

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

APPEARANCE: Lewis Fowler - PRESIDENT, Stanley Scott - VICE PRESIDENT, Ariel Guerrero - SECRETARY, TREASURER, Luke Sweeney - TRUSTEE

ABSENT: SECRETARY, Rusty Sherrouse

VISITORS: Gene Lewis, Mark Hlanak, Marilyn Fowler

Vice President Stanley Scott called the meeting to order at 3:00 PM. Seconded by Trustee Luke Sweeney Minutes from the February 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

President Lewis Fowler shared the Treasury Report. The ending balance as of January 31, 2022, was \$23,873.94 and the ending balance as of February 28, 2022, was \$23,226.67. The Treasury Report has been approved and signed. A copy of report has been included as part of minutes.

Receivables

The total for outstanding accounts is \$15,578.03. There are 24 property owners who are 90+ days delinquent in paying their Maintenance Fees. DTA will be utilizing Axela Collection Services to help recover funds for delinquent HOA accounts.

Reports of Officers/Committees

There were five Home/Lot Improvement Requests submitted since the last meeting.
No Violation Letters 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. At the time of meeting, Board has approved but still waiting to receive revised proposal from agent limited to general liability insurance at boat dock, pool area, coverage on pavilion and D&O insurance, which will replace old policies with a single policy for all coverages.

Attendees were also made aware of a recent lawsuit filed against two former board members and current board member. D&O insurance has been made aware of lawsuit and awaiting reply.

A new maintenance contract has been signed for lawn maintenance & landscaping services for community's common areas to be performed from March to November 2022 by Rudy's Lawn Service.

New Business

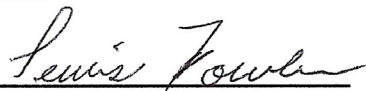
President Lewis Fowler informed all attendees that nominations are being accepted for candidates interested in serving as a board member. New board members will be elected at our upcoming election to be held on June 4th at our Coldspring Terrace Annual Meeting. We have received interest from one person so far to serve on the board. Please reach out to any of our current board members to nominate a candidate that would be interested in serving our community. Deadline to submit nominations is April 11th.

Board reviewed timeline and tasks to be completed in preparation for Annual Meeting. Prior to next meeting, Luke Sweeney will get sponsors for lunch secured. Board also discussed ordering keys for common areas by April 13th since locks will be changed by July 1st.


Board also discussed maintenance of ownership list for future mailouts. Scott Stanley will be providing DTA with list of recent ownership changes to ensure list is currently up to date prior to next meeting.

Next Meeting is Sunday, April 10th, 2022, at 3pm in the Pavilion Office.

President Lewis Fowler called for the meeting to adjourn at **3:33 pm**, and Trustee Luke Sweeney seconded the motion.


Lewis Fowler - PRESIDENT


Ariel Guerrero - SECRETARY


Stanley Scott - VICE PRESIDENT


Rusty Sherrouse - TREASURER



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
Emily Hurt - Managing Agent 832-364-6880



DTA

Community Management

Financial Report Package

March 2021

Prepared for

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

By

DTA Community Management Services, Inc.

