

Stone Circle Owner's Association, Inc.



*2023 Annual Meeting
Information Packet
February 2, 2023*



BEAL
Properties

3363 University Dr. East, Suite #215
Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

Stone Circle Owners' Association requests your attendance at the **2023 Annual Meeting** to be held in person and via Zoom at **Beal Properties** on **Thursday, February 2nd @ 7:00 pm**. The address is **3363 University Dr East Suite 215 Bryan, TX 77802**.

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 2nd. You can mail the completed proxy (below) to Beal Properties Inc. at 3363 University Dr. East, Suite #215 Bryan, TX 77802, and Attention: Toni Myers or email hoa@bealbc.com.

Agenda

1. Roll Call
2. Proof of meeting announcement
3. Determination of quorum and examination of proxies
4. Review & approval of minutes of 2022 Annual Meeting
5. Review of Projects completed in 2022
 - a. 2022 Financial report review (Delinquent Dues, 2023 Budget, 2022 Sales Report)
6. Election or reinstatement of Officers and Board
7. Old Business
8. New Business
9. Adjournment

2023 Stone Circle Owners' Association Proxy

Know All by these Present: That I, _____

Do hereby appoint: _____

Or (circle one)



Tim Ware



Noah Roberts



Douglas Johnson



Scott Horel

As agent for me, and in my name and stead to vote as my Proxy at the 2023 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 2nd 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

3363 University Dr. East, Suite #215 Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Accounting Basis: Cash

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	5.00	0.01	5.00	0.01
Homeowners Association Dues	83,694.94	99.99	83,694.94	99.99
Total Operating Income	83,699.94	100.00	83,699.94	100.00
Expense				
Bank Fees/Office Expenses	67.14	0.08	67.14	0.08
General Maintenance	1,601.24	1.91	1,601.24	1.91
Insurance	13,770.20	16.45	13,770.20	16.45
Lawn/Property Maintenance	9,373.96	11.20	9,373.96	11.20
Management Fee	4,800.00	5.73	4,800.00	5.73
Parking Lot Repair	48,376.56	57.80	48,376.56	57.80
Pest Control	227.33	0.27	227.33	0.27
Plumbing Expense	3,906.50	4.67	3,906.50	4.67
Porter Service	45.00	0.05	45.00	0.05
Professional Fees	245.00	0.29	245.00	0.29
Sign Expense	190.14	0.23	190.14	0.23
Utilities	4,716.18	5.63	4,716.18	5.63
Utilities - Water	10,529.24	12.58	10,529.24	12.58
Total Operating Expense	97,848.49	116.90	97,848.49	116.90
NOI - Net Operating Income	-14,148.55	-16.90	-14,148.55	-16.90
Total Income	83,699.94	100.00	83,699.94	100.00
Total Expense	97,848.49	116.90	97,848.49	116.90
Net Income	-14,148.55	-16.90	-14,148.55	-16.90
Other Items				
Prepayments	1,669.00		1,669.00	
Net Other Items	1,669.00		1,669.00	
Cash Flow	-12,479.55		-12,479.55	
Beginning Cash	40,959.59		40,959.59	
Beginning Cash + Cash Flow	28,480.04		28,480.04	
Actual Ending Cash	28,480.04		28,480.04	

