



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 6537 Langham Way, Houston, TX 77084 (Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [ ] is [x] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never Occupied

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- U Range, N Oven, N Microwave, U Dishwasher, U Trash Compactor, Y Disposal, Y Washer/Dryer Hookups, U Window Screens, N Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System, Y Smoke Detector, U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, N Emergency Escape Ladder(s), U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), U Attic Fan(s), U Exhaust Fan(s), Y Central A/C, Y Central Heating, N Wall/Window Air Conditioning, Y Plumbing System, N Septic System, Y Public Sewer System, Y Patio/Decking, N Outdoor Grill, Y Fences, N Pool, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Wood burning), N (Mock), N Natural Gas Lines, U Gas Fixtures, U Liquid Propane Gas, U LP Community (Captive), U LP on Property, Garage: Y Attached, N Not Attached, N Carport, Garage Door Opener(s): Y Electronic, U Control(s), Water Heater: N Gas, Y Electric, Water Supply: N City, N Well, Y MUD, N Co-op, Roof Type: 3-tab shingle, Age: Less than 1 year (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [ ] Yes [ ] No [x] Unknown. If yes, then describe. (Attach additional sheets if necessary):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\*  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): **Detectors have been brought to code for age of home.**

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>  N  </u> Interior Walls	<u>  N  </u> Ceilings	<u>  N  </u> Floors
<u>  N  </u> Exterior Walls	<u>  N  </u> Doors	<u>  N  </u> Windows
<u>  N  </u> Roof	<u>  N  </u> Foundation/Slab(s)	<u>  N  </u> Sidewalks
<u>  N  </u> Walls/Fences	<u>  N  </u> Driveways	<u>  N  </u> Intercom System
<u>  N  </u> Plumbing/Sewers/Septics	<u>  N  </u> Electrical Systems	<u>  N  </u> Lighting Fixtures
<u>  N  </u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>  N  </u> Active Termites (includes wood destroying insects)	<u>  Y  </u> Previous Structural or Roof Repair
<u>  N  </u> Termite or Wood Rot Damage Needing Repair	<u>  N  </u> Hazardous or Toxic Waste
<u>  N  </u> Previous Termite Damage	<u>  N  </u> Asbestos Components
<u>  N  </u> Previous Termite Treatment	<u>  N  </u> Urea-formaldehyde Insulation
<u>  N  </u> Improper Drainage	<u>  N  </u> Radon Gas
<u>  N  </u> Water Damage Not Due to a Flood Event	<u>  N  </u> Lead Based Paint
<u>  N  </u> Landfill, Settling, Soil Movement, Fault Lines	<u>  N  </u> Aluminum Wiring
<u>  N  </u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>  N  </u> Previous Fires
	<u>  N  </u> Unplatted Easements
	<u>  N  </u> Subsurface Structure or Pits
	Previous Use of Premises for Manufacture of
	<u>  N  </u> Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): **Roof has been replaced in november, 2019.**

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain (attach additional sheets if necessary). \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.
- N Present flood insurance coverage
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- N Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- N Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- N Located  wholly  partly in a floodway
- N Located  wholly  partly in a flood pool
- N Located  wholly  partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.
- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
  - Homeowners' Association or maintenance fees or assessments.
  - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
  - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
  - Any lawsuits directly or indirectly affecting the Property.
  - Any condition on the Property which materially affects the physical health or safety of an individual.
  - Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
  - Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Northglen Homeowners Association, Inc., (713) 728-1126 and main Fee: \$236.00 per year. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information. Property is located in Harris-Galveston Subsidence District.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Authorized signer on behalf of  
**Opendoor Property Trust I**

*Jason Cline*  
Signature of Seller

11/13/2019  
Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H





**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 6537 Langham Way Drive (Street Address), City of Houston, County of Harris, 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 \$ 236.00 per Year (2019 Assmt & Fees).
- C. A special assessment for the Property due after this resale certificate is delivered is \$ 0.00 payable as follows n/a for the following purpose: n/a.
- D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ 740.044 (Assmt/Fees).
- E. The capital expenditures approved by the Association for its current fiscal year are \$ unknown.
- F. The amount of reserves for capital expenditures is \$ 9,629.90.
- G. Unsatisfied judgments against the Association total \$ 0.00.
- 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: None to knowledge.
- 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 Mow Lawn/Remove Wees.
- 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 \$ 225.00. 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). Transfer fee of \$200.00 and \$75.00 quote fee is payable to Randall Management and balance due of \$740.44 is payable to Northglen HOA.

