

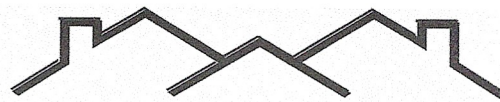
12 September 2021 General Meeting Agenda

Pavilion Office

Appearance: Lewis Fowler, Ariel Guerrero – Secretary

Absent: Stanley Scott-Vice President, Rusty Sherrouse-Treasurer, Like Sweeney-Trustee

Meeting was canceled 10 October no business could be conducted because a Quorum was no present due to Covid isolation



DTA

Community Management

Financial Report Package

September 2021

Prepared for

**Coldspring Terrace Property Owners
Improvement Association, Inc.**

By

DTA Community Management Services, Inc.



Balance Sheet - Operating
Coldspring Terrace Property Owners Improvement Association, Inc.
End Date: 09/30/2021

Assets		
CASH - OPERATING		
10-1000-00	AAB - Operating -4532	\$36,724.83
Total CASH - OPERATING:		<u>\$36,724.83</u>
OTHER CURRENT ASSETS		
15-1500-00	Prepaid Insurance	269.52
Total OTHER CURRENT ASSETS:		<u>\$269.52</u>
Total Assets:		<u>\$36,994.35</u>
Liabilities & Equity		
CURRENT LIABILITIES		
20-2100-00	Prepaid Assessments	930.00
Total CURRENT LIABILITIES:		<u>\$930.00</u>
OWNERS EQUITY		
30-3010-00	Opening Balance Equity	16,280.31
30-3100-00	Retained Earnings	17,289.83
Total OWNERS EQUITY:		<u>\$33,570.14</u>
	Net Income Gain / Loss	<u>2,494.21</u>
Total Liabilities & Equity:		<u>\$36,994.35</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$1,000.00	\$4,100.57	(\$3,100.57)	\$12,800.00	\$12,301.71	\$498.29	\$49,206.85
4006-00 Special Assessment	300.00	1,166.67	(866.67)	700.00	3,500.01	(2,800.01)	14,000.00
4015-00 Late Fee Interest	4.50	1.82	2.68	4.50	5.46	(0.96)	21.82
4020-00 Bank Interest	-	0.29	(0.29)	1.64	0.87	0.77	3.43
4105-00 Transfer Fee	-	-	-	700.00	-	700.00	-
4200-00 Keys & remotes	-	20.83	(20.83)	-	62.49	(62.49)	250.00
4500-00 Interest Income - Operating	0.76	-	0.76	0.76	-	0.76	-
4900-00 Misc Income	-	(0.42)	0.42	-	(1.26)	1.26	(5.02)
Total ASSESSMENT INCOME	\$1,305.26	\$5,289.76	(\$3,984.50)	\$14,206.90	\$15,869.28	(\$1,662.38)	\$63,477.08
Total OPERATING INCOME	\$1,305.26	\$5,289.76	(\$3,984.50)	\$14,206.90	\$15,869.28	(\$1,662.38)	\$63,477.08
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	750.00	260.88	(489.12)	3,394.25	782.64	(2,611.61)	3,130.54
5010-00 Office Supplies	-	21.15	21.15	-	63.45	63.45	253.84
5020-00 Postage	92.82	39.99	(52.83)	125.14	119.97	(5.17)	479.88
5045-00 Legal Expenses (Corporate)	-	173.89	173.89	-	521.67	521.67	2,086.67
5050-00 Master Insurance Policy	269.56	-	(269.56)	808.68	-	(808.68)	-
5051-00 Insurance - Liability	-	246.68	246.68	-	740.04	740.04	2,960.13
5052-00 Insurance - D&O	-	183.50	183.50	-	550.50	550.50	2,202.00
5062-00 Property Taxes	-	16.13	16.13	-	48.39	48.39	193.57
5065-00 Bad Debt Expense	-	80.21	80.21	-	240.63	240.63	962.47
5070-00 Bank Charges	-	0.52	0.52	-	1.56	1.56	6.25
5085-00 Website Expenses	13.20	13.94	0.74	23.46	41.82	18.36	167.31
5090-00 Admin Miscellaneous	24.55	666.33	641.78	24.55	1,998.99	1,974.44	7,996.00
Total ADMINISTRATIVE	\$1,150.13	\$1,703.22	\$553.09	\$4,376.08	\$5,109.66	\$733.58	\$20,438.66
LANDSCAPE MAINTENANCE							
5300-00 Landscape Contract	-	158.33	158.33	1,900.00	474.99	(1,425.01)	1,900.00
Total LANDSCAPE MAINTENANCE	\$-	\$158.33	\$158.33	\$1,900.00	\$474.99	(\$1,425.01)	\$1,900.00
UTILITIES							
5710-00 Electricity	-	491.14	491.14	1,109.19	1,473.42	364.23	5,893.65
5750-00 Water & Sewer	96.39	159.72	63.33	196.49	479.16	282.67	1,916.58
5770-00 Telephone	109.62	30.30	(79.32)	219.44	90.90	(128.54)	363.58
Total UTILITIES	\$206.01	\$681.16	\$475.15	\$1,525.12	\$2,043.48	\$518.36	\$8,173.81
AMENITIES							
6000-00 Pool Service	735.00	1,344.43	609.43	1,635.00	4,033.29	2,398.29	16,133.15
6005-00 Pool Supplies	154.50	82.67	(71.83)	355.50	248.01	(107.49)	992.00
6010-00 Pool Repairs & Maint	-	-	-	760.00	-	(760.00)	-
Total AMENITIES	\$889.50	\$1,427.10	\$537.60	\$2,750.50	\$4,281.30	\$1,530.80	\$17,125.15
GENERAL MAINTENANCE							
6500-00 General Repairs & Maint	-	629.71	629.71	1,059.49	1,889.13	829.64	7,556.54
6725-00 Keys & Locks	-	121.04	121.04	-	363.12	363.12	1,452.44
6780-00 Special Projects	-	472.92	472.92	-	1,418.76	1,418.76	5,675.00
6800-00 Licensing/Permits	-	8.46	8.46	101.50	25.38	(76.12)	101.50
Total GENERAL MAINTENANCE	\$-	\$1,232.13	\$1,232.13	\$1,160.99	\$3,696.39	\$2,535.40	\$14,785.48
Total OPERATING EXPENSE	\$2,245.64	\$5,201.94	\$2,956.30	\$11,712.69	\$15,605.82	\$3,893.13	\$62,423.10

