

## Resale Certificate Cypress Mill HOA, Inc.

### PLEASE REFER TO PAGE 2 FOR COMPLETE ESCROW INSTRUCTIONS AND DETAILS

#### Statement Date: Oct 06, 2023

Property Address: 14819 Cascade Bend Lane (Lot 07, Parcel 03)   Cypress, TX 77429											
10/6/2023, 9:28:17 PM	Escrow #:	1000-389844									
CDYWA	Owner/Seller:	Invitation Homes 7 LP									
Republic Title of Texas Inc	Closing Date:	10/20/2023									
hoadesk@republictitle.com	Buyer's Name:	TBD									
	Buyer's Address:	14819 Cascade Bend Ln									
	City, State Zip:	Cypress, TX 77429									
	Buyer's Phone #:	(214) 556-0301									
	10/6/2023, 9:28:17 PM CDYWA Republic Title of Texas Inc	10/6/2023, 9:28:17 PM       Escrow #:         CDYWA       Owner/Seller:         Republic Title of Texas Inc       Closing Date:         hoadesk@republictitle.com       Buyer's Name:         Buyer's Address:       City, State Zip:									

### FEES DUE TO Principal Management Group of Houston

Documents nts Compliance Inspection (CCI) Report  g ience Fees  Amount Paid Other Credits Order Balance Due:  losing Fees Legacy Account Closure Fee Other 1 Other 2 Other 3						
Core Documents	\$370.00					
Add On Documents	\$0.00					
Covenants Compliance Inspection (CCI) Report	\$150.00					
Priority	\$125.00					
Shipping	\$0.00					
Convenience Fees	\$25.80					
Credits						
Amount Paid	\$670.80					
Other Credits	\$0.00					
ipping invenience Fees edits Amount Paid Other Credits Order Balance Due: bst Closing Fees						
Post Closing Fees						
Legacy Account Closure Fee	\$220.00					
Other 1	\$0.00					
Other 2	\$0.00					
Other 3	\$0.00					
Total Due (Order Balance Due plus Post Closing Fees):	\$220.00					

Note: The Legacy Account Closure Fee is collected by the management company for closing out the owner's account in the records of the association.

Please reference ALL order number(s) from above on all checks you issue.

ALL FEES/AMOUNTS PAYABLE AT CLOSING

Mail all payments to: Principal Management Group of Houston 1225 Alma Rd Ste 100 Richardson, TX 75081

PLEASE PROVIDE SEPARATE CHECKS FOR AMOUNTS BELOW:

Please collect \$220.00 payable to Principal Management Group of Houston for above noted fees.

Please collect \$65.00 payable to Cypress Mill HOA, Inc. for Association fees (see page 2 for Comments & Fee Details)

Please provide Principal Management Group of Houston with a copy of the Grant Deed



### Resale Certificate Cypress Mill HOA, Inc.

FEES DUE TO ASSOCIATION	ADDITIONAL COMMENTS / ESCROW INSTRUCTIONS
Regular Assessments Paid Through: 12/31/2023	Please prorate both the parties at closing.
Current Account Balance: \$0.00	NOTE: PMG staff is not in the position to provide or sign 60 day letters as we
Transfer: \$0.00	do not have ability to track mortgagees. In most instances, the association is the second lien holder as the mortgagee supersedes the association.
Working Capital: \$0.00	Please refer to governing documents to confirm this information.
Reserve: \$0.00	
Enhancement: \$0.00	
Advanced Assessments: \$0.00	
New Account Setup Fee: \$65.00	
<b>Other 2</b> : \$0.00	
<b>Other 3:</b> \$0.00	
Total Due: <u>\$65.00</u>	

#### IMPORTANT DISCLOSURE

A fee may be charged to the purchaser and collected by the association for establishing the new owner's account in the records of the association. When applicable, this fee will be disclosed as a "New Account Setup Fee" in the "Fees Due to Association" above.

### ASSOCIATION ASSESSMENTS / ADDITIONAL ASSESSMENT AND FINANCIAL INFORMATION

Amount of Property Assessment is? \$648.00

Frequency of Property Assessment? Annually

Assessments are due on this day of the month: 1

Assessments are past due on this day of the month: 31

The late fee fixed amount is: \$0.00

The late fee percentage is: 18%

Description of late fee interest:

The collection fee is: \$0.00

Amount of other assessment? **\$0.00**.