L. The Association's managing agent is Randall Q. Smith  
(Name of Agent)

6200 Savoy Drive, Suite 420, Houston, TX 77036  
(Mailing Address)

(713)728-1126  
(Telephone Number)

(713)723-0934  
(Fax Number)

rqsmith@randallmanagement.com or corporate@randallmanagement.com  
(E-mail Address)

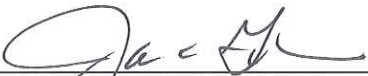
M. The restrictions  do  do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

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<br><i>No short term Rentals</i> |   |

NOTICE: This Subdivision Information may change at any time.

Northglen Homeowners Association, Inc.  
Name of Association

By: 

Print Name: Jane C. Godwin

Title: Property Manager

Date: October 25, 2019

Mailing Address: 6200 Savoy Dr., #420, Houston, TX 77036

E-mail: corporate@randallmanagement.com

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.

Account History

Run:Date 10/25/19

NORTHGLEN ASSOCIATION

Time 10:51 am

ID : 304034 Type: Current Owner

Page 1

Address : 6537 Langham Way Drive

Name : Sun Young Cho

Status : Attorney Letter

Sorted by Date

Date	Reference	Description	Year	Src	Code	Debit	Credit	Balance
01/01/19	Prior Yr Batch 656	Member Assessments - 2019	2019	SC	ASM1	120.00		120.00
01/01/19	Prior Yr Batch 656	Common Area Fees - 2019	2019	SC	ASM2	116.00		236.00
02/01/19	Batch # 38	COLLECTION FEES	2019	MC	COLL	35.00		271.00
02/28/19	Batch # 71	Interest	2019	LC	LCHG	1.18		272.18
03/01/19	Batch # 72	COLLECTION FEE	2019	MC	COLL	35.00		307.18
03/31/19	Batch # 160	Interest	2019	LC	LCHG	1.18		308.36
04/01/19	Batch # 162	COLLECTION FEE	2019	MC	COLL	35.00		343.36
04/30/19	Batch # 230	Interest	2019	LC	LCHG	1.18		344.54
05/01/19	Batch # 233	COLLECTION FEE	2019	MC	COLL	35.00		379.54
05/31/19	Batch # 280	Interest	2019	LC	LCHG	1.18		380.72
06/01/19	Batch # 281	Collection Fee	2019	MC	COLL	35.00		415.72
06/20/19	Batch # 298	03/15/19, MOW LAWN/PICK TRASH	2019	MC	DEED	60.00		475.72
06/30/19	Batch # 318	Interest	2019	LC	LCHG	1.18		476.90
07/01/19	Batch # 319	Collection Fee	2019	MC	COLL	35.00		511.90
07/31/19	Batch # 365	Interest	2019	LC	LCHG	1.18		513.08
08/01/19	Batch # 366	Collection Fee	2019	MC	COLL	35.00		548.08
08/31/19	Batch # 408	Interest	2019	LC	LCHG	1.18		549.26
09/01/19	Batch # 409	COLLECTION FEE	2019	MC	COLL	35.00		584.26
09/12/19	Batch # 422	09/07/19, MOW LAWN/PICK TRASH	2019	MC	DEED	60.00		644.26
09/30/19	Batch # 453	Interest	2019	LC	LCHG	1.18		645.44
10/01/19	Batch # 454	COLLECTION FEE	2019	MC	COLL	35.00		680.44
10/17/19	Batch # 462	09/30/19, MOW LAWN/PICK TRASH	2019	AJ	DEED	60.00		740.44

Summary

ASM1	2019	Member Assessments	120.00	120.00
ASM2	2019	Common Area Fees	116.00	116.00
COLL	2019	Collection Fee	315.00	315.00
DEED	2019	DEED ENFORCEMENT	180.00	180.00
LCHG	2019	Interest	9.44	9.44