Expense Distribution

Exported On: 02/02/2023 05:03 PM

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

Payees: All

Bill Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6456 - General Maintenance							
91435	05/06/2022		Johnathan Rios	250.00	1462	05/06/2022	Replaced all the numbers from buildings 2323-2411
13777	05/06/2022	2411 #22	T. Fry Make Ready	183.30	1463	05/06/2022	#22 - sheetrock repairs from exterior leak
7198	07/12/2022	2411 #01	Ag Town Property Maintenance	85.00	1474	07/12/2022	.01 - Found several opening around the window, siliconed around the side of the windows.
7199	07/12/2022	2323 #28	Ag Town Property Maintenance	200.00	1474	07/12/2022	#28 - Reattached gutter downspouts
7193	07/12/2022	2411 #01	Ag Town Property Maintenance	65.00	1474	07/12/2022	.01 - Remove old ground contact brace that has corroded on 4x4 post.
4540	09/06/2022		Lopez Boyz	180.00	1479	09/07/2022	#18 - Put sand bags around A/C unit.
2536	09/08/2022		Robert Walker	45.00	1480	09/07/2022	Posted notice Address on DeLee, memorial and Stone Circle Condo's about alley concrete repair.
Sherman Williams	09/15/2022		Robert Walker	60.00	1484	09/15/2022	Purchased paint for Stone Circle
7671	11/10/2022	2323 #30	Ag Town Property Maintenance	230.00	1492	11/11/2022	Gutter Repair
7698	11/10/2022	2411 #12	Ag Town Property Maintenance	85.00	1492	11/11/2022	Removal of Flag
7693	11/10/2022	2411 #18	Ag Town Property Maintenance	195.00	1492	11/11/2022	Exterior Siding
7720	11/10/2022		Ag Town Property Maintenance	150.00	1492	11/11/2022	General Labor
				1,708.30			
6470 - Insurance							
MAC account 30683986	05/05/2022		AmTrust North America	1,609.60	ACH	05/05/2022	Monthly Insurance Premium (ACH)
CAP1565881	05/18/2022		United States Liability Insurance Compan	437.20	1465	05/18/2022	Monthly Insurance Premium
	06/30/2022		AmTrust North America	1,609.60	ACH	06/30/2022	July 2022 - Monthly Insurance Premium
	07/29/2022		AmTrust North America	1,609.60	ACH	07/29/2022	August 2022 - Monthly Insurance Premium
	09/01/2022		AmTrust North America	1,609.60	ACH	09/01/2022	September 2022 - Monthly Insurance Premium
CAP1565881	09/08/2022		United States Liability Insurance Compan	223.60	1483	09/12/2022	Community Association D&O
	09/30/2022		AmTrust North America	1,612.60	ACH	10/3/2022	October 2022 - Monthly Insurance Premium
	10/28/2022		AmTrust North America	1,621.60	ACH	11/1/2022	November 2022 - Monthly Insurance Premium
CAP1565881	11/08/2022		United States Liability Insurance Compan	223.60	1490	11/08/2022	monthly insurance payment
	12/01/2022		AmTrust North America	1,600.60	ACH	12/8/2022	December 2022 - Monthly Insurance Premium
Insurance	12/30/2022		AmTrust North America	1,612.60	ACH	12/30/2022	Monthly Insurance Premium
				13,770.20			
6475 - Lawn/Property Maintenance							
23323	01/12/2022		S.O.S. Lawn Service	111.87	1444	01/12/2022	Monthly Lawn Maintenance
23322	01/12/2022		S.O.S. Lawn Service	476.36	1444	01/12/2022	Monthly Lawn Maintenance
3976	02/07/2022		Lopez Boyz	130.00	1446	02/07/2022	11&12 -Placed sand bags in backyard and picked up trash.
23437	02/07/2022		S.O.S. Lawn Service	111.87	1449	02/08/2022	Monthly Lawn Maintenance