Purpose of other assessment? N/A

Amount of special assessment? **\$0.00** 

Purpose of special assessment? N/A

#### FINANCIAL INFORMATION

Is there a Community Enhancement Fee? No

How is the Community Enhancement Fee calculated (if applicable)?

Principal Management Group of Houston 4700 W Sam Houston Pkwy N Ste 100 Houston, TX 77041 Department: Resale Processing Department Phone: (833) 544-7031 (Ext.)



## Resale Certificate Cypress Mill HOA, Inc.

#### N/A

Amount of money in the designated reserve fund intended to be used for long term capital needs? \$126,293.81

Portion of reserves designated by the Association for a specific project: NA

If a Unit/Home is acquired through foreclosure (or other means), is mortgage company responsible for all unpaid and future Association Assessments and related costs? If so, explain?

### Yes, from the date of foreclosure forward.

Does the Association have any active leasehold that affects the association? If so, what is the nature of the leasehold, and what is the remaining term of said leasehold?

### No

For Condos: Capital expenditures, if any, approved by the Association for the next 12 months? N/A.

For POAs: Capital expenditures, if any, approved by the property owners' association for the property owners' association's current fiscal year? N/A

As a courtesy to Title/Escrow Companies, and for the purpose of Closing/Settlement assessment calculation, the Daily Assessment Rate is?

#### PERSONAL UNIT/HOME AREAS INCLUDED IN BASE ASSESSMENT

The Regular Assessment includes the following Personal Unit/Home Areas: None

#### LEGAL INFORMATION

Does the Association hold the Right of First Refusal on this property transaction? If so, explain the process for obtaining a waiver. No

Do the legal documents provide for architectural and/or landscaping controls and approval? No

Do the governing documents specifically allow the Association to foreclose on an owner's property for failure to pay assessments? Yes

Are there any liens against this specific Property? If yes, please explain. Not to our knowledge

Is the Association currently involved in any litigation? If so, explain: No

Is the Association involved with any litigation with this specific Association Member? If so, explain? No

Are there any active judgments against the Association? If so, explain?  $\ensuremath{\text{N/A}}$ 

The style and cause number of any pending lawsuits the property owners' association is a party to (other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association):

N/A

Do the legal documents provide for mandatory mediation or arbitration? No

#### COVENANT COMPLIANCE INFORMATION

Has the Unit/Home been specifically inspected for compliance with covenants in conjunction with this inquiry? Yes

A description of any conditions on the owner's property (or limited common area) that the Association has actual knowledge are in violation of the applicable covenants, restrictions, bylaws or rules: Please see attached CCI Principal Management Group of Houston 4700 W Sam Houston Pkwy N Ste 100 Houston, TX 77041 Department: Resale Processing Department Phone: (833) 544-7031 (Ext.)



## Resale Certificate Cypress Mill HOA, Inc.

Has notice been received from any governmental authority, or is the Association aware of any health, safety or building code violations in any common areas or units/homes? If so, explain? No

#### **GENERAL INFORMATION**

Type of Association/Community? Single Family

Is this a Sub or Master Association? If so, explain: N/A

Is Unit/Home held in Fee Simple? Yes

Date of Association Fiscal Year End? 12/31/2023

Are pets permitted? If so, are there any restrictions? Yes - 2 pets per household.

Is there a key to common areas? If so, is there a deposit/amount? A key card is needed to get into the fitness room. There is a one-time charge of \$25.00 for checks or money orders only. The homeowner must be current on Association dues for Fitness Center and pool access. Rental of the Recreation Room is for \$250.00 and a \$300.00 refundable deposit is required.

Is street parking permitted? If so, are there any restrictions? Yes - must park legally

Is RV/Boat storage permitted? If so, are there any restrictions?  $\ensuremath{\text{No}}$ 

What areas of the community is the owner responsible to maintain other than their Unit/Home/Lot? **None** 

#### **INSURANCE INFORMATION**

Insurer's Name? Philadelphia Indemnity Insurance Company

Insurance Contact Name Associations Insurance Agency, Inc.