Total 740.44

\*\*\* End of Report \*\*\*



Deed Restriction History Report

NORTHGLEN ASSOCIATION

Run:Date 10/25/19

Association ID - NG

6537 Langham Way Drive/All codes

Time 10:51 am

Page 1

\*Activity from 08/01/19 Through 10/25/19

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Address - Section - Lot ID			Observed/		
Section-Block-Lot		Description	Code Requested	Notified	Disposition
Owner Name / Mailing Address					
6537 Langham Way Drive	304034	LANDSCAPE MAINTENANCE	107 08/05/19	08/06/19	LANDSCAPER WARNING
Sun Young Cho		Correct by 02/14/19) Please edge your yard.			
4582 Kingwood Dr Ste E		REMOVE WEEDS FROM DRIVEWAY	00207 08/05/19	08/21/19	LANDSCAPER WARNING
Kingwood, Texas 77345-2640		LANDSCAPE MAINTENANCE	107 09/16/19	09/17/19	LANDSCAPER WARNING
		Correct by 02/14/19) Please edge your yard.			
Resident		REMOVE WEEDS FROM DRIVEWAY	00207 09/16/19	09/17/19	LANDSCAPER WARNING

Notes:

\*\*\* End of Report \*\*\*



Balance Sheet  
 NORTHGLEN ASSOCIATION  
 For Month Ending September 30, 2019  
 Page 1

ASSETS

ASSETS

10105	COMM ASSOC BANK-CHKNG		23,517.00	
10107	CAB TMP-CENTENNIAL BK		160,777.74	
	RESERVES			
10205	COMM ASSOC BANK - M/M	9,629.90	9,629.90	
	ACCOUNTS RECEIVABLE			
10259	2009 OWNER ASSMTS	1,518.44		
10260	2010 OWNER ASSMTS	1,815.00		
10261	2011 OWNER ASSMTS	2,424.00		
10262	2012 OWNER ASSMTS	2,766.00		
10263	2013 OWNER ASSMTS	3,240.00		
10264	2014 OWNER ASSMTS	3,772.00		
10265	2015 OWNER ASSMTS	4,190.91		
10266	2016 OWNER ASSMTS	5,004.54		
10267	2017 OWNER ASSMTS	6,120.00		
10268	2018 OWNER ASSMTS	9,515.00		
10269	2019 OWNER ASSMTS	15,258.00		
10305	A/R COMMON AREA FEES	41,337.86		
10320	A/R GROUNDS MAINT	7,930.20		
10340	A/R UTILITY FEES	12,591.55		
10365	A/R MAINT FEE PENALTY	257,007.64		
10370	A/R LEGAL FEES	58,195.89		
10380	A/R DEED ENFORCEMENT	12,231.28		
10385	A/R OTHER	2,365.56	447,283.87	
			-----	
	TOTAL ASSETS			641,208.51
	OTHER ASSETS			
11310	PRE-PAID INSURANCE		2,025.31	
			-----	
	TOTAL OTHER ASSETS			2,025.31
				-----
	TOTAL ASSETS			643,233.82
				=====

B a l a n c e   S h e e t  
 NORTHGLEN ASSOCIATION  
 For Month Ending September 30, 2019  
 Page 2

LIABILITIES AND MEMBER'S EQUITY

CURRENT LIABILITIES

PREPAIDS-HOA

23100	PREPAID HOA FEES	2,572.36	
23300	PREPAID LEGAL FEES	1,256.78	3,829.14

TOTAL CURRENT LIABILITIES

3,829.14

RESERVES

28100	BEGINNING YR BALANCE	57,532.80	
28200	2019 RESERVES	37,716.00	
28300	INTEREST INCOME	162.62	
28400	CAPITAL EXPENSES	-85,781.52	

TOTAL RESERVES

9,629.90

MEMBER'S EQUITY

HOMEOWNERS CAPITAL

30405	PRIOR YEARS EQUITY	203,387.74	
30466	ACCRUAL BASIS EQUITY	443,454.73	

TOTAL HOMEOWNERS CAPITAL

646,842.47

YTD EXCESS/(DEFICIT)