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)	\$18,800.00	\$36,905.13	(\$18,105.13)	\$49,206.85
4006-00 Special Assessment	200.00	1,166.67	(966.67)	1,250.00	10,500.03	(9,250.03)	14,000.00
Total ASSESSMENT INCOME	\$1,200.00	\$5,267.24	(\$4,067.24)	\$20,050.00	\$47,405.16	(\$27,355.16)	\$63,206.85
OTHER INCOME							
4015-00 Late Fee Interest	-	1.82	(1.82)	154.43	16.38	138.05	21.82
4020-00 Bank Interest	-	0.29	(0.29)	1.64	2.61	(0.97)	3.43
4105-00 Transfer Fee	-	-	-	700.00	-	700.00	-
4200-00 Keys & remotes	-	20.83	(20.83)	-	187.47	(187.47)	250.00
4500-00 Interest Income - Operating	0.50	-	0.50	4.36	-	4.36	-
4900-00 Misc Income	-	(0.42)	0.42	1,158.65	(3.78)	1,162.43	(5.02)
Total OTHER INCOME	\$0.50	\$22.52	(\$22.02)	\$2,019.08	\$202.68	\$1,816.40	\$270.23
Total OPERATING INCOME	\$1,200.50	\$5,289.76	(\$4,089.26)	\$22,069.08	\$47,607.84	(\$25,538.76)	\$63,477.08
OPERATING EXPENSE							
ADMINISTRATIVE							
5020-00 Postage	1.59	39.99	38.40	133.09	359.91	226.82	479.88
5035-00 Dues & Subscriptions	-	-	-	69.42	-	(69.42)	-
5036-00 Payables Service	12.53	-	(12.53)	24.57	-	(24.57)	-
5080-00 Storage Fees	3.00	-	(3.00)	9.00	-	(9.00)	-
5085-00 Website Expenses	-	13.94	13.94	23.46	125.46	102.00	167.31
5090-00 Admin Miscellaneous	-	666.33	666.33	150.55	5,996.97	5,846.42	7,996.00
6800-00 Licensing/Permits	-	8.46	8.46	101.50	76.14	(25.36)	101.50
Total ADMINISTRATIVE	\$17.12	\$728.72	\$711.60	\$511.59	\$6,558.48	\$6,046.89	\$8,744.69
PROFESSIONAL FEES							
5000-00 Management Contract	787.50	260.88	(526.62)	8,044.25	2,347.92	(5,696.33)	3,130.54
5045-00 Legal Expenses (Corporate)	-	173.89	173.89	942.58	1,565.01	622.43	2,086.67
Total PROFESSIONAL FEES	\$787.50	\$434.77	(\$352.73)	\$8,986.83	\$3,912.93	(\$5,073.90)	\$5,217.21
LANDSCAPE MAINTENANCE							
5300-00 Landscape Contract	-	158.33	158.33	5,700.00	1,424.97	(4,275.03)	1,900.00
Total LANDSCAPE MAINTENANCE	\$-	\$158.33	\$158.33	\$5,700.00	\$1,424.97	(\$4,275.03)	\$1,900.00
POOL MANAGEMENT							
6000-00 Pool Service	195.00	1,344.43	1,149.43	3,631.71	12,099.87	8,468.16	16,133.15
6005-00 Pool Supplies	-	82.67	82.67	982.00	744.03	(237.97)	992.00
6010-00 Pool Repairs & Maint	-	-	-	760.00	-	(760.00)	-
Total POOL MANAGEMENT	\$195.00	\$1,427.10	\$1,232.10	\$5,373.71	\$12,843.90	\$7,470.19	\$17,125.15
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	-	629.71	629.71	1,400.48	5,667.39	4,266.91	7,556.54
Total REPAIRS & MAINTENANCE	\$-	\$629.71	\$629.71	\$1,400.48	\$5,667.39	\$4,266.91	\$7,556.54
UTILITIES							
5710-00 Electricity	1,036.64	491.14	(545.50)	5,084.78	4,420.26	(664.52)	5,893.65
5750-00 Water & Sewer	54.69	159.72	105.03	682.42	1,437.48	755.06	1,916.58
5770-00 Telephone	72.16	30.30	(41.86)	400.19	272.70	(127.49)	363.58
Total UTILITIES	\$1,163.49	\$681.16	(\$482.33)	\$6,167.39	\$6,130.44	(\$36.95)	\$8,173.81
TAXES & INSURANCE							
5050-00 Master Insurance Policy	(921.20)	-	921.20	4,963.00	-	(4,963.00)	-
5052-00 Insurance - D&O	-	183.50	183.50	282.96	1,651.50	1,368.54	2,202.00
Total TAXES & INSURANCE	(\$921.20)	\$183.50	\$1,104.70	\$5,245.96	\$1,651.50	(\$3,594.46)	\$2,202.00