Insurance Contact Phone Number? 866-384-8579

Are any Common Area structures located in a Special Flood Hazard Area? No

The amount of fidelity coverage for Directors and Officers? \$1,000,000.00

Does the Association have General Liability and Property Insurance coverage? Yes

Amount of Property insurance coverage? \$1,672,550.00

Amount of General Liability Insurance? \$1,000,000.00

Minimum number of days required for written notification to be given to association or insurance trustee before any substantial changes or cancellation of the insurance coverage? 60 days

#### MANAGEMENT COMPANY INFORMATION

Principal Management Group of Houston 4700 W Sam Houston Pkwy N Ste 100 Principal Management Group of Houston 4700 W Sam Houston Pkwy N Ste 100 Houston, TX 77041 Department: Resale Processing Department Phone: (833) 544-7031 (Ext.)



## Resale Certificate Cypress Mill HOA, Inc.

Houston, TX 77041 Phone: (833) 544-7031

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Completed By: Customer Service

Statement Date: Oct 06, 2023

This information is being provided by Principal Management Group of Houston as a courtesy to lenders and other real estate professionals. Although Principal Management Group of Houston believes that the information provided is complete and accurate, the requesting party understands and acknowledges that this information is subject to change without notice and that Principal Management Group of Houston is not responsible for any inaccurate or omitted information.



# **CCI Report** Cypress Mill HOA, Inc.

Property Address: 14819 Cascade Bend Lane Cypress, TX 77429 Order #: CDYWA Order Date: 10/6/2023

## **General Information**

Type of Association/Community? (Condo,	НОА
Single Family, etc.	

## **Inspection Summary**

Henry Wright completed this inspection on 10/09/2023, 1:23 PM (CST).

## **Observations**

No covenant observations noted during the inspection

## Violations

Туре	Description
Driveway	Remove driveway stains
Paint	Refinish garage door frame
Fence	Repair fence gate
Other	Reattach gutter and downspout at left side

## Photos

(On next page)

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Henry Wright

Signature of person completing form

This inspection was made to determine if the unit/home is in compliance with the covenants, bylaws, design standards, and rules of the association. It is not intended to comment on the structural aspects of the unit/home, nor zoning compliance, health regulations, etc. It is not possible to be 100% certain of Association-related compliance, as not all areas of the unit/home are visible during inspection.

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10/9/2023

Date



## **CCI Photos**



front



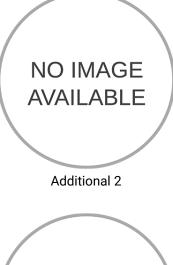
left



right



Gutter and fence gate





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# Balance Sheet Report Cypress Mill Homeowners' Association, Inc.

As of August 31, 2023

	Balance Aug 31, 2023	Balance Jul 31, 2023	Change
<u>Assets</u>			
Operating Funds			
1000 - Pacific Premier Bank CK - 0392	157,642.08	303,855.45	(146,213.37)
1005 - CY Fair FCU #6310-Savings	5.00	0.00	5.00
1103 - PPB ICS MM - 407	26,139.20	26,136.67	2.53
1650 - Due to/From – Operating	4,439.67	7,634.67	(3,195.00)
Total Operating Funds	188,225.95	337,626.79	(149,400.84)
Reserve Funds			
1302 - FCB Reserve MM -1844	41,957.39	41,946.70	10.69
1303 - Union Bank MM Reserve - 0027	11,413.37	11,394.01	19.36
1304 - Alliance Assoc Bank MM Rsrv - 2219	40,082.82	35,637.88	4,444.94
1325 - PPB Reserve MM - 1407	37,279.90	37,276.27	3.63
1651 - Due to/From – Reserves	(4,439.67)	(7,634.67)	3,195.00
Total Reserve Funds	126,293.81	118,620.19	7,673.62
Accounts Receivable			
1500 - Residential Assessments Receivable	189,115.45	191,731.92	(2,616.47)
1530 - Allowance for Doubtful accounts	(5,151.82)	(5,151.82)	0.00
Total Accounts Receivable	183,963.63	186,580.10	(2,616.47)
Other Current Assets			
1600 - Prepaid Insurance	2,539.37	5,078.70	(2,539.33)
1640 - Other Prepaid Expenses	8,683.45	19,674.22	(10,990.77)
1735 - Other Receivables	4,695.00	0.00	4,695.00
Total Other Current Assets	15,917.82	24,752.92	(8,835.10)
Fixed Assets			
1900 - 2002 Fitness Equipment	22,061.61	22,061.61	0.00
1920 - 2004 Fitness Equipment	7,414.93	7,414.93	0.00

