

**13 February 2022 General Meeting Minutes  
Pavilion Office**

**APPEARANCE:** Lewis Fowler - PRESIDENT, Stanley Scott - VICE PRESIDENT, Ariel Guerrero - SECRETARY

**ABSENT:** SECRETARY, Rusty Sherrouse – TREASURER, Luke Sweeney - TRUSTEE

**VISITORS:** Gene Lewis, Jim May, Bruce Shields, Aki Morita, Benita Malone, Steve Hughes, Mark Hlanak

President Lewis Fowler called the meeting to order at 3:05 PM. Seconded by Secretary Ariel Guerrero

Minutes from the January meeting were approved and signed by the Board. The minutes were posted on the Common Area bulletin board, and the signed minutes will be posted on the website.

**Treasury Report**

Financial report was not presented at meeting due to incorrect report submitted to Board. A copy of report has been included as part of minutes. The ending balance as of December 31, 2021, was \$28,716.83 and the ending balance as of January 31, 2022, was \$23,873.94. The Treasury Report has been approved and signed.

**Receivables**

The total for outstanding accounts is \$16,776.62. There are 25 property owners who are 90+ days delinquent in paying their Maintenance Fees. DTA is continuing to work to recover these overdue accounts.

**Reports of Officers/Committees**

There was two Home/Lot Improvement Requests submitted since the last meeting.

5 Violation Letters were sent out since the last meeting.

**Old Business**

President Lewis Fowler provided an update on the renewal of our community's commercial liability insurance policy. Board is currently waiting to receive revised proposal limited to general liability insurance at boat dock, pool area, coverage on pavilion and D&O insurance, which will replace the old policies with a single policy for all coverages.

Board discussed information received from DTA regarding Axela Collection Services that has been proposed by DTA & approved by Board to help recover funds for delinquent HOA accounts.

Board approved final draft of Coldspring Terrace welcome letter for new residents & property owners that will provide details on community information, deed restrictions, by-laws, and DTA Community Management & Board contact information.

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***Coldspring Terrace Board of Trustees***

Lewis Fowler - President - 713-855-9050  
Stanley Scott - Vice President - 936-933-0035  
Ariel Guerrero - Secretary - 713-598-5548

Rusty Sherrouse – Treasurer - 281-813-2163  
Luke Sweeney – Trustee – 713-906-5748  
Rosie Ryals - Managing Agent 936-267-0122



Common area improvement project involving repair and possible relocation of bulletin board still in the planning stages. Board still needs to evaluate whether the Coldspring Terrace sign at the corner of Rocky Creek Rd and Farm Rd 1514 could be reconfigured into a double-sided sign for opposite flowing traffic to be able to view sign.

**New Business**

President Lewis Fowler informed all attendees that nominations are being accepted for candidates interested in serving as a board member. New board members will be elected at our upcoming election to be held at Annual Meeting in early June 2022. Please reach out to any of our current board members to nominate a candidate that would be interested in serving our community.

**Next Meeting** is Sunday, March 13th, 2022, at 3pm in the Pavilion Office.

President Lewis Fowler called for the meeting to adjourn at 3:33 pm, and Vice President Stanley Scott seconded the motion.

  
\_\_\_\_\_  
Lewis Fowler - PRESIDENT

  
\_\_\_\_\_  
Ariel Guerrero - SECRETARY

  
\_\_\_\_\_  
Stanley Scott - VICE PRESIDENT

  
\_\_\_\_\_  
Rusty Sherrouse - TREASURER

  
\_\_\_\_\_  
Luke Sweeney - TRUSTEE

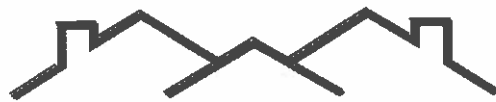
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DTA

Community Management

**Financial Report Package**

**February 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: 02/28/2022

**Assets**

CASH - OPERATING

10-1000-00	AAB - Operating -4532	\$23,226.67	
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Total CASH - OPERATING:			<u>\$23,226.67</u>
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<b>Total Assets:</b>			<u><u>\$23,226.67</u></u>
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**Liabilities & Equity**

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	932.00	
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Total CURRENT LIABILITIES:			<u>\$932.00</u>
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OWNERS EQUITY

