



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

STONE CIRCLE HOA **BOARD MEMBERS MEETING AGENDA** **August 11th @ 6:00 PM**

Call to Order *W.D.A*

Review / Approval Meeting Minutes

- Board Meeting May 2020

Financial Report

- 2020 1st Half Financial Report

Management Reports

- Delinquency Status
- Violations Report
- Work Orders

Unfinished Business

- Hail Damage Claim
- Tree Trimming

New Business

Next Meeting

- Next Meeting November, 2020 @ am/pm

Adjourn

First week of Sept.

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**Stone Circle Board Meeting
May 12th, 2020**

Attendees via zoom: Scott H, Noah, Sarah W, Tim W, Doug J, Toni M, and Stacie B

Meeting called to order at 6:00 pm

Board went over previous February meeting minutes.

Beal Properties went over 1st Quarter financials.

Beal Properties gave management Report.

Bid Reviews:

- Board reviewed tree trimming bids submitted and asked for more information. Decided to vote via email.
- Board reviewed bids for power washing and approved Chad's mobile wash.
- Board reviewed pothole bids and decided to get them filled.

Meeting was adjourned at 8:00 pm.

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 07/31/2020

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				
Reimbursement from Office Acct	-215.00	-0.21	-215.00	-0.21
Homeowners Association Dues	50,162.00	49.19	50,162.00	49.19
Insurance Reimbursment	52,034.64	51.02	52,034.64	51.02
Total Operating Income	101,981.64	100.00	101,981.64	100.00
Expense				
Carpet Cleaning	811.88	0.80	811.88	0.80
Electrical Repairs	243.60	0.24	243.60	0.24
General Maintenance	1,310.15	1.28	1,310.15	1.28
Insurance	8,747.00	8.58	8,747.00	8.58
Transfer to Reserves	10,000.00	9.81	10,000.00	9.81
Lawn/Property Maintenance	4,971.01	4.87	4,971.01	4.87
Management Fee	3,050.00	2.99	3,050.00	2.99
Plumbing Expense	2,262.75	2.22	2,262.75	2.22
Porter Service	45.00	0.04	45.00	0.04
Utilities	5,825.38	5.71	5,825.38	5.71
Legal & Professional Fees				
Legal Fees	5.00	0.00	5.00	0.00
Total Legal & Professional Fees	5.00	0.00	5.00	0.00
Total Operating Expense	37,271.77	36.55	37,271.77	36.55
NOI - Net Operating Income	64,709.87	63.45	64,709.87	63.45
Total Income	101,981.64	100.00	101,981.64	100.00
Total Expense	37,271.77	36.55	37,271.77	36.55
Net Income	64,709.87	63.45	64,709.87	63.45
Other Items				
Prepayments	3,389.00		3,389.00	
Net Other Items	3,389.00		3,389.00	
Cash Flow	68,098.87		68,098.87	
Beginning Cash	-426.00		-426.00	
Beginning Cash + Cash Flow	67,672.87		67,672.87	
Actual Ending Cash	77,672.87		77,672.87	