# Balance Sheet Report Cypress Mill Homeowners' Association, Inc.

As of August 31, 2023

	Balance Aug 31, 2023	Balance Jul 31, 2023	Change
Assets			
Fixed Assets			
1930 - 2012 Fitness Equipment	2,600.00	2,600.00	0.00
1935 - Accum. Depreciation	(26,193.54)	(26,193.54)	0.00
Total Fixed Assets	5,883.00	5,883.00	0.00
Total Assets	520,284.21	673,463.00	(153,178.79)
Liabilities			
Liabilities			
2015 - Returned Check Fee Payable	185.00	235.00	(50.00)
2025 - Transfer Fee Payable	240.00	240.00	0.00
2026 - New Account Setup Fee	705.00	685.00	20.00
2036 - PMG Collections	26,799.21	26,734.21	65.00
2037 - Payment Plan Fees	248.92	248.92	0.00
2041 - Notes Payable - Loan	50,000.00	0.00	50,000.00
2050 - Resident Refunds	50.00	0.00	50.00
2395 - Other Accrued Expenses	8,605.81	13,821.52	(5,215.71)
2525 - Architectural Review Fees Deposit	25.00	25.00	0.00
2550 - Prepaid Assessments	20,866.76	18,551.19	2,315.57
2595 - Deferred Revenue	328,104.00	410,130.00	(82,026.00)
Total Liabilities	435,829.70	470,670.84	(34,841.14)
Total Liabilities	435,829.70	470,670.84	(34,841.14)
Owners' Equity			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior Year	16,364.81	16,364.81	0.00

## Balance Sheet Report Cypress Mill Homeowners' Association, Inc.

As of August 31, 2023

	Balance Aug 31, 2023	Balance Jul 31, 2023	Change
Owners' Equity			
Owners Equity - Prior Years			
3005 - Equity Adjustments - Prior Periods	440.00	440.00	0.00
Total Owners Equity - Prior Years	16,804.81	16,804.81	0.00
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	120,002.31	120,002.31	0.00
Total Capital Reserves - Prior Years	120,002.31	120,002.31	0.00
Total Owners' Equity	136,807.12	136,807.12	0.00
Net Income / (Loss)	(52,352.61)	65,985.04	(118,337.65)
Total Liabilities and Equity	520,284.21	673,463.00	(153,178.79)