-17,067.69

TOTAL MEMBER'S EQUITY

629,774.78

TOTAL LIABILITIES AND MEMBER'S EQUITY

643,233.82

\*\*\* End of Report \*\*\*

Income Statement - Variance

NORTHGLEN ASSOCIATION

For Month Ending September 30, 2019

Budget Variance Page 1

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
	-----	-----	-----	-----	-----	-----
<b>INCOME</b>						
41001 ASSESSMENTS	1,674.50	0.00	1,674.50	134,368.50	212,280.00	-77,911.50
41002 ALLOW-UNCOLLECTED	0.00	0.00	0.00	0.00	-14,400.00	14,400.00
41003 ASSESSMENTS - 2020	110.16	0.00	110.16	2,784.38	0.00	2,784.38
41004 ASSESSMENTS-PRIOR YRS	140.00	0.00	140.00	6,898.39	15,000.00	-8,101.61
41005 GROUNDS MAINT-PRIOR	0.00	0.00	0.00	39.00	0.00	39.00
41006 GROUNDS MAINT - 2018	0.00	0.00	0.00	8.00	0.00	8.00
41007 GROUNDS MAINT	39.79	0.00	39.79	1,377.84	0.00	1,377.84
41008 UTILITY FEES	142.27	0.00	142.27	2,371.74	0.00	2,371.74
41009 UTILITY FEE - 2018	0.00	0.00	0.00	3.00	0.00	3.00
41010 COMMON AREA FEE-PRIOR	633.00	0.00	633.00	6,500.21	0.00	6,500.21
41011 SIGNAGE FEE (05)	0.00	0.00	0.00	22.50	0.00	22.50
41012 PERIMETER FENCE (08)	0.00	0.00	0.00	38.00	0.00	38.00
41013 RECREATION/POOL	0.00	0.00	0.00	80.00	0.00	80.00
41014 COMMON AREA FEES	1,680.00	0.00	1,680.00	129,744.45	205,204.00	-75,459.55
41016 VOLUNTARY CONTRIBUTN	0.00	0.00	0.00	10,050.08	9,600.00	450.08
42000 CLUBHOUSE RENTALS	400.00	450.00	-50.00	3,507.00	4,050.00	-543.00
42060 DEED ENFORCEMENT	250.44	100.00	150.44	3,833.72	900.00	2,933.72
42065 DEED JUDGMENT	0.00	0.00	0.00	4,028.41	0.00	4,028.41
43100 INTEREST EARNED	48.27	15.00	33.27	507.52	135.00	372.52
43160 KEYS	25.00	0.00	25.00	105.00	0.00	105.00
43200 ASSESSMENT PENALTIES	654.04	310.00	344.04	2,981.05	2,790.00	191.05
43300 LEGAL FEES	1,611.09	1,500.00	111.09	28,308.51	13,500.00	14,808.51
43500 MISCELLANEOUS INCOME	200.00	0.00	200.00	504.64	0.00	504.64
43550 POOL TAGS	0.00	25.00	-25.00	185.00	225.00	-40.00
<b>TOTAL INCOME</b>	<b>7,608.56</b>	<b>2,400.00</b>	<b>5,208.56</b>	<b>338,246.94</b>	<b>449,284.00</b>	<b>-111,037.06</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE EXP</b>						
62015 AUDIT	0.00	0.00	0.00	2,300.00	2,160.00	-140.00
62020 BANK CHARGES	0.00	10.00	10.00	70.00	90.00	20.00
62120 COPIES	404.10	0.00	-404.10	3,277.20	2,400.00	-877.20
62125 DUES & SUBSCRIPTIONS	0.00	0.00	0.00	35.00	35.00	0.00
62160 MANAGEMENT CONTRACT	4,770.00	4,770.00	0.00	42,930.00	42,930.00	0.00
62165 COMMUNITY MAILOUTS	0.00	0.00	0.00	6,744.65	6,750.00	5.35
62175 MEETINGS	0.00	0.00	0.00	1,414.00	1,430.00	16.00
62182 ADMIN. NOTICES	0.00	0.00	0.00	4,117.61	4,175.00	57.39
62200 OFFICE/MISCELLANEOUS	0.00	25.00	25.00	692.38	795.00	102.62
62230 RECORD STORAGE EXP	199.89	500.00	300.11	2,728.01	3,190.00	461.99
62285 POSTAGE	409.15	410.00	0.85	3,148.39	3,200.00	51.61
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>5,783.14</b>	<b>5,715.00</b>	<b>-68.14</b>	<b>67,457.24</b>	<b>67,155.00</b>	<b>-302.24</b>
<b>UTILITY EXPENSES</b>						
63200 ELECT. -STREET LIGHTS	5,575.28	6,000.00	424.72	49,976.86	51,885.00	1,908.14