Date	Check #	Payee	Amount
10-1000-00 AAB - Operating -4532			
03/01/2022	1010	DTA Community Management Services, Inc.	\$804.62
		Invoice #: 1701 03012022	
		52-5000-00 Invoice: 1701 03012022; Management Contract	\$787.50
		50-5020-00 Invoice: 1701 03012022; Postage	\$1.59
		50-5080-00 Invoice: 1701 03012022; Storage Fees	\$3.00
		50-5036-00 Invoice: 1701 03012022; Payables Service	\$12.53
03/01/2022	300024	Sam Houston Electric Cooperative, Inc.	\$25.88
		Invoice #: 021122-1108	
		60-5710-00 Payment - Invoice No: 021122-1108; 331108-Sam Houston Electric Cooperative, Inc.	\$25.88
03/01/2022	300025	Sam Houston Electric Cooperative, Inc.	\$471.39
		Invoice #: 021122-2348	
		60-5710-00 Payment - Invoice No: 021122-2348; 72348-Sam Houston Electric Cooperative, Inc.	\$471.39
03/01/2022	300026	Sam Houston Electric Cooperative, Inc.	\$24.68
		Invoice #: 021122-3098	
		60-5710-00 Payment - Invoice No: 021122-3098; 73098-Sam Houston Electric Cooperative, Inc.	\$24.68
03/15/2022	100053	Eastex Telephone Coop, Inc	\$72.16
		Invoice #: 030122-4180	
		60-5770-00 Payment - Invoice No: 030122-4180; 3174180-Eastex Telephone Coop, Inc	\$72.16
03/28/2022	300027	Sam Houston Electric Cooperative, Inc.	\$25.17
		Invoice #: 031422-1108	
		60-5710-00 Payment - Invoice No: 031422-1108; 331108-Sam Houston Electric Cooperative, Inc.	\$25.17
03/28/2022	300028	Sam Houston Electric Cooperative, Inc.	\$39.00
		Invoice #: 031422-1228	
		60-5710-00 Payment - Invoice No: 031422-1228; 121228-Sam Houston Electric Cooperative, Inc.	\$39.00
03/28/2022	300029	Sam Houston Electric Cooperative, Inc.	\$427.51
		Invoice #: 031422-2348	
		60-5710-00 Payment - Invoice No: 031422-2348; 72348-Sam Houston Electric Cooperative, Inc.	\$427.51
03/28/2022	300030	Sam Houston Electric Cooperative, Inc.	\$23.01
		Invoice #: 031422-3098	
		60-5710-00 Payment - Invoice No: 031422-3098; 73098-Sam Houston Electric Cooperative, Inc.	\$23.01
03/30/2022	100054	Heavenly Blue Pools	\$195.00
		Invoice #: 9794	
		54-6005-00 Payment - Invoice No: 9794; Heavenly Blue Pools	\$195.00
03/14/2022	0	Southwest Water Company	\$54.69
		Invoice #: 180022264987	
		60-5750-00 Invoice: 180022264987; Water & Sewer	\$54.69
		Account Totals	
		# Checks:	11
			\$2,163.11
		Association Totals	
		# Checks:	11
			\$2,163.11



Balance Sheet - Operating

Coldspring Terrace Property Owners Improvement Association, Inc.

End Date: 03/31/2022

Assets

CASH - OPERATING

10-1000-00	AAB - Operating -4532	\$23,185.26
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Total CASH - OPERATING:	<u>\$23,185.26</u>
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Total Assets:	<u>\$23,185.26</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>(11,316.88)</u>	<u>(\$11,316.88)</u>
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Total Liabilities & Equity:	<u>\$23,185.26</u>
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Income Statement - Operating

Coldspring Terrace Property Owners Improvement Association, Inc.