23436	02/07/2022		S.O.S. Lawn Service	476.36	1449	02/08/2022	Monthly Lawn Maintenance
4130	04/07/2022		Lopez Boyz	300.00	1452	04/07/2022	Trimmed and removed all dead plants
4204	05/05/2022		Lopez Boyz	750.00	1459	05/05/2022	Monthly Lawn Maintenance
4259	06/07/2022		Lopez Boyz	525.00	1467	06/07/2022	#12 - place sand bags and PVC pipe to drainage
4262	06/07/2022		Lopez Boyz	100.00	1467	06/07/2022	Place sand bags #18
4280	06/07/2022		Lopez Boyz	750.00	1467	06/07/2022	Monthly Lawn Maintenance
123699	06/09/2022		Patrick Towns	379.50	1468	06/10/2022	Repaired Sprinkler system throughout complex
4347	07/07/2022		Lopez Boyz	750.00	1473	07/07/2022	Monthly Lawn Maintenance
4435	08/08/2022		Lopez Boyz	580.00	1476	08/08/2022	2411 #12 - Removed sand bags & placed new ones by the fence
4467	08/08/2022		Lopez Boyz	750.00	1476	08/08/2022	Monthly Lawn Maintenance
4552	09/06/2022		Lopez Boyz	750.00	1479	09/07/2022	Monthly Lawn Maintenance
123728	09/08/2022		Patrick Towns	93.00	1481	09/12/2022	Repaired Sprinkler system throughout complex
4652	10/07/2022		Lopez Boyz	750.00	1487	10/07/2022	Monthly Lawn Care - September
4735	11/07/2022		Lopez Boyz	750.00	1489	11/07/2022	Monthly Lawn Maintenance
4786	12/06/2022		Lopez Boyz	750.00	1496	12/07/2022	Monthly Lawn Maintenance
4791	12/06/2022		Lopez Boyz	90.00	1496	12/07/2022	Place Sandbag in preparation for heavy rains.
				9,373.96			
6540 - Management Fee							
	01/01/2022		Beal Properties	400.00	1445	01/14/2022	January 2022
	02/01/2022		Beal Properties	400.00	1447	02/08/2022	February 2022
	03/01/2022		Beal Properties	400.00	1450	03/14/2022	March 2022
	04/01/2022		Beal Properties	400.00	1451	04/07/2022	April 2022
	05/01/2022		Beal Properties	400.00	1456	05/05/2022	May 2022
	06/06/2022		Beal Properties	400.00	1466	06/06/2022	Management Fee for 06/2022
	07/01/2022		Beal Properties	400.00	1471	07/07/2022	July 2022
	08/08/2022		Beal Properties	400.00	1475	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	400.00	1478	09/07/2022	Management Fee for 09/2022
	10/03/2022		Beal Properties	400.00	1488	10/03/2022	Management Fee for 10/2022
	11/01/2022		Beal Properties	400.00	1491	11/08/2022	November 2022
	12/05/2022		Beal Properties	400.00	1495	12/05/2022	Management Fee for 12/2022
				4,800.00			
6691 - Parking Lot Repair							
2028	05/05/2022		Beitrand Pavement Markings, LLC	676.56	1457	05/05/2022	Power washed all exsting stripes and markings - restriped all car spaces.
486526	08/18/2022		Eliseo Castaneda	23,000.00	1477	08/18/2022	Down payment for Parking lot repair
486525	09/22/2022		Eliseo Castaneda	23,300.00	1485	09/22/2022	Final Payment on repairing alley way behind Stone Circle HOA
071253	10/20/2022		Eliseo Castaneda	1,400.00	1488	10/20/2022	5' additions of concrete to trash can pads.
				48,376.56			
6695 - Pest Control							
25106	04/12/2022		Joe Loudat DBA/	86.60	1454	04/12/2022	Monthly Pest Control
25382	05/05/2022		Joe Loudat DBA/	86.60	1458	05/05/2022	Monthly Pest Control
25557	07/07/2022		Joe Loudat DBA/	54.13	1472	07/07/2022	Pest Control - #32 wasp -#18 exterior fire ants
				227.33			