Income Statement - Variance

NORTHGLEN ASSOCIATION

For Month Ending September 30, 2019

Budget Variance      Page 2

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
<b>EXPENSES</b>						
63300      WATER & SEWER	896.42	900.00	3.58	5,940.45	6,280.00	339.55
63400      TELEPHONE/INTERNET	0.00	200.00	200.00	1,302.18	1,800.00	497.82
<b>TOTAL UTILITY EXPENSES</b>	<b>6,471.70</b>	<b>7,100.00</b>	<b>628.30</b>	<b>57,219.49</b>	<b>59,965.00</b>	<b>2,745.51</b>
<b>RECREATION EXPENSES</b>						
64110      POOL PHONE	0.00	0.00	0.00	1,765.26	1,870.00	104.74
64120      POOL CONTRACT	890.49	900.00	9.51	28,272.04	28,310.00	37.96
64130      POOL SUPPLIES/REPAIRS	0.00	0.00	0.00	3,538.85	2,580.00	-958.85
64160      POOL TAGS & SUPPLIES	0.00	0.00	0.00	2,388.59	1,500.00	-888.59
64180      REPAIRS & MAINT	393.00	400.00	7.00	1,916.00	2,100.00	184.00
64210      CLUBHOUSE	152.36	0.00	-152.36	2,324.04	2,220.00	-104.04
64215      FURNITURE & EQUIPMENT	0.00	50.00	50.00	0.00	300.00	300.00
64220      JANITORIAL SERVICES	100.00	100.00	0.00	1,150.00	1,150.00	0.00
64225      MISCELLANEOUS	125.00	150.00	25.00	1,197.65	1,325.00	127.35
64230      KEYS	0.00	0.00	0.00	19.49	20.00	0.51
64235      PLAYGROUND/PARK	568.32	2,400.00	1,831.68	1,088.32	3,000.00	1,911.68
64250      ALARM SYSTEM	0.00	0.00	0.00	1,528.21	1,500.00	-28.21
64253      EASEMENT MAINT	2,148.50	0.00	-2,148.50	10,570.09	7,800.00	-2,770.09
64255      TENNIS COURTS	0.00	75.00	75.00	425.00	675.00	250.00
<b>TOTAL RECREATION EXPENSES</b>	<b>4,377.67</b>	<b>4,075.00</b>	<b>-302.67</b>	<b>56,183.54</b>	<b>54,350.00</b>	<b>-1,833.54</b>
<b>LEGAL EXPENSES</b>						
65145      LEGAL EXPENSES	3,266.12	3,275.00	8.88	22,459.65	22,485.00	25.35
<b>TOTAL LEGAL EXPENSES</b>	<b>3,266.12</b>	<b>3,275.00</b>	<b>8.88</b>	<b>22,459.65</b>	<b>22,485.00</b>	<b>25.35</b>
<b>DEED ENFORCEMENT</b>						
65210      DEED FORCE COMPLIANCE	1,205.00	1,205.00	0.00	4,195.00	4,195.00	0.00
65230      DEED MAILOUT/EXPENSES	2,508.00	2,510.00	2.00	13,748.84	13,780.00	31.16
<b>TOTAL DEED ENFORCEMENT</b>	<b>3,713.00</b>	<b>3,715.00</b>	<b>2.00</b>	<b>17,943.84</b>	<b>17,975.00</b>	<b>31.16</b>
<b>INSURANCE EXPENSES</b>						
65310      INSURANCE	289.33	0.00	-289.33	38,805.69	37,920.00	-885.69
<b>TOTAL INSURANCE EXPENSES</b>	<b>289.33</b>	<b>0.00</b>	<b>-289.33</b>	<b>38,805.69</b>	<b>37,920.00</b>	<b>-885.69</b>
<b>GROUNDS MAINTENANCE</b>						
66100      LANDSCAPE CONTRACT	4,990.33	4,995.00	4.67	39,343.47	39,370.00	26.53
66200      LANDSCAPE EXTRAS	0.00	0.00	0.00	3,364.75	3,370.00	5.25
66500      MOSQUITO ABATEMENT	758.83	760.00	1.17	4,017.67	4,025.00	7.33
66600      IRRIGATION REPAIRS	0.00	0.00	0.00	385.00	435.00	50.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>5,749.16</b>	<b>5,755.00</b>	<b>5.84</b>	<b>47,110.89</b>	<b>47,200.00</b>	<b>89.11</b>