From 03/01/2022 to 03/31/2022



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$1,241.91	\$4,243.29	\$3,001.38	\$33,385.96	\$38,189.61	\$4,803.65	\$50,919.40
Net Income:	<u>(\$41.41)</u>	<u>\$1,046.47</u>	<u>(\$1,087.88)</u>	<u>(\$11,316.88)</u>	<u>\$9,418.23</u>	<u>(\$20,735.11)</u>	<u>\$12,557.68</u>



Community Management

Cash Flow Report

Coldspring Terrace Property Owners Improvement Association, Inc.
Ending: 03/31/2022

Description	April	May	June	July	August	September	October	November	December	January	February	March
Cash												
10 CASH - OPERATING	\$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	\$23,226.67
Cash Totals:	\$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	\$23,226.67
Sources of Cash												
20 CURRENT LIABILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$1,853.34	\$0.00	\$0.00	\$0.00
40 ASSESSMENT INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$754.50	\$1,350.00	\$550.00	\$500.00	\$100.00	\$1,173.59	\$1,200.00
42 OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76	\$0.76	\$0.68	\$0.65	\$1,109.21	\$25.45	\$0.50
61 TAXES & INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$921.20
Sources of Cash Totals:	\$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	\$2,121.70
Cash Balance												
10 CASH - OPERATING	\$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	\$23,226.67	\$23,185.26
Cash Balance Totals:	\$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	\$23,226.67	\$23,185.26



Invoice List

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 3/1/2022 - 3/31/2022

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
DTA Community Management Services, Inc.							
03/01/2022	1701 03012022	03/01/2022	3/1/2022 Stephanie Dunlap	Paid (check)		\$804.62	\$0.00
			03/01/22 Pay From Acct:***4532/Check#1010				
			52-5000-00 - Management Contract : Management Contract		\$787.50		
			50-5020-00 - Postage : Postage		\$1.59		
			50-5080-00 - Storage Fees : Storage Fees		\$3.00		
			50-5036-00 - Payables Service : Payables Service		\$12.53		
			DTA Community Management Services, Inc. Total:			\$804.62	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$804.62	\$0.00
Eastex Telephone Coop, Inc							
03/15/2022	030122-4180	03/01/2022		Paid (check)		\$72.16	0.00
			03/15/22 Pay From Acct:***4532/Check#100053				
			60-5770-00 - Telephone : 3174180-Eastex Telephone Coop, Inc		\$72.16		
			Eastex Telephone Coop, Inc Total:			\$72.16	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$72.16	\$0.00
Heavenly Blue Pools							
03/30/2022	9794	03/14/2022		Paid (check)		\$195.00	0.00
			03/30/22 Pay From Acct:***4532/Check#100054				
			54-6005-00 - Pool Supplies : Heavenly Blue Pools		\$195.00		
			Heavenly Blue Pools Total:			\$195.00	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$195.00	\$0.00
Sam Houston Electric Cooperative, Inc.							
03/01/2022	021122-1108	02/11/2022		Paid (check)		\$25.88	0.00
			03/01/22 Pay From Acct:***4532/Check#300024				
			60-5710-00 - Electricity : 331108-Sam Houston Electric Cooperative, Inc.		\$25.88		
03/01/2022	021122-2348	02/11/2022		Paid (check)		\$471.39	0.00
			03/01/22 Pay From Acct:***4532/Check#300025				
			60-5710-00 - Electricity : 72348-Sam Houston Electric Cooperative, Inc.		\$471.39		
03/01/2022	021122-3098	02/11/2022		Paid (check)		\$24.68	0.00
			03/01/22 Pay From Acct:***4532/Check#300026				
			60-5710-00 - Electricity : 73098-Sam Houston Electric Cooperative, Inc.		\$24.68		
03/28/2022	031422-1108	03/14/2022		Paid (check)		\$25.17	0.00
			03/28/22 Pay From Acct:***4532/Check#300027				
			60-5710-00 - Electricity : 331108-Sam Houston Electric Cooperative, Inc.		\$25.17		
03/28/2022	031422-1228	03/14/2022		Paid (check)		\$39.00	0.00
			03/28/22 Pay From Acct:***4532/Check#300028				
			60-5710-00 - Electricity : 121228-Sam Houston Electric Cooperative, Inc.		\$39.00		



Invoice List

Coldspring Terrace Property Owners Improvement Association, Inc.