30-3010-00	Opening Balance Equity	16,280.31	
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30-3100-00	Retained Earnings	17,289.83	
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Total OWNERS EQUITY:			<u>\$33,570.14</u>
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	Net Income Gain / Loss	<u>(11,275.47)</u>	<u>(\$11,275.47)</u>
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<b>Total Liabilities &amp; Equity:</b>			<u><u>\$23,226.67</u></u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessments	\$1,000.00	\$4,100.57	(\$3,100.57)	\$17,800.00	\$32,804.56	(\$15,004.56)	\$49,206.85
4006-00 Special Assessment	100.00	1,166.67	(1,066.67)	1,050.00	9,333.36	(8,283.36)	14,000.00
<b>Total ASSESSMENT INCOME</b>	<b>\$1,100.00</b>	<b>\$5,267.24</b>	<b>(\$4,167.24)</b>	<b>\$18,850.00</b>	<b>\$42,137.92</b>	<b>(\$23,287.92)</b>	<b>\$63,206.85</b>
<b>OTHER INCOME</b>							
4015-00 Late Fee Interest	73.59	1.82	71.77	154.43	14.56	139.87	21.82
4020-00 Bank Interest	-	0.29	(0.29)	1.64	2.32	(0.68)	3.43
4105-00 Transfer Fee	-	-	-	700.00	-	700.00	-
4200-00 Keys & remotes	-	20.83	(20.83)	-	166.64	(166.64)	250.00
4500-00 Interest Income - Operating	0.45	-	0.45	3.86	-	3.86	-
4900-00 Misc Income	25.00	(0.42)	25.42	1,158.65	(3.36)	1,162.01	(5.02)
<b>Total OTHER INCOME</b>	<b>\$99.04</b>	<b>\$22.52</b>	<b>\$76.52</b>	<b>\$2,018.58</b>	<b>\$180.16</b>	<b>\$1,838.42</b>	<b>\$270.23</b>
<b>Total OPERATING INCOME</b>	<b>\$1,199.04</b>	<b>\$5,289.76</b>	<b>(\$4,090.72)</b>	<b>\$20,868.58</b>	<b>\$42,318.08</b>	<b>(\$21,449.50)</b>	<b>\$63,477.08</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5020-00 Postage	-	39.99	39.99	131.50	319.92	188.42	479.88
5035-00 Dues & Subscriptions	15.06	-	(15.06)	69.42	-	(69.42)	-
5036-00 Payables Service	-	-	-	12.04	-	(12.04)	-
5080-00 Storage Fees	3.00	-	(3.00)	6.00	-	(6.00)	-
5085-00 Website Expenses	-	13.94	13.94	23.46	111.52	88.06	167.31
5090-00 Admin Miscellaneous	-	666.33	666.33	150.55	5,330.64	5,180.09	7,996.00
6800-00 Licensing/Permits	-	8.46	8.46	101.50	67.68	(33.82)	101.50
<b>Total ADMINISTRATIVE</b>	<b>\$18.06</b>	<b>\$728.72</b>	<b>\$710.66</b>	<b>\$494.47</b>	<b>\$5,829.76</b>	<b>\$5,335.29</b>	<b>\$8,744.69</b>
<b>PROFESSIONAL FEES</b>							
5000-00 Management Contract	787.50	260.88	(526.62)	7,256.75	2,087.04	(5,169.71)	3,130.54
5045-00 Legal Expenses (Corporate)	-	173.89	173.89	942.58	1,391.12	448.54	2,086.67
<b>Total PROFESSIONAL FEES</b>	<b>\$787.50</b>	<b>\$434.77</b>	<b>(\$352.73)</b>	<b>\$8,199.33</b>	<b>\$3,478.16</b>	<b>(\$4,721.17)</b>	<b>\$5,217.21</b>
<b>LANDSCAPE MAINTENANCE</b>							
5300-00 Landscape Contract	-	158.33	158.33	5,700.00	1,266.64	(4,433.36)	1,900.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>\$-</b>	<b>\$158.33</b>	<b>\$158.33</b>	<b>\$5,700.00</b>	<b>\$1,266.64</b>	<b>(\$4,433.36)</b>	<b>\$1,900.00</b>
<b>POOL MANAGEMENT</b>							
6000-00 Pool Service	277.55	1,344.43	1,066.88	3,436.71	10,755.44	7,318.73	16,133.15
6005-00 Pool Supplies	-	82.67	82.67	982.00	661.36	(320.64)	992.00
6010-00 Pool Repairs & Maint	-	-	-	760.00	-	(760.00)	-
<b>Total POOL MANAGEMENT</b>	<b>\$277.55</b>	<b>\$1,427.10</b>	<b>\$1,149.55</b>	<b>\$5,178.71</b>	<b>\$11,416.80</b>	<b>\$6,238.09</b>	<b>\$17,125.15</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6500-00 General Repairs & Maint	-	629.71	629.71	1,400.48	5,037.68	3,637.20	7,556.54
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$629.71</b>	<b>\$629.71</b>	<b>\$1,400.48</b>	<b>\$5,037.68</b>	<b>\$3,637.20</b>	<b>\$7,556.54</b>
<b>UTILITIES</b>							
5710-00 Electricity	639.18	491.14	(148.04)	4,048.14	3,929.12	(119.02)	5,893.65
5750-00 Water & Sewer	124.02	159.72	35.70	627.73	1,277.76	650.03	1,916.58
5770-00 Telephone	-	30.30	30.30	328.03	242.40	(85.63)	363.58
<b>Total UTILITIES</b>	<b>\$763.20</b>	<b>\$681.16</b>	<b>(\$82.04)</b>	<b>\$5,003.90</b>	<b>\$5,449.28</b>	<b>\$445.38</b>	<b>\$8,173.81</b>
<b>TAXES &amp; INSURANCE</b>							
5050-00 Master Insurance Policy	-	-	-	5,884.20	-	(5,884.20)	-
5052-00 Insurance - D&O	-	183.50	183.50	282.96	1,468.00	1,185.04	2,202.00
<b>Total TAXES &amp; INSURANCE</b>	<b>\$-</b>	<b>\$183.50</b>	<b>\$183.50</b>	<b>\$6,167.16</b>	<b>\$1,468.00</b>	<b>(\$4,699.16)</b>	<b>\$2,202.00</b>





**Income Statement - Operating**

Coldspring Terrace Property Owners Improvement Association, Inc.

From 02/01/2022 to 02/28/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total OPERATING EXPENSE</b>	\$1,846.31	\$4,243.29	\$2,396.98	\$32,144.05	\$33,946.32	\$1,802.27	\$50,919.40
<b>Net Income:</b>	<u>(\$647.27)</u>	<u>\$1,046.47</u>	<u>(\$1,693.74)</u>	<u>(\$11,275.47)</u>	<u>\$8,371.76</u>	<u>(\$19,647.23)</u>	<u>\$12,557.68</u>





Community Management

**Cash Flow Report**

Coldspring Terrace Property Owners Improvement Association, Inc.  
Ending: 02/28/2022

Description	March	April	May	June	July	August	September	October	November	December	January	February
<b>Cash</b>												
10 CASH - OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94
<b>Cash Totals:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94
<b>Sources of Cash</b>												
20 CURRENT LIABILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$1,853.34	\$0.00	\$0.00
40 ASSESSMENT INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$754.50	\$1,350.00	\$550.00	\$500.00	\$100.00	\$1,173.59
42 OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76	\$0.76	\$0.68	\$0.65	\$1,109.21	\$25.45
<b>Sources of Cash Totals:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.26	\$1,350.76	\$550.68	\$2,353.99	\$1,209.21	\$1,199.04
<b>Cash Balance</b>												
10 CASH - OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94
<b>Cash Balance Totals:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94