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	(\$940.38)	\$87.82	(\$1,028.20)	\$2,494.21	\$263.46	\$2,230.75	\$1,053.98



SEP 1 2021

Page: 1 of 4
Account: 3174180
Member: 00000110183
Bill Date: Sep 01 2021
Name: COLDSRING TERRACE PROPERTY
Telephone: 936 653-3651

Account Summary

Previous Balance Due \$36.54
Unpaid Balance as of Aug 24 (Unpaid Balance Due Immediately) \$36.54
Current Charges Summary
Landline Charges \$30.00
Taxes and Surcharges \$6.54
Total Current Charges \$36.54
Total Amount Due by Sep 16 \$73.08

Helpful Information

Payment due date is September 16, 2021.
Please bring the complete bill when paying in person. To request a free itemization of your local service charges, please contact your local business office.
You can pay and view your bill online at www.eastex.com/paybill.
For Billing Questions Call 800-732-7839.

How to Reach Eastex Telephone Coop., Inc.

For Inquiries
- By Phone: 936-327-5224 or 800-732-7839
- By Mail: P.O. Box 150 Henderson, TX 75653-0150
- Website: www.eastex.com

For Payments by Mail
Eastex Telephone Coop., Inc.
P.O. Box 150
Henderson, TX 75653-0150

For Payments Online
www.eastex.com/paybill

Please make checks payable to Eastex Telephone Cooperative

Please detach and remit with your payment
COLDSRING TERRACE PROPERTY
3274182 3174180 865
09/01/21 1 936 653-3651



P.O. Box 150
Henderson, TX 75653-0150

414 66789 212361702

15914 2 AB 0.428 58 1 17

COLDSPRING TERRACE POA SWIMMING
206A S LOOP 336 W
CONROE TX 77304-3300

Table with 2 columns: Description, Amount. Row 1: Total Due By Sep 16, \$73.08. Row 2: Amount Enclosed.