Invoice Status - Paid

Paid Date: 3/1/2022 - 3/31/2022

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
03/28/2022	031422-2348	03/14/2022		Paid (check)		\$427.51	\$0.00
					03/28/22 Pay From Acct:***4532/Check#300029		
					60-5710-00 - Electricity : 72348-Sam Houston Electric Cooperative, Inc.	\$427.51	
03/28/2022	031422-3098	03/14/2022		Paid (check)		\$23.01	0.00
					03/28/22 Pay From Acct:***4532/Check#300030		
					60-5710-00 - Electricity : 73098-Sam Houston Electric Cooperative, Inc.	\$23.01	
					Sam Houston Electric Cooperative, Inc. Total:	\$1,036.64	\$0.00
					Coldspring Terrace Property Owners Improvement Association, Inc. 7 Invoice(s) Totaling:	\$1,036.64	\$0.00
Southwest Water Company							
03/14/2022	180022264987	03/14/2022	4/4/2022 Alicia Collins	Paid (EFT)		\$54.69	0.00
					03/14/22 Pay From Acct:***4532/Check#0		
					60-5750-00 - Water & Sewer : Water & Sewer	\$54.69	
					Southwest Water Company Total:	\$54.69	\$0.00
					Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:	\$54.69	\$0.00
GRAND 11 Invoice(s) Totaling:						\$2,163.11	\$0.00

NNNN



Send payments to: PO Box 426 Livingston TX 77351

All other correspondence: PO Box 1121 Livingston TX 77351 www.samhouston.net

Livingston 936-327-... Woodville 409-283-8... Coldspring 936-653-54... Toll free 800-458-03... Outages 888-444-1207

FEB 21 2022

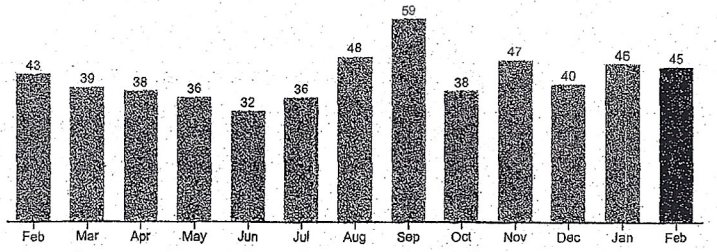
Do not send payment for this bill. Payment will be automatically drafted on the due date.

Name: COLDSRING TERRACE
Account #: 331108
Service Address: Qq Coldspring, Tx
Bill Date: 02/11/2022

Due Date: 03/03/2022

Summary table with columns: Previous Balance, Payments Received, Balance Forward, Total Charges, Adjustments, Amount Due

Charge breakdown table including Base Charge, Delivery, Energy, and various meter/usage details.



Summary table: Balance forward 0.00, Total current charges 25.88, Total adjustments 0.00, Amount due by 03/03/2022 25.88, Amount due after 03/03/2022 27.17

Monthly kWh Usage table: Current Month 45, Last Month 46, Same Month Last Year 43

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

Please return this portion with your payment

Amount Due By 03/03/2022 25.88
Amount Due After 03/03/2022 27.17



PO Box 426 Livingston, TX 77351-4071

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

331108

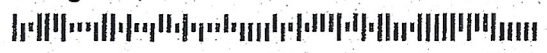


For Kiosk Use

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

2744 1 AB 0.461
COLDSRING TERRACE
PROPERTIES OWNERS (BOAT RAMP)
#270
206A S LOOP 336 W
CONROE TX 77304-3300

5 2744 C-10





Send payments to:
 Box 426
 Livingston TX 77351

All other correspondence:
 PO Box 1121
 Livingston TX 77351
 www.samhouston.net

Livingston 936-327-5711
 Woodville 409-283-8251
 Coldspring 936-653-5400
 Toll free 800-458-0381
 Outages 888-444-1207