Date	Check #	Payee	Amount
<b>10-1000-00 AAB - Operating -4532</b>			
02/02/2022	300019	Sam Houston Electric Cooperative, Inc.	\$504.87
		<b>Invoice #: 011322-2348</b>	
		60-5710-00 Payment - Invoice No: 011322-2348; 72348-Sam Houston Electric Cooperative, Inc.	\$504.87
02/02/2022	300020	Sam Houston Electric Cooperative, Inc.	\$26.37
		<b>Invoice #: 011322-1108</b>	
		60-5710-00 Payment - Invoice No: 011322-1108; 331108-Sam Houston Electric Cooperative, Inc.	\$26.37
02/02/2022	300021	Sam Houston Electric Cooperative, Inc.	\$39.00
		<b>Invoice #: 011322-1228</b>	
		60-5710-00 Payment - Invoice No: 011322-1228; 121228-Sam Houston Electric Cooperative, Inc.	\$39.00
02/02/2022	300022	Sam Houston Electric Cooperative, Inc.	\$29.94
		<b>Invoice #: 011322-3098</b>	
		60-5710-00 Payment - Invoice No: 011322-3098; 73098-Sam Houston Electric Cooperative, Inc.	\$29.94
02/15/2022	100052	Heavenly Blue Pools	\$277.55
		<b>Invoice #: 9728</b>	
		54-6000-00 Payment - Invoice No: 9728; Heavenly Blue Pools	\$277.55
02/22/2022	0	Southwest Water Company	\$62.01
		<b>Invoice #: 181003088085</b>	
		60-5750-00 Invoice: 181003088085; Water & Sewer	\$62.01
02/22/2022	0	Southwest Water Company	\$62.01
		<b>Invoice #: 180012523964</b>	
		60-5750-00 Invoice: 180012523964; Water & Sewer	\$62.01
02/24/2022	1009	DTA Community Management Services, Inc.	\$805.56
		<b>Invoice #: 1701 022022</b>	
		50-5080-00 Invoice: 1701 022022; Storage Fees	\$3.00
		52-5000-00 Invoice: 1701 022022; Management Contract	\$787.50
		50-5035-00 Invoice: 1701 022022; Dues & Subscriptions	\$15.06
02/25/2022	300023	Sam Houston Electric Cooperative, Inc.	\$39.00
		<b>Invoice #: 021122-1228</b>	
		60-5710-00 Payment - Invoice No: 021122-1228; 121228-Sam Houston Electric Cooperative, Inc.	\$39.00
		<b>Account Totals</b>	<b>9</b>
		<b># Checks:</b>	<b>\$1,846.31</b>
		<b>Association Totals</b>	<b>9</b>
		<b># Checks:</b>	<b>\$1,846.31</b>







**Invoice List**

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 2/1/2022 - 2/28/2022

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
<b>DTA Community Management Services, Inc.</b>							
02/24/2022	1701 022022	02/24/2022	2/24/2022 Stephanie Dunlap	Paid (check)		\$805.56	\$0.00
			02/24/22 Pay From Acct:***4532/Check#1009				
			50-5080-00 - Storage Fees : Storage Fees		\$3.00		
			52-5000-00 - Management Contract : Management Contract		\$787.50		
			50-5035-00 - Dues & Subscriptions : Dues & Subscriptions		\$15.06		
			<b>DTA Community Management Services, Inc. Total:</b>			<b>\$805.56</b>	<b>\$0.00</b>
			<b>Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:</b>			<b>\$805.56</b>	<b>\$0.00</b>
<b>Heavenly Blue Pools</b>							
02/15/2022	9728	02/07/2022		Paid (check)		\$277.55	0.00
			02/15/22 Pay From Acct:***4532/Check#100052				
			54-6000-00 - Pool Service : Heavenly Blue Pools		\$277.55		
			<b>Heavenly Blue Pools Total:</b>			<b>\$277.55</b>	<b>\$0.00</b>
			<b>Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:</b>			<b>\$277.55</b>	<b>\$0.00</b>
<b>Sam Houston Electric Cooperative, Inc.</b>							
02/02/2022	011322-2348	01/13/2022		Paid (check)		\$504.87	0.00
			02/02/22 Pay From Acct:***4532/Check#300019				
			60-5710-00 - Electricity : 72348-Sam Houston Electric Cooperative, Inc.		\$504.87		
02/02/2022	011322-1108	01/13/2022		Paid (check)		\$26.37	0.00
			02/02/22 Pay From Acct:***4532/Check#300020				
			60-5710-00 - Electricity : 331108-Sam Houston Electric Cooperative, Inc.		\$26.37		
02/02/2022	011322-1228	01/13/2022		Paid (check)		\$39.00	0.00
			02/02/22 Pay From Acct:***4532/Check#300021				
			60-5710-00 - Electricity : 121228-Sam Houston Electric Cooperative, Inc.		\$39.00		
02/02/2022	011322-3098	01/13/2022		Paid (check)		\$29.94	0.00
			02/02/22 Pay From Acct:***4532/Check#300022				
			60-5710-00 - Electricity : 73098-Sam Houston Electric Cooperative, Inc.		\$29.94		
02/25/2022	021122-1228	02/11/2022		Paid (check)		\$39.00	0.00
			02/25/22 Pay From Acct:***4532/Check#300023				
			60-5710-00 - Electricity : 121228-Sam Houston Electric Cooperative, Inc.		\$39.00		
			<b>Sam Houston Electric Cooperative, Inc. Total:</b>			<b>\$639.18</b>	<b>\$0.00</b>
			<b>Coldspring Terrace Property Owners Improvement Association, Inc. 5 Invoice(s) Totaling:</b>			<b>\$639.18</b>	<b>\$0.00</b>
<b>Southwest Water Company</b>							
02/22/2022	181003088085	02/01/2022	2/22/2022 Alicia Collins	Paid (EFT)		\$62.01	0.00
			02/22/22 Pay From Acct:***4532/Check#0				
			60-5750-00 - Water & Sewer : Water & Sewer		\$62.01		





**Invoice List**

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 2/1/2022 - 2/28/2022

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
02/22/2022	180012523964	02/08/2022	2/22/2022 Alicia Collins	Paid (EFT)		\$62.01	\$0.00
			02/22/22 Pay From Acct:***4532/Check#0				
	60-5750-00 - Water & Sewer : Water & Sewer				\$62.01		
			<b>Southwest Water Company Total:</b>			<b>\$124.02</b>	<b>\$0.00</b>
			<b>Coldspring Terrace Property Owners Improvement Association, Inc. 2 Invoice(s) Totaling:</b>			<b>\$124.02</b>	<b>\$0.00</b>
<b>GRAND 9 Invoice(s) Totaling:</b>						<b>\$1,846.31</b>	<b>\$0.00</b>



**JAN 19 2022**

Do not send payment for this bill. Payment will be automatically drafted on the due date.