## Spread Report Cypress Mill Homeowners' Association, Inc. FY 2023 Budget - Approved

	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
134 - 4000 Residential Assessments	82,026	82,026	82,026	82,026	82,026	82,026	82,026	82,026	82,026	82,026	82,026	82,026	984,312
134 - 4009 Uncollected Assessments	(4,101)	(4,102)	(4,101)	(4,101)	(4,102)	(4,101)	(4,101)	(4,102)	(4,101)	(4,101)	(4,102)	(4,101)	(49,216)
134 - 4016 Force Mow Income	31	32	31	31	31	32	31	31	31	32	31	31	375
134 - 4205 Application Fees	292	291	292	292	291	292	292	291	292	292	291	292	3,500
134 - 4220 Gate & Access Fees	104	104	105	104	104	104	104	104	105	104	104	104	1,250
134 - 4400 Room Rental Fees	313	312	313	312	313	312	313	312	313	312	313	312	3,750
134 - 4710 Late Fees & Interest	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	20,000
134 - 4720 Legal Reimbursements	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
RESERVE - 4905 Reserve Contribution Income	4,440	4,441	4,440	4,440	4,441	4,440	4,440	4,441	4,440	4,440	4,441	4,440	53,284
Total Income	86,022	86,020	86,023	86,021	86,020	86,022	86,022	86,019	86,023	86,022	86,020	86,021	1,032,255
Total Income	86,022	86,020	86,023	86,021	86,020	86,022	86,022	86,019	86,023	86,022	86,020	86,021	1,032,255
Administrative													
134 - 5000 General Administrative	542	541	542	542	541	542	542	541	542	542	541	542	6,500
134 - 5005 Application/Processing	146	146	146	145	146	146	146	146	146	145	146	146	1,750
134 - 5010 Bad Debt	0	0	71	72	71	72	71	72	71	0	0	0	500
134 - 5025 Billing/Collections	0	0	3,600	3,600	3,600	3,600	3,600	0	0	0	0	0	18,000
134 - 5030 Coupon Costs	667	666	667	667	666	667	667	666	667	667	666	667	8,000
134 - 5035 Decorations	0	0	0	0	0	0	0	0	0	5,000	5,000	0	10,000
134 - 5045 Dues & Subscriptions	100	100	100	100	100	100	100	100	100	100	100	100	1,200
134 - 5080 NSF Charges	8	9	8	8	9	8	8	9	8	8	9	8	100
134 - 5090 Office Supplies	458	459	458	458	459	458	458	459	458	458	459	458	5,500
134 - 5100 Records Storage	333	334	333	333	334	333	333	334	333	333	334	333	4,000
134 - 5115 Web Site Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	900
134 - 5200 Community Events	833	834	833	833	834	833	833	834	833	833	834	833	10,000
134 - 5210 Printing & Copying	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
134 - 5215 Postage	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	22,500
Total Administrative	6,787	6,789	10,458	10,458	10,460	10,459	10,458	6,861	6,858	11,786	11,789	6,787	109,950
Insurance													
134 - 5400 Insurance Premiums	2,539	2,540	2,539	2,539	2,540	2,539	2,539	2,540	2,539	2,539	2,540	2,539	30,472
134 - 5470 Other Insurance Premiums	417	416	417	417	416	417	417	416	417	417	416	417	5,000
Total Insurance	2,956	2,956	2,956	2,956	2,956	2,956	2,956	2,956	2,956	2,956	2,956	2,956	35,472

## Spread Report Cypress Mill Homeowners' Association, Inc. FY 2023 Budget - Approved

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Utilities													
134 - 6000 Electric Service		8,334	8,333	8,333	8,334	8,333	8,333	8,334	8,333	8,333	8,334	8,333	100,000
134 - 6025 Water Service	2,667	2,666	2,667	2,667	2,666	2,667	2,667	2,666	2,667	2,667	2,666	2,667	32,000
134 - 6040 Bundled Telecom Services	667	666	667	667	666	667	667	666	667	667	666	667	8,000
Total Utilities	11,667	11,666	11,667	11,667	11,666	11,667	11,667	11,666	11,667	11,667	11,666	11,667	140,000
Landscaping													
134 - 6100 Grounds & Landscaping - Contract	18,023	18,024	18,023	18,024	18,023	18,024	18,023	18,023	18,024	18,023	18,024	18,023	216,281
134 - 6140 Force Mow	31	32	31	31	31	32	31	31	31	32	31	31	375
134 - 6160 Tree Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
134 - 6165 Tree Removal	208	209	208	208	209	208	208	209	208	208	209	208	2,500
134 - 6199 Landscape Other	300	300	300	300	300	0	300	300	300	300	300	0	3,000
134 - 6200 Irrigation Repair & Maintenance	3,333	3,334	3,333	3,333	3,334	3,333	3,333	3,334	3,333	3,333	3,334	3,333	40,000
Total Landscaping	23,145	23,149	23,145	23,146	23,147	22,847	23,145	23,147	23,146	23,146	23,148	22,845	277,156
Contracted Services													
134 - 6410 Equipment Services	217	216	217	217	216	217	217	216	217	217	216	217	2,600
134 - 6416 Fitness Room Services	628	628	628	628	628	628	628	628	628	628	628	628	7,536
134 - 6430 Janitorial Services	1,250	1,000	1,000	1,000	1,250	1,000	1,250	1,000	1,000	1,250	1,000	1,000	13,000
134 - 6432 Maintenance Services	200	200	200	200	200	200	200	200	200	200	200	200	2,400
134 - 6434 Pest Control	0	0	611	611	611	611	612	611	611	611	611	0	5,500
134 - 6438 Pool Management	1,440	1,440	1,440	1,440	11,380	17,450	20,484	18,967	7,587	1,440	1,440	1,440	85,948
134 - 6440 Safety & Security	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
134 - 6495 Other Contracted Services	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Total Contracted Services	6,685	6,434	7,046	7,046	17,235	23,056	26,341	24,572	13,193	7,296	7,045	6,435	152,384
Repair & Maintenance													
134 - 6525 Clubhouse Repair & Maintenance	167	166	167	167	166	167	167	166	167	167	166	167	2,000
134 - 6545 Electrical Supplies/Repair & Maintenance	333	334	333	333	334	333	333	334	333	333	334	333	4,000
134 - 6560 Fence Repair & Maintenance	83	84	83	83	84	83	83	84	83	83	84	83	1,000
134 - 6570 Fitness Equipment Repair & Maintenance	375	375	375	375	375	375	375	375	375	375	375	375	4,500
134 - 6600 General Repair & Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
134 - 6625 HVAC Supplies/Repair & Maintenance	292	291	292	292	291	292	292	291	292	292	291	292	3,500
134 - 6635 Janitorial Supplies & Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
134 - 6655 Mailbox Repair & Maintenance	417	416	417	417	416	417	417	416	417	417	416	417	5,000
134 - 6685 Park Repair & Maintenance	1,833	1,834	1,833	1,833	1,834	1,833	1,833	1,834	1,833	1,833	1,834	1,833	22,000
134 - 6690 Pest Control Supply/Repair & Maintenance	67	66	67	67	66	67	67	66	67	67	66	67	800