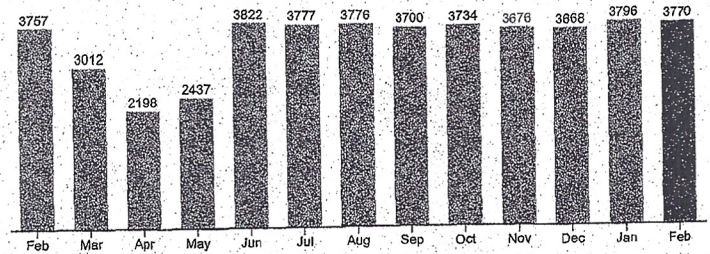
FEB 21 2022

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: 02/11/2022

Due Date: 03/03/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
504.87	-504.87	.00	471.39	.00	471.39
Base Charge		20.50	Rate Schedule	SG1	
Delivery 3770 kWh @ 0.03890		146.65	Meter	99042503	
Energy 3770 kWh @ 0.08070		304.24	Bill Days	31	
Electricity charges & credits		471.39	Multiplier	1	
			Reading from	45750	
			Reading date	01/11/2022	
			Reading to	49520	
			Reading date	02/11/2022	
			Usage: kWh	3770	
			Usage: kW	0.0	



Balance forward 0.00
 Total current charges 471.39
 Total adjustments 0.00
 Amount due by 03/03/2022 471.39
 Amount due after 03/03/2022 494.96

Monthly kWh Usage

Current Month 3770
 Last Month 3796
 Same Month Last Year 3757

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

Please return this portion with your payment

Amount Due By 03/03/2022 471.39
 Amount Due After 03/03/2022 494.96

SAM HOUSTON
 ELECTRIC COOPERATIVE
 PO Box 426 Livingston, TX 77351-4071

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

72348



For Kiosk Use

2745 1 AB 0.461
 COLDSRING TERRACE
 PROPERTIES OWNERS (POOL)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2745
 C-10

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



000000072348 000000049496 000000047139

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



FEB 21 2022

Send payments to:
PO Box 426
Livingston TX 77351

All other correspondence:
PO Box 1121
Livingston TX 77351
www.samhouston.net

Livingston 936-327-5711
Woodville 409-283-8251
Coldspring 936-653-5400
Toll free 800-458-0381
Outages 888-444-1207

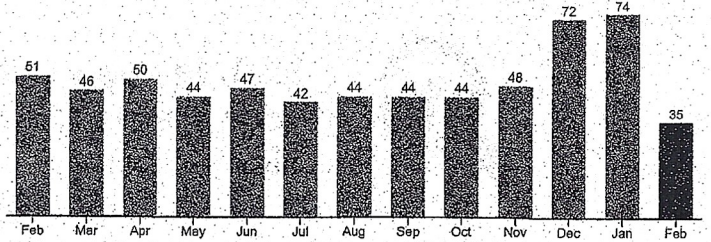
Do not send payment for this bill. Payment will be automatically drafted on the due date.

Name: COLDSRING TERRACE
Account #: 73098
Service Address: Qq Coldspring, Tx
Bill Date: 02/11/2022

Due Date: 03/03/2022

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

29.94	-29.94	.00	24.68	.00	24.68
Base Charge		20.50	Rate Schedule	SG1	
Delivery 35 kWh @ 0.03890		1.36	Meter	99073725	
Energy 35 kWh @ 0.08070		2.82	Bill Days	31	
Electricity charges & credits		24.68	Multiplier	1	
			Reading from	3318	
			Reading date	01/11/2022	
			Reading to	3353	
			Reading date	02/11/2022	
			Usage: kWh	35	
			Usage: kW	0.0	



Balance forward	0.00
Total current charges	24.68
Total adjustments	0.00
Amount due by 03/03/2022	24.68
Amount due after 03/03/2022	25.91