Name: COLDSRING TERRACE  
Account #: 72348  
Service Address: Qq Coldspring, Tx  
Bill Date: 01/13/2022

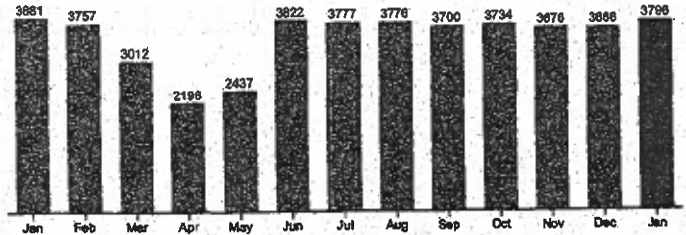
Due Date: 02/02/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
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488.54      -488.54      .00      504.87      .00      504.87

Base Charge 20.50  
Delivery 3796 kWh @ 0.03890 147.66  
Energy 3796 kWh @ 0.08870 336.71  
Electricity charges & credits 504.87

Rate Schedule SG1  
Meter 99042503  
Bill Days 31  
Multiplier 1  
Reading from -41954  
Reading date 12/11/2021  
Reading to 45750  
Reading date 01/11/2022  
Usage: kWh 3796  
Usage: kW 0.0



Balance forward 0.00  
Total current charges 504.87  
Total adjustments 0.00  
Amount due by 02/02/2022 504.87  
Amount due after 02/02/2022 530.11

Monthly kWh Usage  
Current Month 3796  
Last Month 3668  
Same Month Last Year 3881

See reverse side for details about paying your bill at **FAMILY DOLLAR**, **DOLLAR GENERAL** and others.  
Please return this portion with your payment



**SAM HOUSTON**  
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

**JAN 19 2022**

Amount Due By 02/02/2022 504.87  
Amount Due After 02/02/2022 530.11

Do not send payment for this bill. Payment will be automatically drafted on the due date.

72348



For Kiosk Use

2752 1 AB 0.461  
COLDSRING TERRACE  
PROPERTIES OWNERS (POOL)  
#270  
206A S LOOP 336 W  
CONROE TX 77304-3300

5 2752  
C-10

Sam Houston Electric Cooperative, Inc.  
PO Box 426  
Livingston, TX 77351-4071



000000072348 000000053011 000000050487

Check here for address/phone number change and complete back. Return this portion of bill with payment.



**JAN 19 2022**

Do not send payment for this bill. Payment will be automatically drafted on the due date.

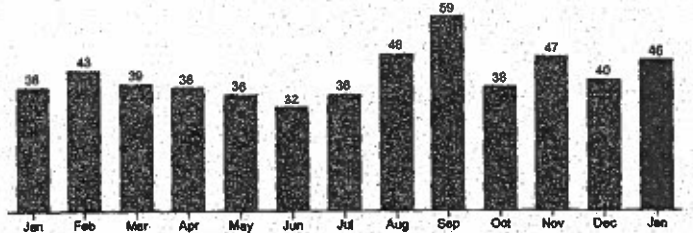
Name: COLDSRING TERRACE  
Account #: 331108  
Service Address: Qq Coldspring, Tx  
Bill Date: 01/13/2022

Due Date: 02/02/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
25.60	-25.60	.00	26.37	.00	26.37

Base Charge 20.50  
Delivery 46 kWh @ 0.03890 1.79  
Energy 46 kWh @ 0.08870 4.08  
Electricity charges & credits 26.37

Rate Schedule SG1  
Meter 99081461  
Bill Days 31  
Multiplier 1  
Reading from 8236  
Reading date 12/11/2021  
Reading to 8282  
Reading date 01/11/2022  
Usage: kWh 46  
Usage: kW 0.0



Balance forward 0.00  
Total current charges 26.37  
Total adjustments 0.00  
Amount due by 02/02/2022 26.37  
Amount due after 02/02/2022 27.69

Monthly kWh Usage  
Current Month 46  
Last Month 40  
Same Month Last Year 38

See reverse side for details about paying your bill at **FAMILY DOLLAR**, **DOLLAR GENERAL** and others.  
Please return this portion with your payment



**SAM HOUSTON**  
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

**JAN 19 2022**

Amount Due By 02/02/2022 26.37  
Amount Due After 02/02/2022 27.69

Do not send payment for this bill. Payment will be automatically drafted on the due date.

331108



For Kiosk Use

2751 1 AB 0.461  
COLDSRING TERRACE  
PROPERTIES OWNERS (BOAT RAMP)  
#270  
206A S LOOP 336 W  
CONROE TX 77304-3300

5 2751  
C-10

Sam Houston Electric Cooperative, Inc.  
PO Box 426  
Livingston, TX 77351-4071



Check here for address/phone number change and complete back. Return this portion of bill with payment.

000000331108 000000002769 000000002637







Livingston TX 77351 Livingston TX 77351 Coldspring 936-653-5400  
 www.samhouston.net Toll free 800-458-0381  
 Outages 888-444-1207

**JAN 19 2022**

Do not send payment for this bill. Payment will be automatically drafted on the due date.

