



CONDOMINIUM RESALE CERTIFICATE
(Section 82.157, Texas Property Code)

Condominium Certificate concerning Condominium Unit #102, in Building B, of Cape Royale - Harbour Point Condos, a condominium project, located at Harbour Point Condos Bldg B #102 Coldspring, TX 77331 (Address), City of Coldspring, County of SAN JACINTO, Texas, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

- A. The Declaration does does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section _____ of the Declaration.
- B. The periodic common expense assessment for the Unit is \$ 315 per MONTH.
- C. There is is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- D. Other amounts are are not payable by Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- E. Capital expenditures approved by the Association for the next 12 months are \$ Op. budget attached
- F. Reserves for capital expenditures are \$ _____; of this amount \$ _____ has been designated for Owners vote for and approve special assessments as required.
- G. The current operating budget and balance sheet of the Association is attached.
- H. The amount of unsatisfied judgments against the Association is \$ _____.
- I. There are are not any suits pending against the Association. The nature of the suits is _____.
- J. The Association does does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.
- K. The Board has has no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association. Known violations are: _____.
- L. The Board has has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium project. Notices received are: _____.
- M. The remaining term of any leasehold estate that affects the condominium is _____ and the provisions governing an extension or a renewal of the lease are: _____.

N. The Association's managing agent is Mark Coles (Name of Agent)
250 Walnut Point Dr. , Apt 104A, Coldspring, TX 77331 (Mailing Address)
936-525-9380 (Phone) (Fax)
HarbourPointCondo@Gmail.com (E-mail Address)

Harbour Point Condos Bldg B #102, Coldspring, TX 77331

(Address of Property)

O. Association fees resulting from the transfer of the unit described above:

<u>Description</u>	<u>Paid To</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

P. Required contribution, if any, to the capital reserves account \$ _____.


REQUIRED ATTACHMENTS:

- 1. Operating Budget
- 2. Insurance Summary
- 3. Balance Sheet

NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.

Cape Royale Harbour Point Condominiums Association

Name of Association

By: 

Name: Mark Coles

Title: Resident Manager

Date: 4th January, 2024

Mailing Address: 250 Walnut Point Dr. , Apt 104A, Coldspring, TX 77331

E-mail: HarbourPointCondo@Gmail.com

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Harbour Point Condominium 2023/24 Budget Projection

Income:	Monthly	Annual
Monthly Maintenance Fees:	\$7,923	\$95,076
Based on:		
3 one bedroom units @ \$274/month	(Will increase to \$315/month, effective 8/1/23)	
21 two bedroom units @ \$300/month	(Will increase to \$345/month, effective 8/1/23)	

Expenses:

Manager Fee	\$1,100	\$13,200
Manager Phone Allowance	\$50	\$600
Manager's Condo Property Tax	\$192	\$2,300
Manager's Condo Cape Royale Utility District Tax	\$49	\$593
Hazard Insurance	\$1,649	\$19,787
Libility Insurance for Officers/Directors	\$110	\$1,325
Fidelity Bond	\$10	\$118
Trintity River Authority Shoreline Fee	\$24	\$290
CPA Audit	\$17	\$200
Water Expenses Units and Watering	\$1,681	\$20,166
Exterior Lights	\$85	\$1,020
Managers Condo Electric	\$100	\$1,200
Cape Royale POA Fee	\$41	\$487
Fire Extinguisher Contract	\$50	\$600
Pest Control	\$168	\$2,016
Yard Treatment, fertilizer, ant killer	\$50	\$600
Jet Clean Sewers	\$63	\$750
Yard Maintenance	\$1,192	\$14,304
Total	\$6,630	\$79,556
Maintenance Budget for 2023/24		\$15,520

Bank Balance as of 1/5/24 **\$61,237**