform some tasks with us providing materials and them providing the labor the same as last year. Consensus was agreeable to asking them to 1. Wash the siding of the buildings that are showing mildew 2. Paint the yellow alert stripes at the steps going up the sidewalk to various units as identified 3. Distribute around the common area trees. Tami will meet with the Big Event coordinators to identify the work areas, confirm materials, etc. Tami will supervise the day of the event. Shirley will pick up & deliver the materials needed.

Election of Board Members – Management identified the Board Members with terms remaining as: Doris Price (#12)(2019) Sarah West (#25)(2020), Scott Horel (#30)(2020), Tim Ware (#32)(2020)

Positions needed are on the attached agenda handout; Shirley asked for volunteers.

Volunteering are: Tami Bolton (#14)(1 year term), Tim Murphy(#15)(3 year term), Noah Roberts (#18)(3 year term), Doug Johnson (#20)(3 year term)

Sarah West (#25) **Motion** 2nd Scott Horel (#30) that volunteers be accepted by acclamation. **Approved**

Tim Ware (#32) **Motion** to adjourn 2nd Noah Roberts (#18) **Approved**

Adjourned at 6:45 pm

STONE CIRCLE OWNERS ASSOCIATION – BOARD MEETING MINUTES – APRIL 16, 2019

Meeting Called to Order at 5:35 pm by Board President, Tami Bolton

Members Present: Tami Bolton, Tim Ware, Doris Price, Scott Horel, Tim Murphy & Doug Johnson (by speaker phone) (**QUORUM ESTABLISHED**) Absent: Sarah West, Noah Roberts

Management Present: Shirley Perry (Apartments Plus)

MINUTES from the January 29, 2019 Annual Meeting were reviewed. **Motion** by Tami to Accept, 2nd by Scott, **Approved**. Shirley Perry presented a copy of the current Balance Sheet and Profit & Loss Statement. Financial position is good. Tim Ware reported his working with Heath Poole (lawyer) resulted in collection of the lien unit #9, \$13,555.82 past amount less attorney fee of about \$600. This brings the total in reserves to \$87,000.

OLD BUSINESS discussion regarding:

MAINTENANCE – LAWN CARE - the lawn care will change May 1st to SOS Lawn Service

BIG EVENT – mostly rained out-minimal done.

Sprinkler System discussed. Tim Ware gave a report from the man (Pat) that he had evaluate the sprinkler system. 2323 DeLee appears to have only minor line issues but the Master Valve is not coming on at all & the backflow valve is leaking. The electric on this building is hardwired. 2411 DeLee is operational – all zones come on and there is a lot of coverage but lots of odds’n’end breaks in the pvc lines. His guy will not work on the system until the electrical at #17 is resolved. The extension cord to the controller is frayed and worn out, needs to be a hard wired plug. The estimate is \$1500 (plus \$500 contingency) to make needed repairs to the sprinkler system & get system functioning. Motion by Tim W. 2nd by Tim M. to allot \$2000 for repairs Management to meet with an electrician to evaluate & price a location & cost to hard wire a plug for the sprinkler system controller box & email info to the board for a vote on electrical. Tim W has talked with ATMOS energy about their easement on the alley at the horseshoe in common with the retirement community. They have agreed to clean out the creek and the trash and get the area in shape but we will have to maintain. Request that SOS add about a 10 foot strip along that drive to their area to mow & maintain to keep it in shape along the common ground.

ROTTEN WOOD REPAIRS & PAINTING – lengthy discussion of work. Gutters are a question since they are faded & worn and the color does not match well. Consensus is to wait until more buildings are done and what gutters that have to be replaced are done and then re-evaluate. Noted that #17 has a warped, splitting board that needs to be replaced. All rotten wood has been replaced and painting is almost done on this Building D. Board needs to evaluate the workmanship and determine continuation.

INSURANCE – comes up for renewal the first part of May, Tim W & Doug have been working on new proposals. (some info attached) Tim has no report at this time. Doug has visited by phone/email with two of the agents & has just received a proposal from Tim’s agent but only glanced at and has questions. Basics – the policy we have is good, may be a little high on property valuation but they are discussing. The proposal from Beal/Winn Agency has been withdrawn as the can only give us actual cash value not replacement value at a competitive price. Doug will further review with Tim the other agency. Doug will have a summary to Shirley by Tuesday April 23, 2019 for mailout to the board for a vote.

NEW BUSINESS:

Some communication issues within the board & the contractors, management asked that all communication be through Apartments Plus Office. Shirley announced Apartments Plus will be moving their office May 13th to 219 Manuel Dr, College Station.

Adjourn 7:09 pm

STONE CIRCLE OWNERS ASSOCIATION – BOARD MEETING MINUTES – August 27, 2019

Meeting Called to Order at 5:32 pm by Board President, Tami Bolton

Members Present: Tami Bolton, Sarah West, Tim Ware, Scott Horel, Tim Murphy, Noah Roberts & Doug Johnson (by speaker phone) (**QUORUM ESTABLISHED**) Absent: Doris Price, Management Present: Shirley Perry (Apartments Plus)

MINUTES from the April 16, 2019 Board Meeting reviewed. **Motion** by Tami to Accept, 2nd by Tim W., **Approved**. Shirley Perry presented a copy of the current Balance Sheet and Profit & Loss Statement. Financial position is good. This brings the total in reserves to \$88,765. The insurance 2019 final payment October 31st is \$8416.50. Several units continually late on dues, ie: #16, #17 need to be sent demand letters, cannot drag out.