6700 - Plumbing Expense							
74040	02/07/2022		Ed Phillips Plumbing	216.50	1448	02/08/2022	12- after hours.. Pump is burned up, needs replacing.
4435	04/12/2022	2411 #22	Twin City Plumbing LLC	850.00	1455	04/12/2022	Repaired water leak on main water line from water heater to power bathroom under concrete.
4501	05/05/2022	2411 #12	Twin City Plumbing LLC	160.00	1460	05/05/2022	Worked on back yards to drain water. installed temporary pump, #11-#13
4520	05/18/2022	2411 #12	Twin City Plumbing LLC	95.00	1464	05/18/2022	Inspected sump pumps to make sure they are working before heavy rain fell.
4567	06/09/2022		Twin City Plumbing LLC	120.00	1469	06/10/2022	Make sure pumps were working properly before it rains.
4563	06/09/2022		Twin City Plumbing LLC	280.00	1469	06/10/2022	Repair - 1" 1/2 pvc water leak at back flow preventer. replaced 1/2 water hose bib (4)
4563	06/22/2022		Twin City Plumbing LLC	280.00	1470	06/27/2022	Repair leak at backflow preventer
4817	09/08/2022	2411 #12	Twin City Plumbing LLC	110.00	1482	09/12/2022	Inspected the water pumps to make sure they were working properly before the rain.
4987	11/10/2022		Twin City Plumbing LLC	750.00	1494	11/11/2022	Replace Sprinkler Valve
4969	11/10/2022		Twin City Plumbing LLC	220.00	1494	11/11/2022	Repair water leak for sprinkler system
37314	12/06/2022		Holman's Quality Plumbing	390.00	1497	12/07/2022	After hours - Unit 5 said water was entering unit, from #7. Found toilet running, repaired toilet.
5058	12/08/2022		Twin City Plumbing LLC	340.00	1498	12/07/2022	2411- Inspected water lines, repaired 2 inch water leak on sprinkler system.
5031	12/06/2022		Twin City Plumbing LLC	95.00	1498	12/07/2022	Inspected water pumps to make sure they working before the expected heavy rains.
				3,906.50			
6701 - Porter Service							
2421	04/07/2022		Robert Walker	45.00	1453	04/07/2022	Bulk Pick up - Items in cul-de-sac
6705 - Professional Fees							
216731	11/10/2022		Thompson, Derrig and Craig, P.C.	245.00	1493	11/11/2022	Tax Preparation
6753 - Sign Expense							
465-60630	05/06/2022		Fast Signs	180.14	1461	05/06/2022	purchased 2x2 Stone Circle bulk sign and frame
6810 - Utilities							
2058737 - ACH	01/13/2022		Bryan Texas Utilities	140.99	ACH	01/18/2022	Water/Security Light/Wastewater
2058737	10/13/2022		Bryan Texas Utilities	287.99	ACH	10/13/2022	2323 De lee St
2058736	10/13/2022		Bryan Texas Utilities	748.35	ACH	10/13/2022	2411 De lee St
2058737	11/14/2022		Bryan Texas Utilities	714.39	ACH	11/14/2022	2323 DE LEE ST - WATER
2058736	11/14/2022		Bryan Texas Utilities	1,124.78	ACH	11/14/2022	2411 DE LEE ST - WATER
2058736	12/06/2022		Bryan Texas Utilities	849.88	ACH	12/14/2022	utilities - water
2058737	12/06/2022		Bryan Texas Utilities	849.80	ACH	12/14/2022	utilities - water
				4,716.18			
6840 - Utilities - Water							
2058736 - ACH	01/13/2022		Bryan Texas Utilities	907.91	ACH	01/13/2022	Water/Security Light/Wastewater
2058736 ACH	02/11/2022		Bryan Texas Utilities	880.10	ACH	02/11/2022	Water
2058737 ACH	02/11/2022		Bryan Texas Utilities	129.25	ACH	02/11/2022	Water
2058737 ACH	03/14/2022		Bryan Texas Utilities	138.52	ACH	03/14/2022	Water
2058736 ACH	03/14/2022		Bryan Texas Utilities	920.89	ACH	03/14/2022	Water
2058737 ACH	04/13/2022		Bryan Texas Utilities	140.37	ACH	04/13/2022	Water
2058736 ACH	04/13/2022		Bryan Texas Utilities	896.17	ACH	04/13/2022	Water
2058737 ACH	05/12/2022		Bryan Texas Utilities	142.22	ACH	05/12/2022	WATER
2058736 ach	05/12/2022		Bryan Texas Utilities	962.48	ACH	05/12/2022	water
2058737 ACH	06/13/2022		Bryan Texas Utilities	154.06	ACH	06/13/2022	Water
2058736	06/14/2022		Bryan Texas Utilities	1,154.25	ACH	06/16/2022	utilities - water
2058737	07/14/2022		Bryan Texas Utilities	163.11	ACH	07/14/2022	Utility Bill
2058736	07/14/2022		Bryan Texas Utilities	971.53	ACH	07/14/2022	Utility Bill
2058737	08/12/2022		Bryan Texas Utilities	234.18	ACH	08/12/2022	Water Bill
2058736	08/12/2022		Bryan Texas Utilities	1,174.58	ACH	08/12/2022	Water Bill
2058737	09/13/2022		Bryan Texas Utilities	279.89	ACH	09/13/2022	
2058736	09/13/2022		Bryan Texas Utilities	1,279.73	ACH	09/13/2022	
				10,529.24			
Total				97,888.41			