Income Statement - Variance

NORTHGLEN ASSOCIATION

For Month Ending September 30, 2019

Budget Variance Page 3

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
<b>EXPENSES</b>						
<b>OTHER EXPENSES</b>						
67300	0.00	0.00	0.00	17.22	24.00	6.78
67660	0.00	50.00	50.00	175.00	450.00	275.00
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>192.22</b>	<b>474.00</b>	<b>281.78</b>
<b>COMMUNITY EVENTS</b>						
67800	0.00	0.00	0.00	9,776.07	9,000.00	-776.07
<b>TOTAL COMMUNITY EVENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,776.07</b>	<b>9,000.00</b>	<b>-776.07</b>
<b>SIGNAGE EXPENSES</b>						
69300	0.00	0.00	0.00	450.00	450.00	0.00
<b>TOTAL SIGNAGE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>450.00</b>	<b>450.00</b>	<b>0.00</b>
70000	0.00	0.00	0.00	37,716.00	37,716.00	0.00
<b>TOTAL EXPENSES</b>	<b>29,650.12</b>	<b>29,685.00</b>	<b>34.88</b>	<b>355,314.63</b>	<b>354,690.00</b>	<b>-624.63</b>
<b>YTD EXCESS/(DEFICIT)</b>	<b>-22,041.56</b>	<b>-27,285.00</b>	<b>5,243.44</b>	<b>-17,067.69</b>	<b>94,594.00</b>	<b>-111,661.69</b>