OLD BUSINESS discussion regarding:

MAINTENANCE – SIDING & WOOD ROT – Next building was to be Building D but with rodent issues and rotten spots providing access it is recommended that Building A should be the next building to complete. Discussion regarding why more work has not already been done; Shirley reminded the board that Mike with ProDesign would not do any Siding or Wood Rot replacement during the makeready season (his main source of income). His bid and our instruction was to do one building by April 2019 and the board would evaluate the work, the materials, etc and then a decision would be made for the future The Board met in April, had a few issues and did not give a directive for when to continue the work. Tim Ware says he has a bid from John Tello for \$15,000 to do all the rest of the buildings with no delay and all labor & materials provided. Board asked Tim to get more details & Tim repeated that \$15,000 was all the rest complete. ProDesign's schedule & pricing were re-considered AND it was discussed that ProDesign may not be willing to do anymore of the work. SPRINKLER SYSTEM – Since the overhaul on the sprinklers the system has been doing a good job but in some areas (#14/15 & #25) too much water is standing. Suggestion to have the sprinkler man, Patrick Towns, come back and adjust the zones, Tim Ware says he charges \$70 per hour and someone from maintenance should be able to do the adjustments cheaper. Management says their maintenance man would be \$45 per hour. Sarah volunteered to figure out how and make the adjustments IF she could have a key to the box; Tim Ware says he has a key. Tim Murphy & Noah said they would help Sarah. TREES: Discussed the Broken limbs and wind damage to trees beside units #5 & #15. And dead tree near #1. Management to get bids on tree limb removal and/or to cut down the tree ask for advice of service company. NO stump grinding at this time if trees are cut. Email Board the bids for approval. INSURANCE – Shirley reminded the board that the annual insurance is paid in two installments ½ in May and ½ in October. Since the policy that renewed needs to be re-bid the board would like for Doug to take the lead in again looking at new policies; coverage, deductibles and premiums.

NEW BUSINESS: Complaint from #3 regarding a rat infestation. Management has two quotes with extreme differences in pricing one from ABC for \$3485 and one from Swoboda for \$985 (see attached) Discussed the points of access, the dry weather, other units, and potential affects. Board decided to have management get at least one more bid (two if possible) from RPLee & Binford and send those to board for decision. Shirley reminded board members that the entry spots are probably rotten wood spots and would be repaired when the siding/rotten wood work is done (see above suggestion). Email Board the additional bids & for a decision. Send letters to all residents in Building A to clean up their patios, close dryer vents & remove any wood. NO bill to Noah for #19 maintenance call on flooding. Try to bill title company to collect at closings & require window AC unit to be removed. Board members will interview & locate new management company & coordinate April transition; Apartments Plus letter of resignation attached effective March 31, 2020.

Adjourn 7:04 pm

Financial Statement

Properties: Stone Circle Condominiums
 Dates from 1/1/2019 to 12/31/2019 (cash basis)

ASSETS

Bank	
1003 Stone Circle Owners Association, Inc	283.22
1004 Stone Circle Reserves	<u>81,265.00</u>
Total Bank	<u>81,548.22</u>

TOTAL ASSETS 81,548.22

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	66,277.65
3004 Reserves	<u>3,000.00</u>
Total Equity	<u>69,277.65</u>

Income

4100 Rental Income (non-posting)	
4106 Association Dues	95,235.82
4109 NSF Fees	150.00
4110 Late Fees	<u>125.00</u>
4100 Total Rental Income (non-posting)	<u>95,510.82</u>

4320 Resident Charge	303.00
4400 Utility Income (non-posting)	
4402 Water & Sewer	<u>-213.00</u>
4400 Total Utility Income (non-posting)	<u>-213.00</u>

Total Income 95,600.82

Expense

5000 Management Fees Expense	6,120.00
5030 Cleaning & Maintenance Expense (non-	
5032 Carpet Cleaning	<u>384.29</u>
5030 Total Cleaning & Maintenance Expense	<u>384.29</u>

5050 Insurance Expense (non-posting)	
5052 Building Insurance Expense	<u>16,833.00</u>
5050 Total Insurance Expense (non-posting)	<u>16,833.00</u>

5060 Legal and Other Professional Fees (non-	
5061 Professional Fees	50.00
5062 Legal Fees	<u>588.60</u>
5060 Total Legal and Other Professional Fees	<u>638.60</u>

5100 Repairs & Maintenance Expense (non-p-	
5104 Maintenance	135.00
5108 Plumbing	1,788.03
5110 Building Repairs	<u>32,418.96</u>
5100 Total Repairs & Maintenance Expense	<u>34,341.99</u>

5200 Supplies Expense	133.49
5400 Utilities Expense (non-posting)	
5402 Water & Sewer	<u>10,723.90</u>
5400 Total Utilities Expense (non-posting)	<u>10,723.90</u>

5500 CAM Charges (non-posting)	
5501 CAM - Repairs & Maintenance	1,505.55
5508 CAM - Lawn Service	<u>6,779.30</u>

5509 CAM - Irrigation Repair	5,770.13
5500 Total CAM Charges (non-posting)	14,054.98
5600 Office Expense (non-posting)	
5605 Postage	50.00
5600 Total Office Expense (non-posting)	50.00
5650 Bank Fees	50.00
Total Expense	83,330.25
Net Income (1/1/2019 - 12/31/2019)	12,270.57
Total Equity	81,548.22
TOTAL LIABILITIES & EQUITY	81,548.22

