



**SUBDIVISION INFORMATION, INCLUDING
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**

(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at _____ Stone Ridge VI, Lot _____ (Street Address), City of _____ Fredericksburg _____, County of _____ Gillespie _____, Texas, prepared by the property owners' association (Association).

- A. The Property ☐ is ☒ is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.
- B. The current regular assessment for the Property is \$ 47.00 per _____ Year _____.
- C. A special assessment for the Property due after this resale certificate is delivered is \$ None payable as follows _____ None for the following purpose: _____ None _____.
- D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ None _____.
- E. The capital expenditures approved by the Association for its current fiscal year are \$2,500.00 _____.
- F. The amount of reserves for capital expenditures is \$ 7,500.00 _____.
- G. Unsatisfied judgments against the Association total \$ None _____.
- H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there ☐ are ☒ are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: _____.
- I. The Association's board ☐ has actual knowledge ☒ has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: _____.
- J. The Association ☐ has ☒ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.
- K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ None _____. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). NA _____.

L. The Association's managing agent is LEVI ELLEBRACHT
(Name of Agent)

1032 ELLEBRACHT DRIVE, FREDERICKSBURG TEXAS 78624
(Mailing Address)

(830) 990-2464
(Telephone Number)

(Fax Number)

(E-mail Address)


M. The restrictions ☒ do ☐ do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

- | | |
|--------------------------|---|
| 1. Restrictions | 5. Current Operating Budget |
| 2. Rules | 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities |
| 3. Bylaws | 7. Any Governmental Notices of Health or Housing Code Violations |
| 4. Current Balance Sheet | |

NOTICE: This Subdivision Information may change at any time.

STONE RIDGE HOMEOWNERS ASSOCIATION, INC.
Name of Association

By: 

Print Name: LEVI ELLEBRACHT

Title: MANAGING PARTNER

Date: _____

Mailing Address: 102 ELLEBRACHT DRIVE, FREDERICKSBURG TEX 78624

E-mail: _____

This form has been approved by the Texas Real Estate commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

SHRA INC
DBA THE STONERIDGE HOMEOWNER'S ASSN
BALANCE SHEET
DECEMBER 31, 2015

ASSETS

| | | |
|----------------------|----|--------------|
| CURRENT ASSETS | | |
| CASH IN BANK-ABT | \$ | 12,208.42 |
| TOTAL CURRENT ASSETS | | \$ 12,208.42 |
| TOTAL ASSETS | | \$ 12,208.42 |

LIABILITIES & EQUITY

| | | |
|----------------------------|----|--------------|
| STOCKHOLDERS' EQUITY | | |
| CAPITAL STOCK | \$ | 308.24 |
| RETAINED EARNINGS | | 5,700.98 |
| CURRENT EARNINGS | | 6,199.20 |
| TOTAL STOCKHOLDERS' EQUITY | | \$ 12,208.42 |
| TOTAL LIABILITIES & EQUITY | | \$ 12,208.42 |

SHRA INC
DBA THE STONERIDGE HOMEOWNER'S ASSN
STATEMENT OF INCOME & EXPENSE
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015

| | <u>Current</u> | | <u>Year To Date</u> | |
|---------------------------|----------------|---------|---------------------|---------|
| | Actual | Percent | Actual | Percent |
| SALES | | | | |
| DUES | \$ 43.25 | 100.0 | \$ 11,199.26 | 100.0 |
| * TOTAL SALES | 43.25 | 100.0 | 11,199.26 | 100.0 |
| * GROSS PROFIT | 43.25 | 100.0 | 11,199.26 | 100.0 |
| EXPENSES | | | | |
| BOOKKEEPING | | | 1,158.90 | 10.3 |
| CONTRACTED SERVICES | | | 1,005.00 | 9.0 |
| LEGAL & PROFESSIONAL | | | 140.00 | 1.3 |
| OFFICE EXPENSE | 10.00 | 23.1 | 10.00 | 0.1 |
| REPAIRS & MAINTENANCE | | | 226.45 | 2.0 |
| SUPPLIES | | | 24.07 | 0.2 |
| UTILITIES | 181.91 | 420.6 | 2,435.64 | 21.7 |
| * TOTAL EXPENSES | 191.91 | 443.7 | 5,000.06 | 44.6 |
| * NET OPERATING INCOME | (148.66) | (343.7) | 6,199.20 | 55.4 |
| * NET INCOME BEFORE TAXES | (148.66) | (343.7) | 6,199.20 | 55.4 |
| * NET PROFIT (LOSS) | \$ (148.66) | (343.7) | \$ 6,199.20 | 55.4 |