Check here for address change

EASTEX TELEPHONE COOPERATIVE, INC.
P.O. BOX 150
HENDERSON TX 75653





SEP 14 2021

Page: 1 of 6
 Account: 3174180
 Member: 00000110183
 Bill Date: Aug 01 2021
 Name: COLDSRING TERRACE PROPERTY
 Telephone: 936 653-3651



Account Summary

Previous Balance Due \$109.82
 Online Payment - Thank You - Jul 14 \$109.82CR
Unpaid Balance as of Jul 23 \$0.00

Current Charges Summary
 Landline Charges \$30.00
 Taxes and Surcharges \$6.54
Total Current Charges \$36.54

Total Amount Due by Aug 16 \$36.54

Helpful Information

Payment due date is August 16, 2021.

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Please detach and remit with your payment
 COLDSRING TERRACE PROPERTY
 3274182 3174180 865
 08/01/21 1 936 653-3651



P.O. Box 150
 Henderson, TX 75653-0150

291 94857 212041802

15791 2 AB 0.428 58 1 13

COLDSRING TERRACE POA SWIMMING
 206A S LOOP 336 W
 CONROE TX 77304-3300

Total Due By Aug 16	\$36.54
Amount Enclosed	

Check here for address change

EASTEX TELEPHONE COOPERATIVE, INC.
 P.O. BOX 150
 HENDERSON TX 75653



Heavenly Blue Pools
 1890 FM 946 N
 Oakhurst, TX 77359 US
 9366625134
 heavenlybluepools@gmail.com

INVOICE

BILL TO

Coldspring Terrace; Paul
 Tice DTA Community
 Manager
 PO Box 446
 Coldspring, TX 77331

SHIP TO

Coldspring Terrace; Paul
 Tice DTA Community
 Manager
 PO Box 446
 Coldspring, TX 77331

INVOICE # 9480

DATE 09/09/2021

DUE DATE 09/24/2021

TERMS Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
08/07/2021	Balance Forward	516.00
	Other payments and credits after 08/07/2021 through 09/08/2021	-516.00
09/09/2021	Other invoices from this date	0.00
	New charges (details below)	589.50
	Total Amount Due	589.50

DESCRIPTION	QTY	RATE	AMOUNT
AUGUST SERVICE			
pc 8/5, 8/12, 8/19, 8/26/21 Pool Cleaned	4	65.00	260.00T
pch 8/2, 8/9, 8/16, 8/23, 8/30/21 Pool Checked	5	35.00	175.00T
1G Liquid Shock Sodium Hypochlorite, Liquid Shock	20	6.00	120.00T
chl Chlorine Tablets	4	1.75	7.00T
Algaecide 60 Algaecide 60	1	20.00	20.00T
yt 1cap 4oz Yellow Treat	3	2.50	7.50T

Thank you for your business!

SUBTOTAL	589.50
TAX	0.00
TOTAL	589.50
TOTAL OF NEW CHARGES	589.50
BALANCE DUE	\$589.50

DTA Community Management Services, Inc.
 206-A S. Loop 336, #270
 Conroe, TX 77304
 (832) 364-6880

Due Date	Account Number
9/15/2021	1035001701

Coldpsring Terrace Property Owners
 Association
 206-A S. Loop 336, #270 # 17
 Conroe, TX 77304

RE: 206-A S. Loop 336, #270 #
 17
 Conroe, TX 77304

Statement

Date	Description	Ref#	Charges	Payment	Balance
Primary					
9/1/2021	Previous Balance				\$0.00
9/1/2021	September 2021 - Management Fee		\$750.00		\$750.00
9/15/2021	AVID Exchange AP Service		\$24.55		\$774.55
9/15/2021	Expense Reimbursement		\$13.20		\$787.75
9/15/2021	Postage Reimbursement		\$92.82		\$880.57
9/15/2021	Current Account Balance				\$880.57

Please pay any past due amounts upon receipt.
 Credits are shown in parentheses. For example, (\$1.00) shows a one dollar credit.