General Ledger

Properties: Stone Circle Condominiums
Detail From 1/1/2019 to 12/31/2019 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
1003 Stone Circle Owners Association, Inc (Bank)						7,277.65
01/04/2019	BNKDEP	D137	D137-2019 HOA Pmts	3,932.00		11,209.65
01/04/2019	CHECK	1189	Bryan Texas Utilities		580.13	10,629.52
01/04/2019	CHECK	1189	Bryan Texas Utilities		155.45	10,474.07
01/04/2019	CHECK	1190	PDCS, Inc		67.50	10,406.57
01/04/2019	CHECK	1190	PDCS, Inc		292.50	10,114.07
01/04/2019	CHECK	1190	PDCS, Inc		67.50	10,046.57
01/07/2019	CHECK	1191	Bank A Count Corp		109.11	9,937.46
01/10/2019	BNKDEP	D138	D138-2019 HOA Pmts	2,665.00		12,602.46
01/10/2019	CHECK	1192	PDCS, Inc		90.00	12,512.46
01/10/2019	CHECK	1192	PDCS, Inc		112.50	12,399.96
01/11/2019	CHECK	1193	Apartments Plus Operating		654.70	11,745.26
01/11/2019	CHECK	1195	Hart Lawn Care and Irrigation		278.73	11,466.53
01/11/2019	CHECK	1195	Hart Lawn Care and Irrigation		605.48	10,861.05
01/11/2019	CHECK	1194	Advanced Carpet		81.19	10,779.86
01/11/2019	CHECK	1194	Advanced Carpet		303.10	10,476.76
01/17/2019	BNKDEP	D139	D139-2019 HOA Pmts	2,445.00		12,921.76
01/18/2019	CHECK	1196	PDCS, Inc Draw for materials		3,905.00	9,016.76
01/24/2019	CHECK	1197	Postmaster		50.00	8,966.76
01/25/2019	CHECK	1198	PDCS, Inc		90.00	8,876.76
01/31/2019	BNKDEP	D140	D140-2019 HOA Pmts	644.00		9,520.76
01/31/2019	CHECK	1199	Apartments Plus Operating		510.00	9,010.76
01/31/2019	CHECK	1201	Bryan Texas Utilities		588.16	8,422.60
01/31/2019	CHECK	1201	Bryan Texas Utilities		149.27	8,273.33
01/31/2019	CHECK	1200	Hart Lawn Care and Irrigation		424.79	7,848.54
02/10/2019	BNKDEP	D141	D141-2019 HOA Pmts	2,607.00		10,455.54
02/11/2019	CHECK	1202	PDCS, Inc		180.00	10,275.54
02/12/2019	BNKDEP	D142	D142-2019 HOA Pmts	16,827.82		27,103.36
02/13/2019	NSF	N141	Non Sufficient Funds		215.00	26,888.36
02/15/2019	CHECK	1203	PDCS, Inc		1,507.50	25,380.86
02/22/2019	CHECK	1204	Apartments Plus Operating		50.38	25,330.48
02/22/2019	CHECK	1204	Apartments Plus Operating		13.88	25,316.60
02/25/2019	BNKDEP	D145	D143-2019 Dues Pmts	2,290.00		27,606.60
03/05/2019	CHECK	1205	Apartments Plus Operating		510.00	27,096.60
03/05/2019	CHECK	1207	Bryan Texas Utilities		585.07	26,511.53
03/05/2019	CHECK	1207	Bryan Texas Utilities		141.24	26,370.29
03/05/2019	CHECK	1208	Hoelscher, Lipsey, Elmore & Poole, PC		588.60	25,781.69
03/05/2019	CHECK	1206	Hart Lawn Care and Irrigation		425.00	25,356.69
03/08/2019	CHECK	1209	PDCS, Inc		45.00	25,311.69
03/08/2019	CHECK	1209	PDCS, Inc		67.50	25,244.19
03/13/2019	BNKDEP	D146	D146-2019 HOA Dues Pmts	5,276.00		30,520.19
03/21/2019	CHECK	1210	PDCS, Inc		1,012.50	29,507.69
03/21/2019	CHECK	1210	PDCS, Inc		157.50	29,350.19
03/27/2019	BNKDEP	D147	D147-2019 HOA Pmts	1,123.00		30,473.19
03/28/2019	CHECK	1211	Apartments Plus Operating		510.00	29,963.19
04/02/2019	CHECK	1212	PDCS, Inc		225.00	29,738.19
04/05/2019	BNKDEP	D148	D148-2019 HOA Pmts	1,287.00		31,025.19
04/05/2019	CHECK	1214	Bryan Texas Utilities		143.09	30,882.10
04/05/2019	CHECK	1214	Bryan Texas Utilities		573.90	30,308.20
04/05/2019	CHECK	1215	PDCS, Inc		90.00	30,218.20
04/05/2019	CHECK	1213	Hart Lawn Care and Irrigation		425.00	29,793.20
04/11/2019	CHECK	1216	PDCS, Inc		409.50	29,383.70
04/12/2019	BNKDEP	D149	D149-2019 HOA Dues Pmts	3,277.00		32,660.70
04/12/2019	CHECK	1217	PDCS, Inc		1,800.00	30,860.70
04/16/2019	CHECK	1219	Apartments Plus Operating		100.00	30,760.70
04/16/2019	CHECK		Stone Circle Reserves		25,000.00	5,760.70
04/16/2019	CHECK	1218	Tami Bolton		120.00	5,640.70