**Name:** COLDSRING TERRACE  
**Account #:** 121228  
**Service Address:** Coldspring Terrace Properties Owners  
**Bill Date:** (se Coldspring, Tx 01/13/2022)

**Due Date:** 02/02/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
39.00	-39.00	.00	39.00	.00	39.00
100 WATT HPS - 1 @ 9.75		9.75			
150 Watt Equivalent @ 9.75		29.25			
LED - 3					
Electricity charges & credits		39.00			
<b>Balance forward</b>		<b>0.00</b>			
<b>Total current charges</b>		<b>39.00</b>			
<b>Total adjustments</b>		<b>0.00</b>			
<b>Amount due by 02/02/2022</b>		<b>39.00</b>			
<b>Amount due after 02/02/2022</b>		<b>40.95</b>			

**Monthly kWh Usage**  
 Current Month 0  
 Last Month 0  
 Same Month Last Year 0

See reverse side for details about paying your bill at **FAMILY DOLLAR**, **DOLLAR GENERAL** and others.  
 Please return this portion with your payment

<b>Amount Due By 02/02/2022</b>	<b>39.00</b>
<b>Amount Due After 02/02/2022</b>	<b>40.95</b>



PO Box 426 Livingston, TX 77351-4071

**JAN 19 2022**

Do not send payment for this bill. Payment will be automatically drafted on the due date.

121228



For Kiosk Use

2753 1 AB 0.461  
 COLDSRING TERRACE  
 PROPERTIES OWNERS (SECURITY LIGHTS)  
 #270  
 206A S LOOP 336 W  
 CONROE TX 77304-3300

5 2753  
 C-10

Sam Houston Electric Cooperative, Inc.  
 PO Box 426  
 Livingston, TX 77351-4071



000000121228 000000004095 000000003900

Check here for address/phone number change and complete back. Return this portion of bill with payment.



**JAN 19 2022**

Do not send payment for this bill. Payment will be automatically drafted on the due date.

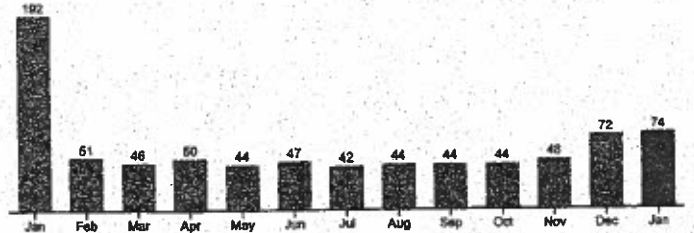
Name: COLDSRING TERRACE  
Account #: 73098  
Service Address: Qq Coldspring, Tx  
Bill Date: 01/13/2022

Due Date: 02/02/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
------------------	-------------------	-----------------	---------------	-------------	------------

29.69	-29.69	.00	29.94	.00	29.94
Base Charge		20.50	Rate Schedule	SG1	
Delivery 74 kWh @ 0.03890		2.88	Meter	99073725	
Energy 74 kWh @ 0.08870		6.56	Bill Days	31	
Electricity charges & credits		29.94	Multiplier	1	

Reading from 3244  
Reading date 12/11/2021  
Reading to 3318  
Reading date 01/11/2022  
Usage: kWh 74  
Usage: kW 0.0



Balance forward 0.00  
Total current charges 29.94  
Total adjustments 0.00  
Amount due by 02/02/2022 29.94  
Amount due after 02/02/2022 31.44

Monthly kWh Usage  
Current Month 74  
Last Month 72  
Same Month Last Year 192

See reverse side for details about paying your bill at

**FAMILY DOLLAR**

**DOLLAR GENERAL**

and others.

Please return this portion with your payment



**SAM HOUSTON**  
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

**JAN 19 2022**

Amount Due By 02/02/2022 29.94  
Amount Due After 02/02/2022 31.44

Do not send payment for this bill. Payment will be automatically drafted on the due date.

73098



For Kiosk Use

2754 1 AB 0.461  
COLDSRING TERRACE  
PROPERTIES OWNERS (SIGN)  
#270  
206A S LOOP 336 W  
CONROE TX 77304-3300

5 2754  
C-10

Sam Houston Electric Cooperative, Inc.  
PO Box 426  
Livingston, TX 77351-4071



000000073098 000000003144 000000002994

Check here for address/phone number change and complete back. Return this portion of bill with payment.





# Texas Water Utilities

Monarch

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: 181003088085  
Billing Date: 01/14/2022  
Total Amount Due By: 01/30/2022  
Service Address:  
1 PARK LANE  
COLD SPRINGS TX 77331



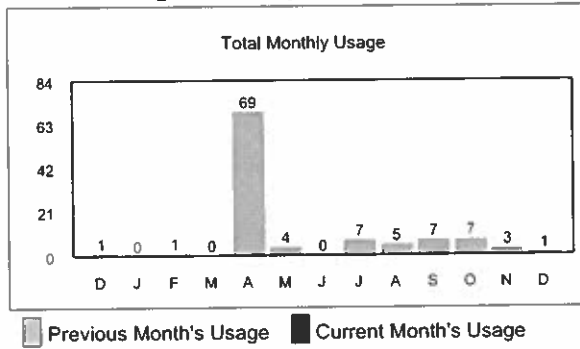
### Current Reading Based on Estimate

Page 1 of 1

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - R	11/17/21	12/16/21	30	248.0	249.0	1.0	7939689

\*KGal (1000 Gallons) Average Consumption = 8.7

### Water Usage History - 13 Month Usage in KGal\*



### Account Summary

Previous Bill Amount	\$78.36
Payment Received 12/09/21 - Thank You	-\$78.36
(Payments after 5:00pm will NOT reflect on this invoice.)	
<b>Balance</b>	<b>\$0.00</b>
<b>Current Billing and Other Basic Charges</b>	
Water Base	\$54.15
Water Usage	\$7.25
TX. Comm Environ Quality	\$0.61
<b>Total Current Charges</b>	<b>\$62.01</b>
<b>Current Account Balance</b>	<b>\$62.01</b>

### Message Center

Need help paying your bill? See if you qualify for our Water Assist program at [www.swwc.com/texas/water-assist/](http://www.swwc.com/texas/water-assist/). Registration is happening now!

Have you made an online account yet? Go to [www.swwc.com/myaccount](http://www.swwc.com/myaccount)

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

### MONARCH UTILITIES

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

Account Number: 001000034243  
Current Account Balance: \$62.01

Please make check payable to:  
MONARCH UTILITIES

Amount Enclosed

**DO NOT PAY**

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



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 00006201 00006821 6





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.