Expense Distribution

Exported On: 08/11/2020 10:47 AM

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

Payees: All

Bill Date Range: 01/01/2020 to 07/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	05/12/2020	2411 #22	Roy Drabek & Anita Drabek	215.00	1310	06/04/2020	Roy Drabek, Anita Drabek, Stone Circle HOA - 2411 #22: Move Out Refund
4540 - Reimbursement from Office Acct							
Delee #24	05/08/2020		Stone Circle HOA	215.00	1305	05/08/2020	HOA Dues
6150 - Carpet Cleaning							
76744	03/06/2020		Asure Carpet Cleaning	324.75	1291	03/06/2020	equipment for water restoration
76743	03/06/2020		Asure Carpet Cleaning	487.13	1291	03/06/2020	water restoration and extraction
				811.88			
6390 - Electrical Repairs							
8846	07/16/2020		CC Electric	243.60	1317	07/16/2020	Replaced light on 23, replaced photocell on 16
6455 - General Maintenance							
2063	05/06/2020	2411 #20	Petty-Faldyn Property Repair LLC	747.00	1301	05/06/2020	build exterior box around service box. painted
1702	06/02/2020		Beltrand Pavement Markings, LLC	405.94	1308	06/04/2020	concrete repairs on driveway 2323/2411 DeLee
1928	06/02/2020		Robert Walker	157.21	1312	06/04/2020	repair hole from plumbing/supplies
				1,310.15			
6470 - Insurance							
F004656572	04/29/2020		Farmers Insurance Exchange	8,747.00	1297	04/29/2020	Insurance payment for 2020-2021
6471 - Transfer to Reserves							
Transfer to Reserves	02/21/2020		Stone Circle HOA Reserve Acct.	10,000.00	to reserves (T	02/21/2020	Transferred 10,000.00 back to the reserve account (Tim Murphy)
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
20556	03/06/2020		S.O.S. Lawn Service	111.87	1290	03/06/2020	February Lawn Maintenance units 28-34
20557	03/06/2020		S.O.S. Lawn Service	433.06	1290	03/06/2020	February Lawn Maintenance units 1-27
20719	04/06/2020		S.O.S. Lawn Service	111.87	1294	04/06/2020	monthly lawn service
20720	04/06/2020		S.O.S. Lawn Service	433.06	1294	04/06/2020	monthly lawn service
20851	04/16/2020		S.O.S. Lawn Service	43.30	1295	04/16/2020	Maintain Bamboo Area (2323 DeLee)
20852	04/16/2020		S.O.S. Lawn Service	43.30	1295	04/16/2020	Maintain Bamboo Area
123564	05/06/2020		Patrick Towns	457.50	1303	05/06/2020	spray heads, swing joints, PGV, Shop supplies
20996	05/06/2020		S.O.S. Lawn Service	476.36	1302	05/06/2020	Monthly Lawn Service
20899	05/06/2020		S.O.S. Lawn Service	111.87	1302	05/06/2020	Lawn Care
123567	05/13/2020		Patrick Towns	92.50	1306	05/19/2020	Repaired broken sprinkler head between 28 & 32
	06/05/2020		S.O.S. Lawn Service	111.87	1313	06/05/2020	28-34 lawn care
21056	06/05/2020		S.O.S. Lawn Service	476.36	1313	06/05/2020	1-27 lawn care
21200	07/06/2020		S.O.S. Lawn Service	476.36	1316	07/06/2020	Monthly Lawn Service
21201	07/06/2020		S.O.S. Lawn Service	111.87	1316	07/06/2020	Monthly Lawn Service
123592	07/16/2020		Patrick Towns	390.00	1319	07/16/2020	Repair of sprinkler system inside complex
				4,971.01			
6540 - Management Fee							
1001	01/01/2020		Beal Properties	400.00	1281	01/10/2020	January 2020
	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
	03/01/2020		Beal Properties	400.00	1287	03/03/2020	March 2020
	04/01/2020		Beal Properties	400.00	1292	04/02/2020	April 2020
	05/01/2020		Beal Properties	400.00	1298	05/05/2020	May 2020
	06/01/2020		Beal Properties	400.00	1307	06/02/2020	June 2020
	07/01/2020		Beal Properties	400.00	1314	07/05/2020	July 2020
				3,050.00			
6700 - Plumbing Expense							
2567	03/18/2020		Twin City Plumbing LLC	320.00	1299	05/05/2020	replace water pump #11
2581	04/17/2020		Twin City Plumbing LLC	250.00	1296	04/17/2020	2411- replace 1 1/2" pvc drain pipe from sump pump
42671	05/06/2020		Orta Plumbing	1,342.75	1304	05/06/2020	3 water leaks in yard
2627	06/02/2020		Twin City Plumbing LLC	350.00	1311	06/04/2020	installed container for sump pump #11
				2,262.75			
6701 - Porter Service							
1862	03/04/2020		Robert Walker	45.00	1289	03/04/2020	Bulk pick up unit 11 February 24
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)
2058736	03/04/2020		Bryan Texas Utilities	684.82	1288	03/04/2020	monthly utilities-water 2411 DeLee
2058737	03/04/2020		Bryan Texas Utilities	119.98	1288	03/04/2020	monthly utilities-water
2058736	04/05/2020		Bryan Texas Utilities	671.84	1293	04/06/2020	utilities
2058737	04/05/2020		Bryan Texas Utilities	126.16	1293	04/06/2020	utilities
2058736	05/06/2020		Bryan Texas Utilities	736.05	1300	05/06/2020	utilities
2058737	05/06/2020		Bryan Texas Utilities	131.42	1300	05/06/2020	utilities
2058736	06/02/2020		Bryan Texas Utilities	202.00	1309	06/04/2020	monthly utilities-water
2058736	06/02/2020		Bryan Texas Utilities	886.96	1309	06/04/2020	monthly utilities-water
2058736	07/05/2020		Bryan Texas Utilities	691.74	1315	07/06/2020	monthly utilities-water

2058737	07/05/2020		Bryan Texas Utilities	212.38	1315	07/06/2020	monthly utilities-water
				5,825.38			
8062 - Legal Fees							
	07/13/2020		Secretary of State	5.00	1318	07/16/2020	Stone Circle 802 Form
Total				37,701.77			

FIRST FINANCIAL BANK

MEMBER FDIC

PO Box 701, Abilene, TX 79604

PLEASE EXAMINE AT ONCE

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	7/01/20-7/31/20
ENCLOSURES	0
PAGE	1 of 2

*0019578 S1
STONE CIRCLE OWNERS ASSOCIATION INC
RESERVE ACCOUNT
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228
|||

SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
190007024961	Business 500	81,265.00

ACCOUNT SUMMARY

Business 500

Account Number	190007024961	Statement Dates	7/01/20 thru 8/02/20
Previous Balance	81,265.00	Days in Statement Period	33
0 Deposits/Credits	0.00	Average Ledger	81,265.00
0 Checks/Debits	0.00	Average Collected	81,265.00
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	0.00		
Ending Balance	81,265.00		

Account Title:
Stone Circle Owners Association Inc
Reserve Account

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
7/01	81,265.00				



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6.25.2020
Stone Circle
Termite Inspection Bid
D. Lee Pest Control

That would be \$700.00+tax for the inspection and warranty. We will spot treat any areas that we find activity.

Dusty Lee
D. Lee Pest Services
The Legacy Lives On
Shielding & Protecting Homes Against Pests

Beal Properties
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June 12, 2020

TERMITE PROPOSAL

Stone Circle Condominiums

SERVICE LOCATION

2411 DeLee #1-34
2323 DeLee #28-34
Bryan, Tx 77802

SCOPE OF WORK

Exterior Termite Inspection

SCHEDULE AND PROCEEDURES

This Termite Inspection will consist of a visual inspection of all accessible areas to the exterior of each Condominium unit. Notices will be put out in advance to notify owners of the upcoming inspection.

COST

The cost for this exterior inspection will be \$500.00 plus tax.

I would like to thank you for the opportunity to be of service to you. Should you have any Questions, please feel free to call.

Joe Loudat
Lone Star Pest Management



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6.24.2020

Orkin Pest Control
Termite Inspection

We can inspect the exterior of the buildings specified on the map for termites for \$200+tax and can schedule as soon as tomorrow.

Bea! Properties
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