Date	Type	Reference	Description	Debit	Credit	Balance
04/17/2019	BNKDEP	D150	D150-2019 HOA Dues	1,121.00		6,761.70
04/17/2019	CHECK	1144	Beacon Baptist Church Check Void:	50.00		6,811.70
04/17/2019	CHECK	1220	Beacon Baptist Church		100.00	6,711.70
04/19/2019	CHECK	1221	PDCS, Inc		1,609.50	5,102.20
04/25/2019	CHECK	1222	PDCS, Inc		67.50	5,034.70
04/30/2019	CHECK	1224	Apartments Plus Operating		510.00	4,524.70
04/30/2019	CHECK	1223	Farmers Insurance Exchange		8,235.00	-3,710.30
04/30/2019	CHECK	1223	Stone Circle Owners Association Transfer for 1/2 insur	8,235.00		4,524.70
05/03/2019	CHECK	1225	PDCS, Inc		67.50	4,457.20
05/03/2019	CHECK	1226	BV Sewer & Drain		939.03	3,518.17
05/06/2019	BNKDEP	D151	D151-2019 HOA Pmts	2,811.00		6,329.17
05/09/2019	CHECK		The Bank and Trust		5.00	6,324.17
05/10/2019	BNKDEP	D152	D152-2019 HOA Pmts	1,845.00		8,169.17
05/10/2019	CHECK	1227	PDCS, Inc		202.50	7,966.67
05/10/2019	CHECK	1227	PDCS, Inc		45.00	7,921.67
05/10/2019	CHECK	1227	PDCS, Inc		225.00	7,696.67
05/15/2019	BNKDEP	D153	D153-2019 HOA Dues Pmts	2,564.00		10,260.67
05/16/2019	NSF	N151	Non Sufficient Funds		215.00	10,045.67
05/20/2019	CHECK	1229	Apartments Plus Operating		484.67	9,561.00
05/20/2019	CHECK	1228	Bryan Texas Utilities		582.41	8,978.59
05/20/2019	CHECK	1228	Bryan Texas Utilities		152.60	8,825.99
05/24/2019	BNKDEP	D155	D155-2019 HOA Dues Pmts	765.00		9,590.99
05/28/2019	CHECK	1230	PDCS, Inc		684.00	8,906.99
05/30/2019	CHECK	1231	Apartments Plus Operating		510.00	8,396.99
06/04/2019	BNKDEP	D156	D156-2019 HOA Dues	2,000.00		10,396.99
06/07/2019	BNKDEP	D157	D157-2019 HOA Pmts	1,236.00		11,632.99
06/07/2019	CHECK	1232	PDCS, Inc		90.00	11,542.99
06/07/2019	CHECK	1232	PDCS, Inc		67.50	11,475.49
06/12/2019	CHECK	1236	Walmart Discover/Mastercard SYNCB		47.47	11,428.02
06/12/2019	CHECK	1237	Bryan Texas Utilities		773.65	10,654.37
06/12/2019	CHECK	1237	Bryan Texas Utilities		140.14	10,514.23
06/12/2019	CHECK	1235	Farmers Insurance Exchange		181.50	10,332.73
06/12/2019	CHECK	1233	SOS Lawn Service		433.06	9,899.67
06/12/2019	CHECK	1233	SOS Lawn Service		111.87	9,787.80
06/12/2019	CHECK	1234	BV Sewer & Drain		497.50	9,290.30
06/19/2019	BNKDEP	D158	D158-2019 HOA Dues Pmts	3,226.00		12,516.30
06/19/2019	CHECK	1	The Bank and Trust		5.00	12,511.30
06/24/2019	CHECK	1238	Apartments Plus Operating		30.42	12,480.88
06/24/2019	CHECK	1241	Apartments Plus Operating		510.00	11,970.88
06/24/2019	CHECK	1239	Sam Hernandez		234.00	11,736.88
06/24/2019	CHECK	1240	Patrick Towns		1,595.00	10,141.88
07/14/2019	BNKDEP	D159	D159-2019 HOA Dues Pmts	5,589.00		15,730.88
07/18/2019	BNKDEP	D160	D160-2019 HOA Pmts	1,446.00		17,176.88
08/08/2019	CHECK	1246	Apartments Plus Operating		510.00	16,666.88
08/08/2019	CHECK	1243	Bryan Texas Utilities		814.69	15,852.19
08/08/2019	CHECK	1243	Bryan Texas Utilities		244.27	15,607.92
08/08/2019	CHECK	1248	Bryan Texas Utilities		943.26	14,664.66
08/08/2019	CHECK	1248	Bryan Texas Utilities		269.66	14,395.00
08/08/2019	CHECK	1245	PDCS, Inc		90.00	14,305.00
08/08/2019	CHECK	1242	SOS Lawn Service		433.06	13,871.94
08/08/2019	CHECK	1242	SOS Lawn Service		111.87	13,760.07
08/08/2019	CHECK	1247	SOS Lawn Service		544.93	13,215.14
08/08/2019	CHECK	1244	BV Sewer & Drain		84.00	13,131.14
08/12/2019	BNKDEP	D161	D161-2019 HOA Pmts	3,897.00		17,028.14
08/23/2019	BNKDEP	D162	D162-2019 HOA Dues	856.00		17,884.14
08/26/2019	BNKDEP	D163	D163-2019 HOA Dues Pmts	1,830.00		19,714.14
08/27/2019	CHECK	1249	Apartments Plus Operating		100.00	19,614.14
08/27/2019	CHECK		Stone Circle Reserves		10,000.00	9,614.14
09/05/2019	BNKDEP	D164	D164-2019 HOA Dues Pmt	893.00		10,507.14
09/05/2019	CHECK	1250	Apartments Plus Operating		510.00	9,997.14
09/09/2019	BNKDEP	D165	D165-2019 HOA Pmts	1,632.00		11,629.14
09/09/2019	CHECK	1252	PDCS, Inc		67.50	11,561.64
09/09/2019	CHECK	1251	SOS Lawn Service		544.93	11,016.71

