



**SUBDIVISION INFORMATION, INCLUDING  
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO MANDATORY  
MEMBERSHIP IN AN OWNERS' ASSOCIATION**  
(Section 207.003, Texas Property Code)

(NOT FOR USE WITH CONDOMINIUMS)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at  
11334 Harbor Breeze (Street Address), City of  
Montgomery, County, Texas, prepared by the property  
owners' association (the Owners' Association).

A. The Property  is  is not subject to a right of first refusal 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 \$ 800 per year.

C. A special assessment for the Property due after the date the resale certificate was prepared is \$ 0 payable as follows \_\_\_\_\_.

D. The total of all amounts due and unpaid to the Owners' Association that are attributable to the Property is \$ 0.

E. The capital expenditures approved by the Owners' Association for its current fiscal year are \$ 33,422.00.

F. The amount of reserves for capital expenditures is \$ 25,971.00.

G. Unsatisfied judgments against the Owners' Association total \$ 0.

H. There  are  are not any suits pending against the Owners' Association. The style and cause number of each pending suit is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I. The Owners' 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 Owners' Association. Known violations are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. The Owners' 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 Owners' Association. A summary or copy of each notice is attached.

K. The Owners' Association's administrative transfer fee is \$ 150.00, payable to \_\_\_\_\_

L. The Owners' Association's managing agent is N/A \_\_\_\_\_  
(Name of Agent) (Mailing Address)  
\_\_\_\_\_  
(Telephone Number) (Fax Number)

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

REQUIRED ATTACHMENTS:

- |                            |   |
|----------------------------|---|
| 1. Restrictions ✓          | 5. Current Operating Budget ✓   |
| 2. Rules <u>N/A</u>        | 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 <u>N/A</u>                               |
| 4. Current Balance Sheet ✓ |   |

NOTICE: This Subdivision Information may change at any time.

Grand Harbor POA

Name of Owners' Association

By: [Signature]

Title: Accountant

Mailing Address: 18956 Freeport Dr.

Date: 3/4/13

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. (9-99) Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>) TREC No. 37-1. This form replaces TREC No. 37-0.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/14/2012

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 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).

<b>PRODUCER</b> F.B. Taylor Insurance Agency 1509 S Highway 69 PO Box 1346 Nederland TX 77627		<b>CONTACT NAME:</b> Phyllis Thibodeaux <b>PHONE (A/C, No, Ext):</b> (409) 729-5551 <b>E-MAIL ADDRESS:</b> <b>FAX (A/C, No):</b>	
<b>INSURED</b> Grand Harbor Property Owners Association 18956 Freeport Drive, Ste. A Montgomery TX 77356		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Philadelphia Insurance Co. INSURER B: Insurance Co. of the St. of PA. INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			PHPK832195	03/21/2012	03/21/2013	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 \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			PHPK832195	03/12/2012	03/12/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			PHUB374438	03/21/2012	03/21/2013	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC001652522	03/23/2012	03/23/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	PROPERTY			PHPK832195	03/21/2012	03/12/2013	BLANKET \$419,600.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Homeowners Association. Location: 18956 Freeport Dr., Suite A, Montgomery, TX 77356

<b>CERTIFICATE HOLDER</b> Grand Harbor POA 18956 Freeport Dr, Suite A Montgomery TX 77356-4971	<b>CANCELLATION</b> 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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## Grand Harbor POA Profit & Loss Budget Overview January through December 2013