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 #** 9728**DATE** 02/07/2022**DUE DATE** 02/27/2022**TERMS** Net 20

DATE	ACCOUNT SUMMARY	AMOUNT
01/05/2022	Balance Forward	499.16
	Other payments and credits after 01/05/2022 through 02/06/2022	-499.16
02/07/2022	Other invoices from this date	0.00
	New charges (details below)	277.55
	Total Amount Due	277.55

ACTIVITY	QTY	RATE	AMOUNT
JANUARY SERVICE			
<b>pc</b> 1/7, 1/14, 1/21, 1/28/22 Pool Cleaned	4	65.00	260.00T

Thank you for your business!

SUBTOTAL	260.00
TAX	17.55
TOTAL	277.55
TOTAL OF NEW CHARGES	277.55
BALANCE DUE	<b>\$277.55</b>





# Texas Water Utilities

Monarch

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: 180012523694  
Billing Date: 01/21/2022  
Total Amount Due By: 02/06/2022  
Service Address:  
1 PARK LANE  
COLD SPRINGS TX 77331



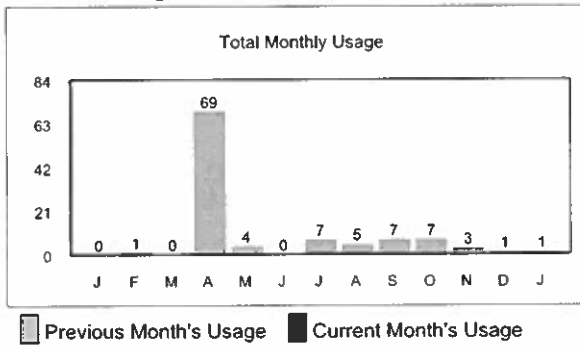
### Current Reading Based on Actual

Page 1 of 1

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - R	12/17/21	01/14/22	29	249.0	250.0	1.0	7939689

\*KGal (1000 Gallons) Average Consumption = 8.8

### Water Usage History - 13 Month Usage in KGal\*



### Account Summary

Previous Bill Amount	\$62.01
Payment(s) Received through 01/21/22 (Payments after 5:00pm will NOT reflect on this invoice.)	\$0.00
<b>Balance</b>	<b>\$62.01</b>
<b>Current Billing and Other Basic Charges</b>	
Water Base	\$54.15
Water Usage	\$7.25
TX. Comm Environ Quality	\$0.61
<b>Total Current Charges</b>	<b>\$62.01</b>
<b>Current Account Balance</b>	<b>\$124.02</b>

### Message Center

Need help paying your bill? See if you qualify for our Water Assist program at [www.swwc.com/texas/water-assist/](http://www.swwc.com/texas/water-assist/). Registration is happening now!

The "Due Date" listed on this bill applies to current charges only. Past due accounts are subject to service termination and will be sent to collections.

Have you made an online account yet? Go to [www.swwc.com/myaccount](http://www.swwc.com/myaccount)

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

### MONARCH UTILITIES

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

Account Number: 001000034243  
Current Account Balance: \$124.02

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  
COLDSRING TX 77331-0446

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

000000000000 03 00071 00001000034243 4 00 00012402 00013022 8





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.



Do not send payment for this bill. Payment will be automatically drafted on the due date.

**Name:** COLDSRING TERRACE  
**Account #:** 121228  
**Service Address:** Coldspring Terrace Properties Owners  
**Bill Date:** (se Coldspring, Tx  
02/11/2022

**Due Date:** 03/03/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
39.00	-39.00	.00	39.00	.00	39.00

100 WATT HPS - 1 @ 9.75  
150 Watt Equivalent @ 9.75  
LED - 3  
Electricity charges & credits

9.75  
29.25  
39.00

**Balance forward** 0.00  
**Total current charges** 39.00  
**Total adjustments** 0.00

**Monthly kWh Usage**  
Current Month 0  
Last Month 0  
Same Month Last Year 0

**Amount due by 03/03/2022** 39.00  
**Amount due after 03/03/2022** 40.95

See reverse side for details about paying your bill at **FAMILY DOLLAR. DOLLAR GENERAL** and others.

Please return this portion with your payment



**SAM HOUSTON**  
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

121228



For Kiosk Use

2746 1 AB 0.461 5 2746  
COLDSRING TERRACE C-10  
PROPERTIES OWNERS (SECURITY LIGHTS)  
#270  
206A S LOOP 336 W  
CONROE TX 77304-3300



**Amount Due By 03/03/2022** 39.00  
**Amount Due After 03/03/2022** 40.95

Do not send payment for this bill. Payment will be automatically drafted on the due date.

Sam Houston Electric Cooperative, Inc.  
PO Box 426  
Livingston, TX 77351-4071



000000121228 000000004095 000000003900

Check here for address/phone number change and complete back. Return this portion of bill with payment.





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

Due Date	Account Number
2/24/2022	1035001701

Coldspring 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
<b>Primary</b>					\$0.00
2/1/2022	Previous Balance				\$3.00
2/1/2022	February 2022 - Records Storage		\$3.00		\$790.50
2/1/2022	Monthly Management Fee		\$787.50		\$805.56
2/24/2022	AVID Exchange AP Service		\$15.06		
2/24/2022	Current Account Balance				\$805.56

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







# COLDSPRING TERRACE

COLLECTION SERVICES	Number of Pieces	Charge	Total
Courtesy Letters		5.00	0
Certified Letters		25.00	0
Legal Turn Over		75.00	0
Credit Reporting		25.00	0
Statements		3.00	0
Other			
			<b>\$0.00</b>

EXTRA MEETINGS	Time + Travel Time	Charge	Total

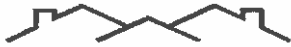
MAIL-OUTS	Number	Cost per Piece	Total
Copies - Single Sided		0.15	0
Copies - Double Sided		0.25	0
Copies - Speciality Paper		0.35	0
#10 Envelopes		0.10	0
#9 Envelopes		0.15	0
Labels		\$10 per 90	
Processing Time per hour		\$35	\$0

TRIP CHARGES	Purpose	Hours	Mileage	Total

EXPENSE REIMBURSEMENT	Store	Purpose	Amount

OTHER	Description	Charge	Total





DTA

Community Management

Deposit Register

Coldspring Terrace Property Owners Improvement Association, Inc.