Date	Type	Reference	Description	Debit	Credit	Balance	
09/11/2019	CHECK	1253	Petes Trees or Pete Flores		350.00	10,666.71	
09/12/2019	CHECK	1254	Apartments Plus Operating		265.96	10,400.75	
09/16/2019	BNKDEP	D166	D166-2019 HOA Pmts	1,560.00		11,960.75	
09/25/2019	BNKDEP	D168	D168-2019 Correct D167	944.00		12,904.75	
10/04/2019	BNKDEP	D169	D169-2019 HOA Pmts	1,099.00		14,003.75	
10/07/2019	CHECK	1255	Apartments Plus Operating		241.23	13,762.52	
10/07/2019	CHECK	1256	Apartments Plus Operating		510.00	13,252.52	
10/07/2019	CHECK	1257	Bryan Texas Utilities		184.65	13,067.87	
10/07/2019	CHECK	1257	Bryan Texas Utilities		939.30	12,128.57	
10/07/2019	CHECK	1258	SOS Lawn Service		433.06	11,695.51	
10/07/2019	CHECK	1258	SOS Lawn Service		111.87	11,583.64	
10/16/2019	BNKDEP	D170	D170-2019 HOA Dues Pmts	3,702.00		15,285.64	
10/28/2019	NSF	N170	Non Sufficient Funds		215.00	15,070.64	
10/28/2019	BNKDEP	D172	D171-2019 HOA Dues	860.00		15,930.64	
10/30/2019	CHECK	1260	Apartments Plus Operating		510.00	15,420.64	
10/30/2019	CHECK	1261	Farmers Insurance Exchange		8,416.50	7,004.14	
10/30/2019	CHECK	1259	Petes Trees or Pete Flores		700.00	6,304.14	
11/05/2019	BNKDEP	D173	D173-2019 HOA Pmts	2,364.00		8,668.14	
11/07/2019	CHECK	1262	PDCS, Inc		112.50	8,555.64	
11/13/2019	CHECK	1264	Apartments Plus Operating		24.38	8,531.26	
11/13/2019	CHECK		The Bank and Trust		5.00	8,526.26	
11/13/2019	CHECK	1263	SOS Lawn Service		111.87	8,414.39	
11/13/2019	CHECK	1263	SOS Lawn Service		433.06	7,981.33	
11/15/2019	BNKDEP	D174	D174-2019 HOA Pmts	3,726.00		11,707.33	
11/15/2019	CHECK		Stone Circle Reserves		5,000.00	6,707.33	
11/18/2019	CHECK	1266	Patrick Towns		70.00	6,637.33	
11/18/2019	CHECK	1265	John Tello Construction		4,500.00	2,137.33	
11/22/2019	BNKDEP	D175	D175-2019 HOA Dues Pmts	593.00		2,730.33	
11/22/2019	CHECK	1267	PDCS, Inc		45.00	2,685.33	
12/01/2019	CHECK	1268	Apartments Plus Operating		510.00	2,175.33	
12/06/2019	BNKDEP	D176	D176-2019 HOA Dues Pmts	1,936.00		4,111.33	
12/06/2019	CHECK		Stone Circle Owners Association Transfer to Operating	10,000.00		14,111.33	
12/09/2019	CHECK	1272	Bryan Texas Utilities		2,762.96	11,348.37	
12/09/2019	CHECK	1275	PDCS, Inc		90.00	11,258.37	
12/09/2019	CHECK	1274	SOS Lawn Service		544.93	10,713.44	
12/09/2019	CHECK	1273	BV Sewer & Drain		822.22	9,891.22	
12/09/2019	CHECK	1269	John Tello Construction		6,000.00	3,891.22	
12/09/2019	CHECK	1271	John Tello Construction		2,000.00	1,891.22	
12/09/2019	CHECK	1270	Tim Ware		460.00	1,431.22	
12/11/2019	BNKDEP	D177	D177-2019 HOA Dues Pmts	3,330.00		4,761.22	
12/13/2019	CHECK	1277	PDCS, Inc		45.00	4,716.22	
12/13/2019	CHECK		Stone Circle Owners Association Trans funds for maint	2,000.00		6,716.22	
12/13/2019	CHECK	1276	John Tello Construction		5,500.00	1,216.22	
12/18/2019	BNKDEP	D178	D178-2019 HOA Dues Pmts	1,176.00		2,392.22	
12/19/2019	CHECK	1278	John Tello Construction		3,000.00	-607.78	
12/20/2019	BNKDEP	D179	D179-2019 HOA Dues Pmts	1,071.00		463.22	
12/20/2019	CHECK	1279	Apartments Plus Operating		510.00	-46.78	
12/21/2019	CHECK	1280	PDCS, Inc		135.00	-181.78	
12/26/2019	CHECK		The Bank and Trust		35.00	-216.78	
12/30/2019	CHECK		Stone Circle Owners Association Transfer for final bills	500.00		283.22	
12/31/2019	BNKDEP	D180	Stone Circle Owners Association, Inc	219.00		502.22	
12/31/2019	BNKDEP	D180	Stone Circle Owners Association, Inc Pmt Rec' & Depo		219.00	283.22	
Totals for Stone Circle Owners Assoc Beg Bal: 7,277.65				Activity: -6,994.43	117,449.82	124,444.25	283.22
				Totals:	117,449.82	124,444.25	

Cash Flow

Beal Properties

Properties: Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802

Date Range: 01/01/2020 to 02/20/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	14,598.00	100.00	14,598.00	100.00
Total Operating Income	14,598.00	100.00	14,598.00	100.00
Expense				
Lawn/Property Maintenance	1,089.86	7.47	1,089.86	7.47
Management Fee	1,050.00	7.19	1,050.00	7.19
Utilities	1,362.03	9.33	1,362.03	9.33
Total Operating Expense	3,501.89	23.99	3,501.89	23.99
NOI - Net Operating Income	11,096.11	76.01	11,096.11	76.01
Total Income	14,598.00	100.00	14,598.00	100.00
Total Expense	3,501.89	23.99	3,501.89	23.99
Net Income	11,096.11	76.01	11,096.11	76.01
Other Items				
Prepayments	3,135.00		3,135.00	
Net Other Items	3,135.00		3,135.00	
Cash Flow	14,231.11		14,231.11	
Beginning Cash	-426.00		-426.00	
Beginning Cash + Cash Flow	13,805.11		13,805.11	
Actual Ending Cash	23,805.11		23,805.11	

Expense Distribution

Properties: Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 02/20/2020

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6475 - Lawn/Property Maintenance						
20221	01/10/2020	S.O.S. Lawn Service	433.06	1282	01/10/2020	monthly lawn service
20228	01/10/2020	S.O.S. Lawn Service	111.87	1282	01/10/2020	Lawn care for Decmber
20530	02/05/2020	S.O.S. Lawn Service	111.87	1286	02/07/2020	Monthly Lawn Maintenance
20529	02/05/2020	S.O.S. Lawn Service	433.06	1286	02/07/2020	monthly lawn service
			1,089.86			
6540 - Management Fee						
	01/01/2020	Beal Properties	400.00	1281	01/10/2020	January 2020
1001	01/17/2020	Beal Properties	250.00	1283	01/18/2020	Management Set up fee
	02/01/2020	Beal Properties	400.00	1284	02/03/2020	February 2020
			1,050.00			
6810 - Utilities						
2058737	02/06/2020	Bryan Texas Utilities	274.22	1285	02/07/2020	Monthly Utility Bill (2 months)
2058736	02/06/2020	Bryan Texas Utilities	1,087.81	1285	02/07/2020	Monthly Utility Bill (2 months)
			1,362.03			
Total			3,501.89			