## Spread Report Cypress Mill Homeowners' Association, Inc. FY 2023 Budget - Approved

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Repair & Maintenance													
134 - 6695 Plumbing Supplies/Repair & Maintenance	208	209	208	208	209	208	208	209	208	208	209	208	2,500
134 - 6700 Pool Supplies/Repair & Maintenance	2,083	2,084	2,083	2,083	2,084	2,083	2,083	2,084	2,083	2,083	2,084	2,083	25,000
134 - 6730 Security System Repair & Maintenance	208	209	208	208	209	208	208	209	208	208	209	208	2,500
Total Repair & Maintenance	6,566	6,568	6,566	6,566	6,568	6,566	6,566	6,568	6,566	6,566	6,568	6,566	78,800
Professional Services													
134 - 7000 Audit & Tax Services	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
134 - 7020 Legal Services	250	250	250	250	250	250	250	250	250	250	250	250	3,000
134 - 7025 Legal Services - Collections	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	20,000
134 - 7035 Legal Services - Deed Restrictions	833	834	833	833	834	833	833	834	833	833	834	833	10,000
134 - 7040 Management Fees	8,144	8,144	8,143	8,144	8,144	8,144	8,143	8,144	8,144	8,144	8,143	8,144	97,725
Total Professional Services	10,894	10,894	10,893	11,894	10,894	10,894	10,893	10,894	10,894	10,894	10,893	10,894	131,725
Taxes													
134 - 9015 Property/Real Estate Tax	100	0	0	0	0	0	0	0	0	0	0	100	200
Total Taxes	100	0	0	0	0	0	0	0	0	0	0	100	200
Other Expenses													
134 - 9105 Reserve Contribution Expense	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	53,284
Total Other Expenses	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	4,440	53,284
Total Expense	73,240	72,896	77,171	78,173	87,367	92,885	96,467	91,104	79,720	78,751	78,505	72,690	978,971
Net Income / (Loss):	12,782	13,124	8,852	7,848	(1,347)	(6,863)	(10,445)	(5,085)	6,303	7,271	7,515	13,331	53,284