\*\*\* End of Report \*\*\*

Income Statement Spreadsheet

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NORTHGLEN ASSOCIATION

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Through December 31, 2019

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12 Month Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
<b>INCOME</b>													
ASSESSMENTS	212280	0	0	0	0	0	0	0	0	0	0	0	212280
ALLOW-UNCOLLEC	-14400	0	0	0	0	0	0	0	0	0	0	0	-14400
ASSESSMENTS-PR	15000	0	0	0	0	0	0	0	0	0	0	0	15000
COMMON AREA FE	205204	0	0	0	0	0	0	0	0	0	0	0	205204
VOLUNTARY CONT	9600	0	0	0	0	0	0	0	0	0	0	0	9600
CLUBHOUSE RENT	450	450	450	450	450	450	450	450	450	450	450	450	5400
DEED ENFORCEME	100	100	100	100	100	100	100	100	100	100	100	100	1200
INTEREST EARNE	15	15	15	15	15	15	15	15	15	15	15	15	180
ASSESSMENT PEN	310	310	310	310	310	310	310	310	310	310	310	310	3720
LEGAL FEES	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18000
POOL TAGS	25	25	25	25	25	25	25	25	25	25	25	25	300
<b>INCOME</b>	<b>430084</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>2400</b>	<b>456484</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
AUDIT	0	0	0	550	1610	0	0	0	0	0	0	0	2160
BANK CHARGES	20	0	10	0	10	10	10	20	10	10	10	10	120
COPIES	220	60	150	145	1170	340	315	0	0	0	0	0	2400
DUES & SUBSCRI	35	0	0	0	0	0	0	0	0	65	10	10	120
MANAGEMENT CON	4770	4770	4770	4770	4770	4770	4770	4770	4770	4770	4770	4770	57240
COMMUNITY MAIL	0	0	0	2850	0	3900	0	0	0	9000	1575	1575	18900
MEETINGS	140	0	155	275	265	200	70	325	0	670	210	210	2520
ADMIN. NOTICES	0	0	380	10	3200	0	185	400	0	675	485	485	5820
OFFICE/MISCELL	5	0	5	425	265	0	20	50	25	1705	250	250	3000
RECORD STORAGE	165	320	320	175	200	1010	200	300	500	1810	500	500	6000
POSTAGE	195	225	625	530	415	175	525	100	410	1500	470	470	5640
<b>ADMINISTRATIVE</b>	<b>5550</b>	<b>5375</b>	<b>6415</b>	<b>9730</b>	<b>11905</b>	<b>10405</b>	<b>6095</b>	<b>5965</b>	<b>5715</b>	<b>20205</b>	<b>8280</b>	<b>8280</b>	<b>103920</b>
<b>UTILITY EXPENS</b>													
ELECT.-STREET	5505	5640	5690	5550	6000	5500	6000	6000	6000	8115	6000	6000	72000
WATER & SEWER	170	200	190	200	400	2300	600	1320	900	170	645	645	7740
TELEPHONE/INTE	200	200	200	200	200	200	200	200	200	200	200	200	2400
<b>UTILITY EXPENS</b>	<b>5875</b>	<b>6040</b>	<b>6080</b>	<b>5950</b>	<b>6600</b>	<b>8000</b>	<b>6800</b>	<b>7520</b>	<b>7100</b>	<b>8485</b>	<b>6845</b>	<b>6845</b>	<b>82140</b>
<b>RECREATION EXP</b>													
POOL PHONE	180	190	1030	210	210	50	0	0	0	330	220	220	2640
POOL CONTRACT	895	895	895	1515	7550	7230	7225	1205	900	0	85	1605	30000
POOL SUPPLIES/	525	0	0	0	1700	60	115	180	0	0	0	0	2580
POOL TAGS & SU	0	0	0	1230	270	0	0	0	0	0	0	0	1500
REPAIRS & MAIN	0	0	0	0	1500	100	0	100	400	450	255	255	3060
CLUBHOUSE	40	40	0	375	650	100	430	585	0	0	0	0	2220
FURNITURE & EQ	0	0	0	0	50	100	50	50	50	200	50	50	600
JANITORIAL SER	100	100	100	100	350	100	100	100	100	100	125	125	1500

Income Statement Spreadsheet

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12 Month Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
<b>EXPENSES</b>													
MISCELLANEOUS	450	0	205	0	100	100	0	320	150	675	200	200	2400
KEYS	0	20	0	0	0	0	0	0	0	130	15	15	180
PLAYGROUND/PAR	0	300	0	0	300	0	0	0	2400	0	0	0	3000
ALARM SYSTEM	365	0	0	1135	0	0	0	0	0	0	0	0	1500
EASEMENT MAINT	0	0	0	0	2000	4325	1475	0	0	0	0	0	7800
TENNIS COURTS	0	0	0	425	25	50	50	50	75	75	75	75	900
RECREATION EXP	2555	1545	2230	4990	14705	12215	9445	2590	4075	1960	1025	2545	59880
<b>LEGAL EXPENSES</b>													
LEGAL EXPENSES	1225	1030	975	770	2560	4615	2930	5105	3275	7515	3000	3000	36000
LEGAL EXPENSES	1225	1030	975	770	2560	4615	2930	5105	3275	7515	3000	3000	36000
<b>DEED ENFORCEME</b>													
DEED FORCE COM	0	0	265	0	990	310	980	445	1205	805	500	500	6000
DEED MAILOUT/E	620	640	1680	1720	2800	620	1485	1705	2510	370	1415	1415	16980
DEED ENFORCEME	620	640	1945	1720	3790	930	2465	2150	3715	1175	1915	1915	22980
<b>INSURANCE EXPE</b>													
INSURANCE	0	37360	0	0	290	270	0	0	0	0	0	0	37920
INSURANCE EXPE	0	37360	0	0	290	270	0	0	0	0	0	0	37920
<b>GROUNDS MAINT</b>													
LANDSCAPE CONT	1415	2530	5020	4080	6095	5020	6135	4080	4995	3030	4240	4240	50880
LANDSCAPE EXTR	100	760	0	1000	1510	0	0	0	0	0	0	1610	4980
MOSQUITO ABATE	0	0	0	0	870	755	760	880	760	2399	0	0	6424
IRRIGATION REP	0	0	0	0	0	0	385	50	0	465	0	0	900
GROUNDS MAINT	1515	3290	5020	5080	8475	5775	7280	5010	5755	5894	4240	5850	63184
<b>OTHER EXPENSES</b>													
PROPERTY TAXES	24	0	0	0	0	0	0	0	0	0	0	0	24
VANDALISM	0	0	0	175	50	75	50	50	50	50	50	50	600
OTHER EXPENSES	24	0	0	175	50	75	50	50	50	50	50	50	624
<b>COMMUNITY EVEN</b>													
COMMUNITY EVEN	0	0	0	0	9000	0	0	0	0	0	0	0	9000
COMMUNITY EVEN	0	0	0	0	9000	0	0	0	0	0	0	0	9000
<b>COMMITTEE EXPE</b>													
BEAUTIFICATION	0	0	0	0	0	0	0	0	0	1110	100	110	1320