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 660-5862. Written inquiries should be sent to the address listed, attention: Research.

ACCOUNT NUMBER	190007024961
STATEMENT DATES	12/01/22-12/30/22
ENCLOSURES	0
PAGE	1 of 3

*0012588 S2
STONE CIRCLE OWNERS ASSOCIATION INC
RESERVE ACCOUNT
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470



**We have updated the
Terms and Conditions of Your Account**

Effective January 1, 2023

To obtain a copy, please visit:
www.ffin.com/businessstermsandconditions

SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
190007024961	Business Money Market	71,562.87

ACCOUNT SUMMARY

Business Money Market

Account Number	190007024961	Statement Dates	12/01/22 thru 12/31/22
Previous Balance	71,477.39	Days in Statement Period	31
0 Deposits/Credits	0.00	Average Ledger	71,477.39
0 Checks/Debits	0.00	Average Collected	71,477.39
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	85.48		
Ending Balance	71,562.87	2022 Interest Paid	297.87

Account Title:
Stone Circle Owners Association Inc
Reserve Account

MISCELLANEOUS CREDITS

Date	Description	Amount
12/31	Interest Deposit	85.48

INTEREST RATE SUMMARY

Date	Interest Rate
11/30	1.350000%

STONE CIRCLE OWNERS ASSOCIATION, INC

	2022 Budget	2022 Actual	2023 Budget
Income:			
HOA Dues	83184	83694.94	83184
Late/Violation Fees		5	
Misc. Inc./Insurance			30000
Prepaid Rent		1669	
Transfer Reserves			
TOTAL INCOME:	83184.00	85368.94	113184.00
EXPENSES:			
Lawn Maintenance	10500	9373.96	9500
Insurance	24000	13770.2	16950
General Maintenance	5000	1601.24	2000
Plumbing	1500	3906.5	2000
Electrical	1000	0	0
Managemε	4800	4800	4800
Transfer to Reserves	8318.4	0	0
Utilities	12000	15245.42	12000
Professional Services	850	245	500
Pest Control	0	227.33	100
Misc. Gen. Admin	150	302.28	250
Irrigation Repairs	0	0	0
Special Projects	0	48376.56	38017.7
Roofing Replacement	0	0	0
TOTAL EXPENSES:	68118.40	97848.49	86117.70
NET INCOME:	15065.60	-12479.55	27066.30
Operating Bank Account Balance as of Deccember 31, 2022			28203.26
Reserve Bank Account Balance as of December 31, 2022			71562.87



BEAL
Properties

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

February 2, 2023

Stone Circle Management Report

Delinquency Status: At the end of December, the total outstanding dues owed to the HOA were \$1,686.06. Three accounts make up the total balance of this amount. Beal will continue to make every effort to collect the past due amounts from the homeowners.