AVID XCHANGE

Number of Pieces	Charge	Total
5	0.51	2.55
11	2	22
Number of Pieces	Charge	Total
	5.00	0
		24.55

CERTIFIED MAIL

ASSOCIATION NSF

Charge	Total
35.00	
35.00	
35.00	
35.00	

COLLECTION SERVICES

Number of Pieces	Charge	Total
Courtesy Letters		
Certified Letters	25.00	0
Legal Turn Over	75.00	0
Credit Reporting	25.00	0
Statements		
Other		

EXTRA MEETINGS

Time + Travel Time	Charge	Total
		0

MAIL-OUTS

Number	Cost per Piece	Total
Copies - Single Sided	0.15	0
Copies - Double Sided	0.25	0
Copies - Speciality Paper	0.35	0
#10 Envelopes	0.10	0
#9 Envelopes	0.15	0
Labels		
Processing Time	\$10 per 90	
	\$35 hour	

TRIP CHARGES **Purpose** **Hours** **Mileage** **Total**

EXPENSE REIMBURSEMENT **Store** **Purpose** **Amount**

Google domain name 13.2

OTHER **Description** **Charge** **Total**



Monarch Utilities I L.P.

A SouthWest Water Company

Customer Service: 866-654-7992
Emergencies: 866-654-7992
Visit us online: www.swwc.com/texas

Account Number: 001000034243
Invoice Number: 180022105276
Billing Date: 08/23/2021
Total Amount Due By: 09/08/2021
Service Address:
1 PARK LANE
COLD SPRINGS TX 77331

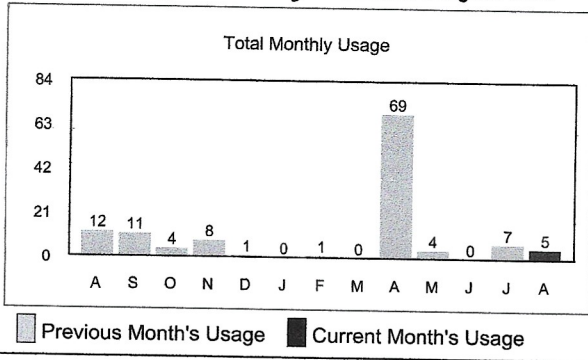


Current Reading Based on Actual

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - R	07/20/21	08/17/21	29	226.0	231.0	5.0	7939689

*KGal (1000 Gallons) Average Consumption = 9.2

Water Usage History - 13 Month Usage in KGal*



Account Summary

Previous Bill Amount	\$100.10
Payment Received 08/07/21 - Thank You	-\$100.10
(Payments after 5:00pm will NOT reflect on this invoice.)	
Balance	\$0.00
Current Billing and Other Basic Charges	
Water Base	\$54.15
Water Usage	\$41.29
TX. Comm Environ Quality	\$0.95
Total Current Charges	\$96.39
Current Account Balance	\$96.39

Message Center

Make sure to fill your pool or complete outdoor landscaping early in the morning so the sun doesn't evaporate the nourishing water.

Need assistance paying your water bill? Visit www.swwc.com/texas/water-assist

Please detach and return the bottom portion with your payment, or pay online at www.swwc.com/myaccount.

MONARCH UTILITIES

SOUTHWEST WATER COMPANY
P.O. Box 4657
Houston, TX 77210-4657

Account Number: 001000034243
Current Account Balance: \$96.39

Please make check payable to:
MONARCH UTILITIES

Please check here and see reverse for address and phone corrections.

Amount Enclosed **DO NOT PAY**



CSCTPOIA INC. PARK
PO BOX 446
COLDSPRING TX 77331-0446

MONARCH UTILITIES
P.O. Box 4657
Houston, TX 77210-4657

000000000000 03 00071 00001000034243 4 00 00009639 00010603 4



Please print only new address information below and check the appropriate box on the reverse side. Thank you.

Address Change(s)

Mailing address only

Name

Address

City

State

Zip Code

()
Phone Number

E-mail Address

Customer Account Number

Return to remit address on reverse of coupon. Make sure remit address on reverse shows through window of supplied envelope.



Invoice List

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 9/1/2021 - 9/30/2021

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
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DTA Community Management Services, Inc.