Delinquency (Detail)

Properties: Stone Circle Condominiums

As Of Tuesday December 31, 2019

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Stone Circle Condominiums						
Chenoweth, Patti	31	2323DL31	Condo 1/1	979-776-8160	2323 DeLee #31	
	12/01/2019		Home Owners Association Dues			163.00
						163.00
Ware, Timothy R.	39	2323DL32	Condo 1/1	979-324-4555	2417 East Briargate Drive	
	11/01/2019		Home Owners Association Dues			163.00
	12/01/2019		Home Owners Association Dues			163.00
						326.00
Page Thornton, Running W	33	2323DL33	Condo 1/1	313-777-1853	448 William D Fitch Parkway	
	10/01/2019		Home Owners Association Dues			113.00
	11/01/2019		Home Owners Association Dues			163.00
	12/01/2019		Home Owners Association Dues			163.00
						439.00
		1	2411DL01	Condo 2/1		
	12/01/2019		Home Owners Association Dues			45.00
						45.00
Smith, Katrina	38	2411DL08	Condo 2/1	425-971-7385		
	12/01/2019		Home Owners Association Dues			215.00
						215.00
Eaton, Nadine	16	2411DL16	Condo 2/1	979-774-3456	2411 DeLee #16	
	08/01/2019		Home Owners Association Dues			25.00
	09/01/2019		Home Owners Association Dues			215.00
	10/01/2019		Home Owners Association Dues			215.00
	11/01/2019		Home Owners Association Dues			215.00
	12/01/2019		Home Owners Association Dues			215.00
						885.00
Maurer Jr, Roy M	49	2411DL17	Condo 2/1	281-740-9580	2411 DeLee 17	
	12/01/2019		Home Owners Association Dues			23.00
						23.00
Drabek, Roy & Anita	47	2411DL22	Condo 2/1	210-464-5801 R	PO Box 561	
	10/01/2019		Home Owners Association Dues			215.00
	11/01/2019		Home Owners Association Dues			215.00
	12/01/2019		Home Owners Association Dues			215.00
						645.00
West (Scarmardo) , Sarah	25	2411DL25	Condo 2/1	979-587-6909	2411 DeLee #25	
	03/31/2015		Home Owners Association Dues		Past HOA Dues & LF 10/10 to 3/15	2,984.00
						2,984.00
Dollins, Carole J	54	2411DL27	Condo 2/1		2411 DeLee 27	
	08/01/2019		Home Owners Association Dues	Aug 19 HOA Dues		215.00
	09/01/2019		Home Owners Association Dues	Sept 19 HOA Dues		215.00
	10/01/2019		Home Owners Association Dues	Oct 19 HOA Dues		215.00
	11/01/2019		Home Owners Association Dues	Nov 19 HOA Dues		215.00
	12/01/2019		Home Owners Association Dues	Dec 19 HOA Dues		215.00
						1,075.00
						6,800.00

Total delinquent for property:

Report Summary

Customers: 10
 Percent Delinquent: 29.41%
 Delinquent Amount: 6,800.00

Homeowner Delinquency

Properties: Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802		
2323 #33		439.00
2411 #03		215.00
2411 #16		1,315.00
2411 #25	Payment plan	2,884.00
2411 #27		215.00
		5,068.00
Total		5,068.00

STONE CIRCLE OWNERS ASSOCIATION, INC

	2019 Budget	2019 Actual	2020 Budget	
Income:				
HOA Dues	83184	95235.82	83184	
Late/Violation fees	316	275		
Misc Income		90		
Pre Paid Rent				
TOTAL INCOME:	83500	95600.82	83184	
 EXPENSES:				
Lawn Maintenance	7000	6779.3	7000	
Insurance	19500	16833	17500	
General Maintenance	12000	2024.84	2500	
Plumbing		1788.03	2000	
Electrical		0	500	
Management Fee	6120	6120	5050	
Transfer to Reserves	12780	0	8318.4	693.20 per month 10%
Utilities	15500	10723.9	12000	
Professional Services	1500	688.6	750	
Pest Control	1000	0	250	
Misc. Gen. Admin	600	183.49	150	
Irrigation Repairs		5770.13	1500	
Special Projects	7500	32418.96	0	
TOTAL EXPENSES:	83500	83330.25	57518.4	
 NET INCOME:	 0	 12270.57	 25665.6	

Approved by:
Scott Houli
 HOA President
 2-20-2020

17784852

Stone Circle Owners Association, Inc.
Operating Account
PO Box 9974
College Station TX 77842-7974

Date 12/31/19
Primary Account
Enclosures

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Free Small Business Checking	
Account Number	
Previous Stmt Balance	2,804.33
8 Deposits/Credits	20,232.00
13 Checks/Debits	21,840.11
Service Charge	.00
Interest Paid	.00
Ending Stmt Balance	1,196.22

Number of Enclosures	17
Statement Dates 12/02/19 thru 12/31/19	
Days in the statement period	30
Average Daily Balance	4,542.77
Average Collected Bal	4,161.40

Deposits and Other Credits

Date	Description	Amount
12/06	Trsf from Sm Busin 0006 Pmts for building repairs Confirmation number 1206190249	10,000.00
12/06	DDA CREDIT	1,936.00
12/12	DDA CREDIT	3,330.00
12/13	Trsf from Sm Busin 0006 Trans from Reserves - maint Confirmation number 1213190275	2,000.00
12/19	DDA CREDIT	1,176.00
12/30	Trsf from Sm Busin 0006 Trans for Final Bills Confirmation number 1230190332	500.00
12/30	DDA CREDIT	1,071.00
12/31	DDA CREDIT	219.00