Monthly kWh Usage	
Current Month	35
Last Month	74
Same Month Last Year	51

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

Please return this portion with your payment

Amount Due By 03/03/2022	24.68
Amount Due After 03/03/2022	25.91



PO Box 426 Livingston, TX 77351-4071

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

73098

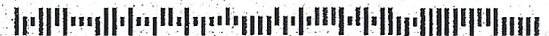


For Kiosk Use

2747 1 AB 0.461
COLDSRING TERRACE
PROPERTIES OWNERS (SIGN)
#270
206A S LOOP 336 W
CONROE TX 77304-3300

5 2747
C-10

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



000000073098 000000002591 000000002468

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
3/1/2022	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
Primary					\$0.00
3/1/2022	Previous Balance				\$12.53
3/1/2022	AVID Exchange AP Service		\$12.53		\$15.53
3/1/2022	March 2022 - Records Storage		\$3.00		\$803.03
3/1/2022	Monthly Management Fee		\$787.50		\$804.62
3/1/2022	Postage Reimbursement		\$1.59		
3/1/2022	Current Account Balance				\$804.62

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	0	5.00	0
Certified Letters	0	25.00	0
Legal Turn Over	0	75.00	0
Credit Reporting	0	25.00	0
Statements	0	3.00	0
Other			\$0.00

EXTRA MEETINGS	Time + Travel Time	Charge	Total

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

TRIP CHARGES	Purpose	Hours	Mileage	Total

EXPENSE REIMBURSEMENT	Store	Purpose	Amount

OTHER	Description	Charge	Total



Page: 1 of 4
 Account: 3174180
 Member: 00000110183
 Bill Date: Mar 01 2022
 Name: COLDSRING TERRACE PROPERTY
 Telephone: 936 653-3651

Account Summary

Previous Balance Due \$144.67
 Payment - Thank You - Feb 01 \$108.59CR
Unpaid Balance as of Feb 22 \$36.08
 (Unpaid Balance Due Immediately)
Current Charges Summary
 Landline Charges \$30.00
 Taxes and Surcharges \$6.08
Total Current Charges \$36.08

Total Amount Due by Mar 16 \$72.16

MAR 4 2022

Helpful Information

Payment due date is March 16, 2022.
 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 10000340639 865
 03/01/22 1 936 653-3651



P.O. Box 150
 Henderson, TX 75653-0150
 MAR 4 2022

435 71667 220531652

15935 2 AB 0.461 58 1 10

COLDSRING TERRACE POA SWIMMING
 206A S LOOP 336 W # 270
 CONROE TX 77304-3300

Total Due By Mar 16	\$72.16
Amount Enclosed	

Check here for address change

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





Page: 4 of 4
Account: 3174180
Member: 00000110183
Bill Date: Mar 01 2022
Name: COLDSRING TERRACE PROPERTY
Telephone: 936 653-3651



Monthly Service

Monthly Service from Mar 01 through Mar 31

936 653-3651

Regulated Charges

Deny Customer Originated Trace		.00
Fed Subscriber Line Chg	**	6.50
International Toll Blocking		.00
Unlisted Telephone Number		1.00
900/976 Calls Blocked		.00
500 Calls Blocked		.00
Feature Group B (950) Toll Block		.00
Residential Line Charge	**	22.50
Caller ID Per Line Block		.00
Toll Denial		.00
Total for 936 653-3651		30.00

Total Monthly Service Charges 30.00

** Indicates an item for which non-payment will result in disconnection of basic service.

Total Eastex Telephone Cooperative Charges 30.00

Taxes and Surcharges

Landline

DEEP EAST TX COG 9-1-1 FEE	.50
Federal Excise Tax	.92
Federal Universal Service Fee	1.64
County Sales Tax	.17
9-1-1- Equalization Fee	.06
State Sales Tax	2.02
Texas Universal Service	.77

Total Taxes and Surcharges 6.08

Total for Account 3174181 36.08



Send payments to: PO Box 426 Livingston TX 77351
 All other correspondence: PO Box 1121 Livingston TX 77351
 Livingston 936-327-5711
 Woodville 409-283-8251
 Coldspring 936-653-5400
 Toll free 800-458-0381
 Outages 888-444-1207
 www.samhouston.net