Violation Report: There are currently no violations to report.

Maintenance Report: As of today, there are currently a few work orders that Beal would like to bring to the attention of the board and provide updates. Please see below.

Drainage Repairs: Spearman Landscaping will be repairing the drainage system for units 11-15 in the next few weeks. They have ordered materials and are waiting on an ETA to start the project. Before the project starts, Beal will notify every homeowner of the ongoing repairs.

Mailbox Installation: Beal has installed new cluster mailboxes for 2411 & 2323 De Lee St. The boxes are still needing to be labeled with every unit # and as soon as this is completed, Beal will notify every homeowner to pick up their key for your corresponding mailbox.

Beal would like to ask the board if there are any suggestions on future projects for the complex.



CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 02/02/23 at 10:28 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/02/2023 to 02/07/2022 Status is 'Under Contract' Status Contractual Search Date is 02/02/2023 to 08/06/2022 Subdivision Code is 'Stone Cr Condos'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22009216	2411 De Lee Street #19	19	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$113.54	\$119,900	\$119,900	\$113.54	08/05/2022	100.00	35
22009655	2411 De Lee #11	11	2	1/-	NONE	Stone Cr Condos	1980	1,040		\$115.29	\$119,900	\$119,900	\$115.29	08/15/2022	100.00	32
# LISTINGS:		2	Medians:				1980	1,048		\$114.42	\$119,900	\$119,900	\$114.42		100.00	34
			Minimums:				1980	1,040		\$113.54	\$119,900	\$119,900	\$113.54		100.00	32
			Maximums:				1980	1,056		\$115.29	\$119,900	\$119,900	\$115.29		100.00	35
			Averages:				1980	1,048		\$114.42	\$119,900	\$119,900	\$114.42		100.00	34

Under Contract Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM	
23000218	2411 De Lee Street		2	1/-	1	Stone Cr Condos	1980	1,040		\$122.60	\$127,500	27	
# LISTINGS:		1	Medians:				1980	1,040		\$122.60	\$127,500	27	
			Minimums:				1980	1,040		\$122.60	\$127,500	27	
			Maximums:				1980	1,040		\$122.60	\$127,500	27	
			Averages:				1980	1,040		\$122.60	\$127,500	27	

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$119,900	\$127,500	\$122,433	\$119,900
Sold Price	\$119,900	\$119,900	\$119,900	\$119,900

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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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/17/2022

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:	
INSURED Stone Circle Condominiums C/O Beal Properties 3363 University Drive East Suite 215 Bryan TX 77802		INSURER(S) AFFORDING COVERAGE INSURER A: Wesco Insurance Company INSURER B: United States Liability Insurance (USLI) INSURER C: INSURER D: INSURER E: INSURER F:	
License#: 2081754 STONCIR-01		NAIC # 25011 25895	

COVERAGES**CERTIFICATE NUMBER:** 2083131644**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	WPP1965862 01	5/1/2022	5/1/2023	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 <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Directors & Officers Liability	Y	Y	CAP1565881	5/1/2022	5/1/2023	Each Claim In The Aggregate 1,000,000 1,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

Master COI

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

DATE
5 3 2022

INSURANCE BINDER

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT. SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY		COMPANY		BINDER #	
Higginbotham Insurance Agency, Inc. 500 W 13th Street Fort Worth TX 76102		Wesco Insurance Company		WPP1965862 01	
		EFFECTIVE		EXPIRATION	
		DATE	TIME	DATE	TIME
		5 1 2022	12:01	5 31 2022	
			X		X
PHONE (A.C. No. Ext): 800: 728-2374		FAX (A.C. No.): 817: 347-6981			
CODE 105875		SUBCODE:			
AGENCY CUSTOMER ID:		- THIS POLICY IS NOT TO BE EXTENDED TO COVER - SE - AT - S - BONE - MEDICINE - - BONE - MEDICINE -			
INSURED		DESCRIPTION OF OPERATIONS VEHICLES PROPERTY (Including Location)			
Stone Circle Condominiums		Loc 1 Bldg 1			
3363 University Dr E		Loc 1 Bldg 2			
Suite 215		Loc 2 Bldg 1			
Bryan TX 77802		Loc 2 Bldg 2			
		Loc 2 Bldg 3			
		Loc 2 Bldg 4			
		Loc 2 Bldg 5			