	Ą	CORD	CERT	<b>IFICATE OF</b>	PRC	<b>DPE</b> F	RTY INS	U	RANCE		(MM/YY/YYY) 19/2022
TH	IS (	CERTIFICATE	IS ISSUED AS	A MATTER OF INFORMATIO	N ONLY	AND COM	NFERS NO RIGHT	'S U	PON THE CERTIFIC	ATE HOL	DER. THIS
B	LO	W. THIS CERT	FIFICATE OF IN	ATIVELY OR NEGATIVELY A ISURANCE DOES NOT CON	ISTITUTI						
				<u>, AND THE CERTIFICATE HO</u> for a party who has an insura		ost in the	property do not i	160	this form Use ACO	RD 27 or /	CORD 28
PRO			being prepared			T			s Insurance Age		
As	soc	ciations Ir	nsurance Age	ency, Inc.		-		.011	FAX: (214		
54	01	North Cent	ral Express	sway, Suite 315		E-MAIL ADI	866)384-8579		FAX: (214	E)/51-2.	390
Da	lla	s, TX 7520.	)5					@As	sociationsInsu	ranceAc	ency.com
							CUSTOMER ID: 000				
											NAIC #
INSU	RED						.,		demnity Insuranc	۵	10.10 #
Су	pre	ess Mill Ho	meowners' i	Association, Inc.			—		_		·
c/	o	Principal	Management	Group of Houston			: Continental (	Jas	ualty Company		
		-		ive, Suite 150		INSURER C	:				
Но	ust	on, TX 770	041			INSURER D	:				
						INSURER E	:				
						INSURER F	:				
CO	VEF	RAGES		CERTIFICATE NUMBER:				RE	VISION NUMBER:		
				OPERTY (Attach ACORD 101, Addition	al Remarks	s Schedule, i	f more space is required	d)			
то	ΓAI	# OF UNIT	'S: 1521								
				ES OF INSURANCE LISTED BEL REQUIREMENT, TERM OR CON							
				Y PERTAIN, THE INSURANCE A							
				CH POLICIES. LIMITS SHOWN M						-	-,
INSR LTR		TYPEOFINS		POLICY NUMBER		EFF DATE DD/YYY)	POLICY EXP DATE (MM/DD/YYY)		COVERED PROPERTY		LIMITS
LIK	$\boxtimes$	PROPERTY		I OLIOT NOMBER				$\bowtie$	BUILDING	\$	\$1,672,550
		1									<i>Q170727550</i>
	CA	USES OF LOSS	DEDUCTIBLES						PERSONAL PROPERTY	\$	
		BASIC	BUILDING \$10,000						BUSINESS INCOME	\$	
А		BROAD	CONTENTS	50500 400000	10/01		10/01/0000		EXTRA EXPENSE	\$	
A	$\boxtimes$	SPECIAL	CONTENTS	PHPK2472798	10/01	L/2022	10/01/2023		RENTAL VALUE	\$	
		EARTHQUAKE							BLANKET BUILDING	\$	
		NAMED WIND							BLANKET PERS PROP	\$	
									BLANKET BLDG & PP	\$ \$	
		FLOOD		4						÷	
	Щ	WATER		-					ICE DAMMING DED.	\$	
	Ш	W/H DED. BB						$\bowtie$	WIND & HAIL DED.	\$	Excluded
		INLAND MARINE		TYPE OF POLICY						\$	
	CAL	JSES OF LOSS								\$	
		NAMED PERILS		POLICY NUMBER						\$	
		-								\$	
		00.005									
в		CRIME							EMPLOYEE THEFT	\$	25,000
		E OF POLICY		618927939	10/01	L/2022	10/01/2023	$\bowtie$	DEDUCTIBLE	\$	1,000
		ime / Employ								\$	
А	$\boxtimes$	BOILER & MACHIN	NERY /					$\boxtimes$	LIMIT	\$	Included
		EQUIPMENT BRE	AKDOWN							\$	
										\$	
										\$	
SPE		CONDITIONS / OTH	IFR COVERAGES (A	I ttach ACORD 101, Additional Remarks	Schedule.	if more space	e is required)			Ŷ	
Th	e P	roperty Po	licy is 100	)% Replacement Cost. the Building Value) i	In no	event a	shall the lin			tal Ins	ured
CE	RT	FICATE HOLD	ER			CANCE	LLATION				
						BEFORE		DATE	SCRIBED POLICIES BE THEREOF, NOTICE W PROVISIONS.		
**	In	surance Ve	rification	**		AUTHORIZI	ED REPRESENTATIVE				
									Dana Rawly	that	ge
							-	~	farme for y		/
						Dana H	odae				

Dana Hodge

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# **COMMENTS / REMARKS**

Cypress Mill Homeowners' Association, Inc. - CERTIFICATE OF PROPERTY INSURANCE CONT.