	Jan - Dec 13
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
42040 · 2013 Maint. Fee	545,300.00
42100 · Initiation Fees	10,400.00
<b>Total Income</b>	555,700.00
<b>Gross Profit</b>	555,700.00
<b>Expense</b>	
60100 · Professional Services	
60120 · CPA Accountant	3,000.00
60125 · Officer Patrol	6,500.00
60100 · Professional Services - Other	60,000.00
<b>Total 60100 · Professional Services</b>	69,500.00
60200 · Mileage	200.00
60300 · Auto Gas Card	900.00
61100 · Other Services Dues	
61101 · Dues Subscriptions	1,200.00
<b>Total 61100 · Other Services Dues</b>	1,200.00
63500 · Bank Charges and Fees	1,000.00
64200 · Insurance	25,000.00
64500 · Maint Repair Equipment	2,000.00
64510 · Maint Repair Roads	500.00
64530 · Maint Repairs Entrances	18,000.00
64535 · RFID Purchases of	2,000.00
64540 · Maint Repair General	83,000.00
64550 · Maint Repair Drainage	1,500.00
64700 · Expenses Miscellaneous	
64750 · Ladies Group	2,000.00
64700 · Expenses Miscellaneous - Other	1,000.00
<b>Total 64700 · Expenses Miscellaneous</b>	3,000.00
65000 · Office Expense	
65100 · Access Control Expenses	5,000.00
65200 · Meals and Entertainment	1,000.00
65000 · Office Expense - Other	27,000.00
<b>Total 65000 · Office Expense</b>	33,000.00
65500 · Payroll	
65500 Company Contributions	
65500 Health Ins.	8,050.00
<b>Total 65500 Company Contributions</b>	8,050.00
65500 · Payroll - Other	218,000.00
<b>Total 65500 · Payroll</b>	226,050.00
67100 · Rent Expense	15,150.00
67400 · Payroll Taxes	27,000.00
67500 · Property Taxes	1,700.00
69000 · Utilities	
67950 · Telephone	14,000.00
69000 · Utilities - Other	26,000.00
<b>Total 69000 · Utilities</b>	40,000.00
69200 · Deed Violations	5,000.00
<b>Total Expense</b>	555,700.00
<b>Net Ordinary Income</b>	0.00
<b>Net Income</b>	<u>0.00</u>

**Grand Harbor POA**  
**Balance Sheet**  
 As of March 4, 2013

Mar 4, 13

<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account QB	79,380.00
10020 · Operating Acct QB	70,268.95
10030 · Reserve Acct QB	603,270.89
10040 · Refundable Account QB	95,632.00
10050 · Money Market Account QB	308,133.22
10060 · Money Market Acct Proj	90,153.23
10070 · Petty Cash	100.00
10080 · Online Payments	24,700.29
Total Checking/Savings	1,271,638.58
Accounts Receivable	
Accounts Receivable	348,513.40
Total Accounts Receivable	348,513.40
Other Current Assets	
Uncategorized Asset	119,919.80
12000 · Undeposited Funds	-50.00
Total Other Current Assets	119,869.80
<b>Total Current Assets</b>	<b>1,740,021.78</b>
Fixed Assets	
15110 · Furniture and Fixtures	5,843.45
15120 · Machines and Equipment	21,479.95
15140 · Security Improvements	75,011.80
15150 · GH Entrance	196,973.34
15160 · HS Entrance	43,996.99
15180 · Boat Ramp	79,400.59
15190 · Park Improvements	182,458.46
15200 · Roadway Improvements	500,344.33
15210 · Utility Improvements	112,295.80
15500 · Land 02419 Acres	12,015.00
16100 · Property and Equip Depr	-581,868.61
<b>Total Fixed Assets</b>	<b>647,951.10</b>
<b>TOTAL ASSETS</b>	<b>2,387,972.88</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-490.33
Total Accounts Payable	-490.33
Other Current Liabilities	
Deferred Income	140,839.00
Payroll Tax Payable	1,596.68
24000 · Payroll Liabilities	
24001 · Payroll Tax Payable	2,137.44
24000 · Payroll Liabilities - Other	1,317.11
Total 24000 · Payroll Liabilities	3,454.55
26500 · Builder Refund Deposits	92,600.00
65610 · Employee Contribution	22,601.45
Total Other Current Liabilities	261,091.68
<b>Total Current Liabilities</b>	<b>260,601.35</b>
<b>Total Liabilities</b>	<b>260,601.35</b>

10:40 AM  
03/04/13  
Accrual Basis

**Grand Harbor POA**  
**Balance Sheet**  
As of March 4, 2013

	Mar 4, 13
Equity	
31000 - Reserve Road Repair	379,236.35
32000 - Retained Earnings	1,059,519.17
Net Income	688,616.01
Total Equity	2,127,371.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>2,387,972.88</u></b>