COVERAGES

COVERAGES		LIMITS		
TYPE OF INSURANCE	COVERAGE FORMS	DEDUCTIBLE	COINSURANCE	AMOUNT
PROPERTY - CHANGES OF LOSS <input type="checkbox"/> BLDG 1 <input type="checkbox"/> BLDG 2 <input checked="" type="checkbox"/> SPEC <input type="checkbox"/> <input type="checkbox"/> including Theft	Loc 1 Bldg 1: Bldg: \$400,000 Coins 10% Replacement Cost Loc 1 Bldg 2: Bldg: \$250,000 Coins 10% Replacement Cost Loc 2 Bldg 1: Bldg: \$1,040,000 Coins 10% Replacement Cost Loc 2 Bldg 2: Bldg: \$270,000 Coins 10% Replacement Cost Loc 2 Bldg 3: Bldg: \$270,000 Coins 10% Replacement Cost Loc 2 Bldg 4: Bldg: \$1,040,000 Coins 10% Replacement Cost Loc 2 Bldg 5: Bldg: \$270,000 Coins 10% Replacement Cost	Loc 1: \$0.00 Loc 2: \$0.00		
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> COLUMBIANIDE <input checked="" type="checkbox"/> POLLUT	Comm. Recovery Limits 10/10/10 Sub Limits on Endorsement RETRO DATE FOR COLUMBIANIDE	EACH OCCURRENCE DAMAGE TO RENTED PREMISES MED EXP - any one person PERSONAL & AD & INF GENERAL AGGREGATE PRODUCTS & COMPOUNDS	\$1,000,000 \$100,000 \$5,000 \$1,000,000 \$2,000,000 \$2,000,000	
VEHICLE LIABILITY <input type="checkbox"/> ALL AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		OWNED SINGLE UNIT EACH AUTO - Passenger EACH AUTO - Passenger PROPERTY DAMAGE MEDICAL EXPENSES PERSONAL AUTO - FRUIT UNINS. PROD. MOTORIST	\$ \$ \$ \$ \$ \$ \$	
VEHICLE PHYSICAL DAMAGE DEC <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COLL	<input type="checkbox"/> FULLY COVERED <input type="checkbox"/> SCHEDULED VALUE COVER	ACTUAL CASH VALUE STATED AMOUNT	\$ \$	
GARAGE LIABILITY <input type="checkbox"/> ALL AUTO		AUTO OWNED - AGGREGATE OTHER THAN AUTO OWNED EACH OCCURRENCE AGGREGATE	\$ \$ \$ \$	
EXCESS LIABILITY <input type="checkbox"/> UNIVERSAL FORM <input type="checkbox"/> OTHER THAN UNIVERSAL FORM	RETRO DATE FOR COLUMBIANIDE	EACH OCCURRENCE AGGREGATE SELF INSURED RETENTION	\$ \$ \$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		<input type="checkbox"/> PER STATUTE EW EACH ACCIDENT EW DISEASE - EACH EMPLOYEE EW DISEASE - FIDUCIARY LIMIT	\$ \$ \$ \$	
SPECIAL CONDITIONS OTHER COVERAGES		FEES TAXES ESTIMATED TOTAL PREMIUM	\$0.00 \$0.00 \$10,996.00	

NAME & ADDRESS

NAME & ADDRESS		MORTGAGE		ACCOUNT NUMBER	
		LESS PAID			
		DATE			
		AUTHORIZED REPRESENTATIVE			

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