If Property coverage is purchased by the Insured, the Certificate Holder, if a mortgagee or lienholder, is a Loss Payee as their interest may appear as respects to the Property coverage.

Please be advised that this is a single family association. This policy only covers the common areas for the association (fences, signs, gates, pools, clubhouse, etc.). There is no residential building coverage. Each unit owner will need to provide his or her own coverage.

We provide at least ten days' notice of cancellation to the first Named Insured on the policy.

If Crime coverage is purchased by the Insured, the management company is an Additional Insured with respects to the Crime policy.

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	ACORD ACD						<b>.</b>	DATE	E (MM/YY/YYY)	
	CERT	ΓIF	FIC	ATE OF LIA	ABILITY	ÍNSUF	RANCE		/19/2022	
	HIS CERTIFICATE IS ISSUED AS A I							-	-	
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.										
If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.										
PRODUCER Associations Insurance Agency, Inc.					CONTACT NAME: Associations Insurance Agency, Inc.					
5401 North Central Expressway, Suite 315					PHONE: (866) 384-8579 FAX: (214) 751-2390					
Dallas, TX 75205					E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com					
					PRODUCER CUSTOMER ID: 00003921					
					INSURER(S) AFFORDING COVERAGE NAIC #					
INSURED Cypress Mill Homeowners' Association, Inc.					INSURER A: Philadelphia Indemnity Insurance					
c/o Principal Management Group of Houston					INSURER B: Philadelphia Indemnity Insurance					
11000 Corporate Centre Drive, Suite 150					INSURER C: Continental Casualty Company					
Houston, TX 77041					INSURER D : INSURER E :					
					INSURER F :					
со	VERAGES	CERTIFICATE NUMBER:			REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE B										
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		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYY)	POLICY EXP DATE (MM/DD/YYY)	LIN	NITS		
А	COMMERCIAL GENERAL LIABILITY				10/01/2022	10/01/2023	EACH OCCURRENCE	\$	1,000,000	
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Fa occurrence)	\$	1,000,000	
	SEVERABILITY OF INTEREST						MED EXP (Any one person)	\$	5,000	
				PHPK2472798			PERSONAL & ADV INJURY	\$	1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$	2,000,000	
							PRODUCTS - COMP/OP AG	G \$	2,000,000	
	OTHER:							\$		
A	AUTOMOBILE LIABILITY					10/01/2023	COMBINED SINGLE LIMIT ( accident)	<sup>(Ea</sup> \$	Included	
	ANY AUTO			рнрк2472798	10/01/2022		BODILY INJURY (Per person	n) \$		
	ALL OWNED SCHEDULED						BODILY INJURY (Per accide	ent) \$		
	HIRED AUTOS NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$		
								\$		
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	\$	5,000,000	
в	EXCESS LIAB CLAIMS-MADE			PHUB835526	10/01/2022	10/01/2023	AGGREGATE	\$	5,000,000	
	DED RETENTION \$10,000							\$		
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY						▲ STATUTE EI	TH- R		
	ANY PROPPREITOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	\$		
	(Mandatory in NH) If yes, describe under						E.L. DISEASE - EA EMPLO	Ŷ		
	DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIN	•	1 000 000	
С	Directors & Officers			618927939	10/01/2022	10/01/2023		\$	1,000,000	
SPF	CIAL CONDITIONS / OTHER COVERAGES (Attac	h ACC	RD 10	1. Additional Remarks Schedule, i	f more space is requi	red)	DEDUCTIBLE	\$	1,000	
If	SPECIAL CONDITIONS/OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) If General Liability coverage is purchased by the Insured, the management company is an Additional									
	sured with respects to the	e Ge	nera	al Liability polic	_					
CERTIFICATE HOLDER					CANCELLATION					
					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 Dana Hodge					

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# **COMMENTS / REMARKS**

Cypress Mill Homeowners' Association, Inc. - CERTIFICATE OF LIABILITY INSURANCE CONT.

If D&O coverage is purchased by the Insured, the management company is an Additional Insured with respects to the D&O policy.

If Umbrella Liability coverage is purchased by the Insured, the Umbrella Liability policy is following form as per the General Liability policy.

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