Other Debits

Date	Description	Amount
12/26	Overdraft Fee	35.00-

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
12/03	1266	70.00	12/09	1271	2,000.00	12/09	1275	90.00
12/12	1268*	510.00	12/16	1272	2,762.96	12/16	1276	5,500.00
12/09	1269	6,000.00	12/16	1273	822.22	12/16	1277	45.00
12/10	1270	460.00	12/16	1274	544.93	12/27	1278	3,000.00

* Denotes missing check numbers

Daily Ending Balance

Date	Balance	Date	Balance	Date	Balance
12/02	2,804.33	12/06	14,670.33	12/10	6,120.33
12/03	2,734.33	12/09	6,580.33	12/12	8,940.33

Date 12/31/19
Primary Account
Enclosures

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Free Small Business Checking

(Continued)

Daily Ending Balance					
Date	Balance	Date	Balance	Date	Balance
12/13	10,940.33	12/26	2,406.22	12/31	1,196.22
12/16	1,265.22	12/27	593.78-		
12/19	2,441.22	12/30	977.22		

17784853

Stone Circle Owners Association, Inc.
Reserve Account
PO Box 9974
College Station TX 77842-7974

Date 12/31/19
Primary Account
Enclosures

Page 1

Free Small Business Checking		Number of Enclosures	0
Account Number		Statement Dates	12/02/19 thru 12/31/19
Previous Stmt Balance	93,765.00	Days in the statement period	30
Deposits/Credits	.00	Average Daily Balance	83,798.33
3 Checks/Debits	12,500.00	Average Collected Bal	83,798.33
Service Charge	.00		
Interest Paid	.00		
Ending Stmt Balance	81,265.00		

Other Debits

Date	Description	Amount
12/06	Transf to Sm Busin 0005 Pmts for building repairs Confirmation number 1206190249	10,000.00-
12/13	Transf to Sm Busin 0005 Trans from Reserves - maint Confirmation number 1213190275	2,000.00-
12/30	Transf to Sm Busin 0005 Trans for Final Bills Confirmation number 1230190332	500.00-

Daily Ending Balance

Date	Balance	Date	Balance
12/02	93,765.00	12/13	81,765.00
12/06	83,765.00	12/30	81,265.00

17809874

Stone Circle Owners Association, Inc.
Operating Account
PO Box 9974
College Station TX 77842-7974

Date 1/31/20
Primary Account
Enclosures

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Free Small Business Checking
Account Number
Previous Stmt Balance 1,196.22
22 Deposits/Credits 22,846.00
5 Checks/Debits 1,839.93
Service Charge .00
Interest Paid .00
Ending Stmt Balance 22,202.29

Number of Enclosures 14
Statement Dates 1/01/20 thru 2/02/20
Days in the statement period 33
Average Daily Balance 10,819.94
Average Collected Bal 10,543.18

Deposits and Other Credits

Date	Description	Amount
1/03	DDA CREDIT	430.00
1/06	Settlement Brazos Valley Pr CCD 000007429283965	430.00
1/07	Settlement Brazos Valley Pr CCD 000007455682601	428.00
1/08	Settlement Brazos Valley Pr CCD 000007472790369	163.00
1/09	Settlement Brazos Valley Pr CCD 000007474489209	645.00
1/10	8666481536 APPFOLIO INC PPD	1,956.00
1/13	8666481536 APPFOLIO INC PPD	215.00
1/13	Settlement Brazos Valley Pr CCD 000007490644061	265.00
1/13	DDA CREDIT	4,222.00
1/14	Settlement Brazos Valley Pr CCD 000007500163301	15.00
1/14	8666481536 APPFOLIO INC PPD	213.00
1/15	Settlement Brazos Valley Pr CCD 000007510877845	238.00
1/15	DDA CREDIT	293.00
1/21	DDA CREDIT	215.00
1/21	DDA CREDIT	326.00
1/23	DDA CREDIT	10,000.00
1/27	Net Settle Beal Properties? CCD 000007543762613	430.00
1/27	DDA CREDIT	1,570.00
1/28	8666481536 APPFOLIO INC PPD	213.00

Free Small Business Checking

(Continued)

Deposits and Other Credits

Date	Description	Amount
1/31	Net Settle Beal Properties? CCD 000007574540553	203.00
1/31	DDA CREDIT	163.00
1/31	DDA CREDIT	213.00

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
1/02	1279	510.00	1/24	1281	400.00	1/24	1283	250.00
1/03	1280	135.00	1/21	1282	544.93			

* Denotes missing check numbers

Daily Ending Balance

Date	Balance	Date	Balance	Date	Balance
1/01	1,196.22	1/09	2,647.22	1/23	20,060.29
1/02	686.22	1/10	4,603.22	1/24	19,410.29
1/03	981.22	1/13	9,305.22	1/27	21,410.29
1/06	1,411.22	1/14	9,533.22	1/28	21,623.29
1/07	1,839.22	1/15	10,064.22	1/31	22,202.29
1/08	2,002.22	1/21	10,060.29		

17809875

Stone Circle Owners Association, Inc.
Reserve Account
PO Box 9974
College Station TX 77842-7974

Date 1/31/20
Primary Account
Enclosures

Page 1
1

Free Small Business Checking
Account Number
Previous Stmt Balance 81,265.00
 Deposits/Credits .00
 1 Checks/Debits 10,000.00
Service Charge .00
Interest Paid .00
Ending Stmt Balance 71,265.00

Number of Enclosures 1
Statement Dates 1/01/20 thru 2/02/20
Days in the statement period 33
Average Daily Balance 77,931.66
Average Collected Bal 77,931.66

Checks in Check Number Order
Date Check No Amount
1/23 10,000.00
* Denotes missing check numbers