2/1/2022 - 2/28/2022

Posted	Payer and Details	Memo	Amount
AAB Checking - 8535284532			
2/17/2022	Deposit from batch 6014		\$1,198.59
2/17/2022	From Bobby Granger (Acct: 1034005501)	Check # 2390 For Assessment - Homeowner 2021	\$1,000.00
2/17/2022	From Bobby Granger (Acct: 1034005501)	Check # 2390 For Assessment - Special 2021	\$100.00
2/17/2022	From Bobby Granger (Acct: 1034005501)	Check # 2390 For Assessment - Homeowner (Delinquent Interest) 2021	\$73.59
2/17/2022	From Bobby Granger (Acct: 1034005501)	Check # 2390 For Administrative Fee 2021	\$25.00
2/28/2022	Interest		\$0.45
		<b>AAB Checking Total:</b>	<b>\$1,199.04</b>
		<b>Association Total:</b>	<b>\$1,199.04</b>







**General Ledger Trial Balance with Details**

Coldspring Terrace Property Owners Improvement Association, Inc.

Accts: 10-1000-00 To: 80-8003-00 Dates: 2/1/2022 - 2/28/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	AAB - Operating -4532	\$23,873.94	\$1,199.04	\$1,846.31	\$23,226.67
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/02/2022	24696	\$ -	\$ 504.87	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300019	
02/02/2022	24698	-	26.37	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300020	
02/02/2022	24700	-	39.00	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300021	
02/02/2022	24702	-	29.94	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300022	
02/15/2022	28040	-	277.55	AAB - Operating -4532; Heavenly Blue Pools Chk # 100052	
02/17/2022	28469	1,198.59	-	Deposit from batch 6014	
02/22/2022	28829	-	62.01	AAB - Operating -4532; Southwest Water Company Chk # 0	
02/22/2022	28831	-	62.01	AAB - Operating -4532; Southwest Water Company Chk # 0	
02/24/2022	29415	-	805.56	AAB - Operating -4532; DTA Community Management Services, Inc. Chk # 1009	
02/25/2022	29724	-	39.00	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300023	
02/28/2022	30915	0.45	-	Interest	
20-2100-00	Prepaid Assessments	(932.00)	-	-	(932.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
30-3010-00	Opening Balance Equity		(16,280.31)	-	(16,280.31)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
30-3100-00	Retained Earnings		(17,289.83)	-	(17,289.83)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4000-00	Assessments		(16,800.00)	-	(17,800.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/17/2022	28469	-	1,000.00	Deposit from batch 6014	1,000.00
40-4006-00	Special Assessment		(950.00)	-	(1,050.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/17/2022	28469	-	100.00	Deposit from batch 6014	100.00
42-4015-00	Late Fee Interest		(80.84)	-	(154.43)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/17/2022	28469	-	73.59	Deposit from batch 6014	73.59
42-4020-00	Bank Interest		(1.64)	-	(1.64)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
42-4105-00	Transfer Fee		(700.00)	-	(700.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
42-4500-00	Interest Income - Operating		(3.41)	-	(3.86)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/28/2022	30915	\$ -	\$ 0.45	Interest	0.45
42-4900-00	Misc Income		(1,133.65)	-	(1,158.65)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/17/2022	28469	-	25.00	Deposit from batch 6014	25.00
50-5020-00	Postage		131.50	-	131.50
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5035-00	Dues & Subscriptions		54.36	15.06	69.42
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/24/2022	29415	\$ 15.06	\$ -	Dues & Subscriptions; DTA Community Management Services, Inc. Chk # 1009	
50-5036-00	Payables Service		12.04	-	12.04
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5080-00	Storage Fees		3.00	3.00	6.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/24/2022	29415	\$ 3.00	\$ -	Storage Fees; DTA Community Management Services, Inc. Chk # 1009	
50-5085-00	Website Expenses		23.46	-	23.46
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5090-00	Admin Miscellaneous	150.55	-	-	150.55
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-6800-00	Licensing/Permits	101.50	-	-	101.50
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
52-5000-00	Management Contract	6,469.25	787.50	-	7,256.75
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/24/2022	29415	\$ 787.50	\$ -	Management Contract; DTA Community Management Services, Inc. Chk # 1009	
52-5045-00	Legal Expenses (Corporate)	942.58	-	-	942.58
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
53-5300-00	Landscape Contract	5,700.00	-	-	5,700.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
54-6000-00	Pool Service	3,159.16	277.55	-	3,436.71
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/15/2022	28040	\$ 277.55	\$ -	Heavenly Blue Pools; Heavenly Blue Pools Chk # 100052	
54-6005-00	Pool Supplies	982.00	-	-	982.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
54-6010-00	Pool Repairs & Maint	760.00	-	-	760.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
59-6500-00	General Repairs & Maint	1,400.48	-	-	1,400.48
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-5710-00	Electricity	3,408.96	639.18	-	4,048.14
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/02/2022	24696	\$ 504.87	\$ -	72348-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
02/02/2022	24698	26.37	-	331108-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
02/02/2022	24700	39.00	-	121228-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
02/02/2022	24702	29.94	-	73098-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
02/25/2022	29724	39.00	-	121228-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
60-5750-00	Water & Sewer	503.71	124.02	-	627.73
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02/22/2022	28829	\$ 62.01	\$ -	Water & Sewer; Southwest Water Company Chk # 0	
02/22/2022	28831	62.01	-	Water & Sewer; Southwest Water Company Chk # 0	
60-5770-00	Telephone	328.03	-	-	328.03
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
61-5050-00	Master Insurance Policy	5,884.20	-	-	5,884.20
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
61-5052-00	Insurance - D&O	282.96	-	-	282.96
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
<b>Totals:</b>		<b>\$0.00</b>	<b>\$3,045.35</b>	<b>\$3,045.35</b>	<b>\$0.00</b>



Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
02/15/2022		Heavenly Blue Pools	100052	(\$277.55)
02/25/2022		Sam Houston Electric Cooperative, Inc.	300023	(\$39.00)
			<b>Total Uncleared</b>	<b>(\$316.55)</b>
<b>Cleared Items</b>				
<b>Credits</b>				
02/17/2022	02/17/2022	Deposit from batch 6014	1014	\$1,198.59
02/28/2022	02/28/2022	Interest		\$0.45
			<b>Total Cleared Credits</b>	<b>\$1,199.04</b>
<b>Debits</b>				
02/02/2022	02/02/2022	Sam Houston Electric Cooperative, Inc.	300019	(\$504.87)
02/02/2022	02/02/2022	Sam Houston Electric Cooperative, Inc.	300020	(\$26.37)
02/02/2022	02/02/2022	Sam Houston Electric Cooperative, Inc.	300021	(\$39.00)
02/02/2022	02/02/2022	Sam Houston Electric Cooperative, Inc.	300022	(\$29.94)
02/22/2022	02/28/2022	Southwest Water Company	0	(\$62.01)
02/22/2022	02/28/2022	Southwest Water Company	0	(\$62.01)
02/24/2022	02/25/2022	DTA Community Management Services, Inc.	1009	(\$805.56)
			<b>Total Cleared Debits</b>	<b>(\$1,529.76)</b>

**AAB Checking Summary**

Ending Account Balance:	\$ 23,226.67
Uncleared Items:	(\$316.55)
<hr/>	
Adjusted Balance:	\$ 23,543.22
Bank Ending Balance:	\$ 23,543.22
<hr/>	
Difference:	\$-



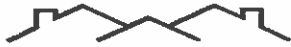
Date	Reconciled	Description	Check Number	Transaction Amount
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**AAB Money Market Summary**

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







DTA

Community Management

**Bank Account Register**

Coldspring Terrace Property Owners Improvement Association, Inc.

2/1/2022 - 2/28/2022

Date	Description	Ref No	R	P	Transaction Amount
<b>AAB Checking - 8535284532</b>		Prior Balance			\$23,873.94
02/02/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 011322-2348	300019	X	X	(\$504.87)
02/02/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 011322-1108	300020	X	X	(26.37)
02/02/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 011322-1228	300021	X	X	(39.00)
02/02/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 011322-3098	300022	X	X	(29.94)
02/15/2022	Heavenly Blue Pools - Payment - Invoice No: 9728	100052	X	X	(277.55)
02/17/2022	Deposit from batch 6014	1014	X	X	1,198.59
02/22/2022	Southwest Water Company - Invoice: 181003088085	0	X	X	(62.01)
02/22/2022	Southwest Water Company - Invoice: 180012523964	0	X	X	(62.01)
02/24/2022	DTA Community Management Services, Inc. - Invoice: 1701022022	1009	X	X	(805.56)
02/25/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 021122-1228	300023	X	X	(39.00)
02/28/2022	Interest		X	X	0.45
<b>AAB Checking Total</b>					<b>\$23,226.67</b>
<b>Association Total</b>					<b>\$23,226.67</b>





**Alliance Association Bank**

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237  
Return Service Requested

Last statement: January 31, 2022  
This statement: February 28, 2022  
Total days in statement period: 28

COLDSRING TERRACE PROPERTY OWNER IMPROV  
C/O DTA COMMUNITY MGMT SERVICES INC  
RESERVE  
3305 W DAVIS ST SUITE 400  
CONROE TX 77304-1857

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XXXXXX7369  
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Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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**AAB Association MMA**

Account number	XXXXXX7369	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	0.00
Avg collected balance	\$0	Ending balance	0.00

**INTEREST INFORMATION**

Annual percentage yield earned	0.00%
Interest-bearing days	28
Average balance for APY	\$0.00
Interest earned	\$0.00

**\*\* No activity this statement period \*\***

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*





**Alliance Association Bank**

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237  
Return Service Requested

Last statement: January 31, 2022  
This statement: February 28, 2022  
Total days in statement period: 28

COLDSPRING TERRACE PROPERTY OWNER IMPROV  
C/O DTA COMMUNITY MGMT SERVICES INC  
OPERATING  
3305 W DAVIS ST SUITE 400  
CONROE TX 77304-1857

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XXXXXX4532  
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Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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**AAB Community Checking**

Account number	XXXXXX4532	Beginning balance	\$23,873.94
Enclosures	1	Total additions	1,199.04
Low balance	\$23,149.74	Total subtractions	1,529.76
Average balance	\$23,585.28	Ending balance	\$23,543.22
Avg collected balance	\$23,542		

**CHECKS**

Number	Date	Amount	Number	Date	Amount
1009	02-25	805.56			

**DEBITS**

Date	Description	Subtractions
02-01	' ACH Debit MONARCH UTILITIE SWWC 220201 001000034243	62.01
02-02	' ACH Debit SAMHOUSTONELEC SHECO ACH 220202 0000331108	26.37
02-02	' ACH Debit SAMHOUSTONELEC SHECO ACH 220202 0000073098	29.94
02-02	' ACH Debit SAMHOUSTONELEC SHECO ACH 220202 0000121228	39.00



Date	Description	Subtractions
02-02	' ACH Debit SAMHOUSTONELEC SHECO ACH 220202 0000072348	504.87
02-08	' ACH Debit MONARCH UTILITIE SWWC 220208 001000034243	62.01

**CREDITS**

Date	Description	Additions
02-17	' Lockbox Deposit	1,198.59
02-28	' Interest Credit	0.45

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
01-31	23,873.94	02-08	23,149.74	02-28	23,543.22
02-01	23,811.93	02-17	24,348.33		
02-02	23,211.75	02-25	23,542.77		

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	28
Average balance for APY	\$23,542.46
Interest earned	\$0.45

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*





WELLS FARGO BANK, N.A.  
Member FDIC

Gallopreg Terrace Property Owners Improvement Association, Inc. (CS1)  
c/o DTA Community Management Services, Inc.  
208A S Loop 336, #270  
Conroe, TX 77304


Check Number: 1009

Pay to the order of: DTA Community Management Services, Inc.  
208A S Loop 336, #270  
Conroe, TX 77304

Amount: Eight Hundred Five And 56/100 Dollars

DATE: 02/24/2022

AMOUNT: \$805.56

Signature: 

⑈00001009⑈ ⑆122105980⑆8535284532⑈ /0000080556⑈

02/25/2022 1009 \$805.56