Income Statement Spreadsheet

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Through December 31, 2019

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12 Month Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
COMMITTEE EXPE	0	0	0	0	0	0	0	0	0	1110	100	110	1320
EXPENSES													
SIGNAGE EXPENS													
SIGN EXPENSES	0	0	0	0	300	150	0	0	0	0	0	450	900
SIGNAGE EXPENS	0	0	0	0	300	150	0	0	0	0	0	450	900
PERIMETER FENC													
PERIMETER FENC	0	0	0	0	0	0	0	0	0	0	0	900	900
PERIMETER FENC	0	0	0	0	0	0	0	0	0	0	0	900	900
CAPITAL RESERV	37716	0	0	0	0	0	0	0	0	0	0	0	37716
EXPENSES	55080	55280	22665	28415	57675	42435	35065	28390	29685	46394	25455	29945	456484
YTD EXCESS/(DE	375004	-52880	-20265	-26015	-55275	-40035	-32665	-25990	-27285	-43994	-23055	-27545	0

\*\*\* End of Report \*\*\*





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/25/2019

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).

<b>PRODUCER</b> Ted W. Allen & Associates, Inc. 17004 Grant Rd Cypress TX 77429-1260		<b>CONTACT NAME:</b> Derek Crandall <b>PHONE (A/C, No, Ext):</b> (281) 378-7500 <b>E-MAIL ADDRESS:</b> Derek@tedwallen.com <b>FAX (A/C, No):</b> (281) 378-7501	
<b>INSURED</b> Northglen Association Randall Management, Inc. 6200 Savoy Drive, Suite 420 Houston TX 77036-3324		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Philadelphia Insurance Co. NAIC # 23850 <b>INSURER B:</b> Texas Mutual Insurance Company 22945 <b>INSURER C:</b> Continental Casualty Ins. Company 20443 <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: CL1922514405

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 <input checked="" type="checkbox"/> SEVERABILITY OF INTEREST GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK1937114	01/29/2019	01/29/2020	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
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			PHPK1937114	01/29/2019	01/29/2020	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 <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB663620	01/29/2019	01/29/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	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	0001304337	03/21/2019	03/21/2020	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	DIRECTORS & OFFICERS / CRIME (FIDELITY)			0250643393 / 0251421967	01/29/2019	01/29/2020	LIMITS : DIRECTORS&OFFICER \$2,000,000 CRIME (FIDELITY) \$25,000

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

Location : 6532 Barker Cypress, Houston, Texas 77084

CO. A - COMMON AREA PROPERTY - PHPK1937114 - 01/29/2019-2020 - LIMITS : \$1,192,750 DEDUCTIBLES : \$1,000 EXCEPT 2% WIND/HAIL

Replacement Cost Endt / 100% Coinsurance / 1308 Units

**CERTIFICATE HOLDER****CANCELLATION**

INSURED'S COPY

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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