09/17/2021	091521-1701	09/15/2021		Paid (check)		\$880.57	\$0.00
				09/17/21 Pay From Acct:***4532/Check#100036			
				50-5000-00 - Management Contract : 1035001701-DTA Community Management Services, Inc.	\$750.00		
				50-5020-00 - Postage : 1035001701-DTA Community Management Services, Inc.	\$92.82		
				50-5085-00 - Website Expenses : 1035001701-DTA Community Management Services, Inc.	\$13.20		
				50-5090-00 - Admin Miscellaneous : 1035001701-DTA Community Management Services, Inc.	\$24.55		
				DTA Community Management Services, Inc. Total:		\$880.57	\$0.00
				Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:		\$880.57	\$0.00

Eastex Telephone Coop, Inc

09/10/2021	090121-4180	09/01/2021		Paid (check)		\$73.08	0.00
				09/10/21 Pay From Acct:***4532/Check#100033			
				57-5770-00 - Telephone : 3174180-Eastex Telephone Coop, Inc	\$73.08		
09/15/2021	080121-4180	09/01/2021		Paid (check)		\$36.54	0.00
				09/15/21 Pay From Acct:***4532/Check#100035			
				57-5770-00 - Telephone : Aug Svc	\$36.54		
				Eastex Telephone Coop, Inc Total:		\$109.62	\$0.00
				Coldspring Terrace Property Owners Improvement Association, Inc. 2 Invoice(s) Totaling:		\$109.62	\$0.00

Elisabeth Taylor

09/22/2021	101	09/22/2021	9/22/2021 Alicia Collins	Paid (check)		\$300.00	0.00
				09/22/21 Pay From Acct:***4532/Check#1000			
				60-6000-00 - Pool Service : Pool Service	\$300.00		
				Elisabeth Taylor Total:		\$300.00	\$0.00
				Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:		\$300.00	\$0.00

Heavenly Blue Pools

09/14/2021	9480	09/09/2021		Paid (check)		\$589.50	0.00
				09/14/21 Pay From Acct:***4532/Check#100034			
				60-6005-00 - Pool Supplies : Heavenly Blue Pools	\$154.50		
				60-6000-00 - Pool Service : Heavenly Blue Pools	\$435.00		
				Heavenly Blue Pools Total:		\$589.50	\$0.00
				Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:		\$589.50	\$0.00

Southwest Water Company

09/16/2021		09/16/2021	9/16/2021 Joshua Hardin	Paid (EFT)		\$96.39	0.00
				09/16/21 Pay From Acct:***4532/Check#0			
				57-5750-00 - Water & Sewer : Water & Sewer	\$96.39		

Invoice List

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 9/1/2021 - 9/30/2021

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due	
						Southwest Water Company Total:	\$96.39	\$0.00
						Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:	\$96.39	\$0.00
						GRAND 6 Invoice(s) Totaling:	\$1,976.08	\$0.00

Date	Reconciled	Description	Check Number	Transaction Amount
Cleared Items				
Credits				
08/31/2021	09/23/2021	Beginning Balance	0	\$37,395.65
09/08/2021	09/08/2021	Deposit from batch 112	1001	\$550.00
09/21/2021	09/21/2021	Deposit from batch 172	1002	\$754.50
09/30/2021	09/30/2021	Interest		\$0.76
Total Cleared Credits				\$38,700.91
Debits				
09/10/2021	09/13/2021	Eastex Telephone Coop, Inc	100033	(\$73.08)
09/14/2021	09/22/2021	Heavenly Blue Pools	100034	(\$589.50)
09/15/2021	09/16/2021	Eastex Telephone Coop, Inc	100035	(\$36.54)
09/16/2021	09/10/2021	Southwest Water Company	0	(\$96.39)
09/17/2021	09/20/2021	DTA Community Management Services, Inc.	100036	(\$880.57)
09/22/2021	09/30/2021	Elisabeth Taylor	1000	(\$300.00)
Total Cleared Debits				(\$1,976.08)

AAB Checking Summary

Ending Account Balance:	\$ 36,724.83
Uncleared Items:	\$-
Adjusted Balance:	\$ 36,724.83
Bank Ending Balance:	\$ 36,724.83
Difference:	\$-

Date	Reconciled	Description	Check Number	Transaction Amount
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AAB Money Market Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$ -
<hr/>	
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
<hr/>	
Difference:	\$ -