Daily Ending Balance
Date Balance Date Balance
1/01 81,265.00 1/23 71,265.00



Bob Walker
 Century 21 Beal
 bobw@century21bcs.com
 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/11/20 at 1:03 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/11/2020 to 12/28/2018 Street Name is like 'de lee'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
20001511	2411 De Lee Street #22	22	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$108.90	\$115,000	10
# LISTINGS:		1	Medians:				1980	1,056		\$108.90	\$115,000	10
			Minimums:				1980	1,056		\$108.90	\$115,000	10
			Maximums:				1980	1,056		\$108.90	\$115,000	10
			Averages:				1980	1,056		\$108.90	\$115,000	10

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
19001432	2411 De Lee Street #19	19	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$83.33	\$88,000	\$86,000	\$81.44	09/18/2019	97.73	228
19014800	2411 De Lee Street #14	14	2	1/-	NONE	Stone Cr Condos	1980	1,040		\$101.44	\$105,500	\$98,000	\$94.23	11/19/2019	92.89	17
18019060	2411 De Lee Street #11	11	2	1/-	NONE	Stone Cr Condos	1980	1,040		\$101.83	\$105,900	\$98,500	\$94.71	04/12/2019	93.01	123
# LISTINGS:		3	Medians:				1980	1,040		\$101.44	\$105,500	\$98,000	\$94.23		93.01	123
			Minimums:				1980	1,040		\$83.33	\$88,000	\$86,000	\$81.44		92.89	17
			Maximums:				1980	1,056		\$101.83	\$105,900	\$98,500	\$94.71		97.73	228
			Averages:				1980	1,045		\$95.53	\$99,800	\$94,167	\$90.13		94.54	123

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$88,000	\$115,000	\$103,600	\$105,700
Sold Price	\$86,000	\$98,500	\$94,167	\$98,000



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/20/2020

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 Randy Flasowski(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PHONE (A/C, NO, EXT): 979-691-2534</td> <td style="width: 50%;">FAX (A/C, NO): 979-691-2608</td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: rflasowski@farmersagent.com</td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	E-MAIL ADDRESS: rflasowski@farmersagent.com											
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INSURED STONE CIRCLE CONDOMINIUMS 402 WELLBORN RD N APT B COLLEGE STA TX 77840	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME 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	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> CLAIMS-MADE</td> <td style="border: none;"><input checked="" type="checkbox"/> OCCUR</td> </tr> </table>	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR			605004063	05/01/2019	05/01/2020	EACH OCCURRENCE \$ 2,000,000				
	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR											
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:				DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 75,000								
					MED EXP (Any one person) \$ 5,000								
					PERSONAL & ADV INJURY \$ 2,000,000								
					GENERAL AGGREGATE \$ 4,000,000								
				PRODUCTS - COMP/OP AGG \$ 2,000,000									
C	AUTOMOBILE LIABILITY <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> ANY AUTO</td> <td style="border: none;"><input type="checkbox"/> SCHEDULED AUTOS</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> OWNED AUTOS ONLY</td> <td style="border: none;"><input type="checkbox"/> NON-OWNED AUTOS ONLY</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> HIRED AUTOS ONLY</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY	<input checked="" type="checkbox"/> HIRED AUTOS ONLY				605004063	05/01/2019	05/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	<input type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS											
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY											
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY												
				BODILY INJURY (Per person) \$									
				BODILY INJURY (Per accident) \$									
				PROPERTY DAMAGE (Per accident) \$									
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$						
							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						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)
 # of Units 34

CERTIFICATE HOLDER 	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
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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/20/2020

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 Randy Flasowski(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: <table style="width: 100%; border: none;"> <tr> <td style="width: 70%; border: none;">PHONE (A/C, NO, EXT): 979-691-2534</td> <td style="width: 30%; border: none;">FAX (A/C, NO):</td> </tr> </table> E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: none; text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="width: 20%; border: none; text-align: center;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A: Truck Insurance Exchange</td> <td style="border: none; text-align: center;">21709</td> </tr> <tr> <td style="border: none;">INSURER B: Farmers Insurance Exchange</td> <td style="border: none; text-align: center;">21652</td> </tr> <tr> <td style="border: none;">INSURER C: Mid Century Insurance Company</td> <td style="border: none; text-align: center;">21687</td> </tr> <tr> <td style="border: none;">INSURER D:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F:</td> <td style="border: none;"></td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO):	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 2323 DE LEE ST, 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	
C	<input checked="" type="checkbox"/> PROPERTY				<input checked="" type="checkbox"/> BUILDING	\$3,250,000	
	<input type="checkbox"/> CAUSES OF LOSS	<input type="checkbox"/> DEDUCTIBLES			<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$1,800	
	<input type="checkbox"/> BASIC	<input type="checkbox"/> BUILDING			<input type="checkbox"/> BUSINESS INCOME	\$	
	<input type="checkbox"/> BROAD	10,000			<input type="checkbox"/> EXTRA EXPENSE	\$	
	<input checked="" type="checkbox"/> SPECIAL	<input type="checkbox"/> CONTENTS			<input type="checkbox"/> RENTAL VALUE	\$	
	<input type="checkbox"/> EARTHQUAKE	10,000	605004063	05/01/2019	05/01/2020	<input type="checkbox"/> BLANKET BUILDING	\$
	<input type="checkbox"/> WIND				<input type="checkbox"/> BLANKET PERS PROP	\$	
	<input type="checkbox"/> FLOOD				<input type="checkbox"/> BLANKET BLDG & PP	\$	
	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$	
	<input type="checkbox"/> CAUSES OF LOSS	POLICY NUMBER				\$	
	<input type="checkbox"/> NAMED PERILS					\$	
	<input type="checkbox"/> CRIME					\$	
	TYPE OF POLICY					\$	
	<input type="checkbox"/> BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$	
						\$	
						\$	

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 #UNITS 34

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