MAR 22 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: 03/14/2022

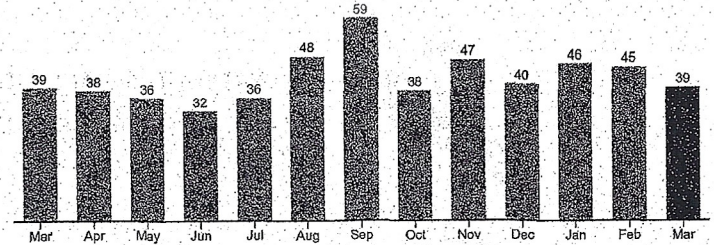
Due Date: 04/04/2022

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

25.88 -25.88 .00 25.17 .00 25.17

Base Charge 20.50
 Delivery 39 kWh @ 0.03890 1.52
 Energy 39 kWh @ 0.08070 3.15
 Electricity charges & credits 25.17

Rate Schedule SG1
 Meter 99081461
 Bill Days 28
 Multiplier 1
 Reading from 8327
 Reading date 02/11/2022
 Reading to 8366
 Reading date 03/11/2022
 Usage: kWh 39
 Usage: kW 0.0



Balance forward 0.00
 Total current charges 25.17
 Total adjustments 0.00
 Amount due by 04/04/2022 25.17
 Amount due after 04/04/2022 26.43

Monthly kWh Usage
 Current Month 39
 Last Month 45
 Same Month Last Year 39

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

Please return this portion with your payment

Amount Due By 04/04/2022 25.17
 Amount Due After 04/04/2022 26.43



PO Box 426 Livingston, TX 77351-4071

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

331108



For Kiosk Use

2755 1 AB 0.461
 COLDSRING TERRACE
 PROPERTIES OWNERS (BOAT RAMP)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2755
 C-10

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



000000331108 000000002643 000000002517

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



Send payments to: All other correspondence: Livingston 936-327-5711
 PO Box 426 PO Box 1121 Woodville 409-283-8251
 Livingston TX 77351 Livingston TX 77351 Coldspring 936-653-5400
 www.samhouston.net Toll free 800-458-0381
 Outages 888-444-1207

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 03/14/2022)

Due Date: 04/04/2022

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			

Balance forward	0.00	Monthly kWh Usage	
Total current charges	39.00	Current Month	0
Total adjustments	0.00	Last Month	0
Amount due by 04/04/2022	39.00	Same Month Last Year	0
Amount due after 04/04/2022	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

Amount Due By 04/04/2022	39.00
Amount Due After 04/04/2022	40.95



PO Box 426 Livingston, TX 77351-4071

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

121228



For Kiosk Use

2757 1 AB 0.461 5 2757
 COLDSRING TERRACE C-10
 PROPERTIES OWNERS (SECURITY LIGHTS)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

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.



Send payments to: All other correspondence: Livingston 936-327-5711
 PO Box 426 PO Box 1121 Woodville 409-283-8251
 Livingston TX 77351 Coldspring 936-653-5400
 www.samhouston.net Toll free 800-458-0381
 Outages 888-444-1207

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: 03/14/2022

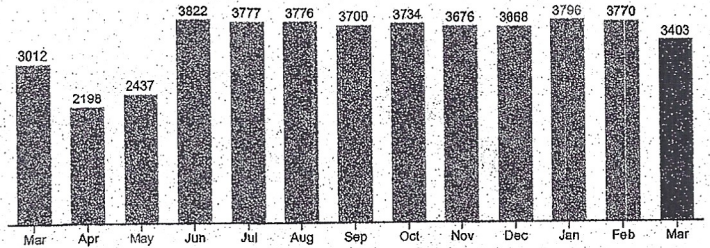
Due Date: 04/04/2022

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

471.39 -471.39 .00 427.51 .00 427.51

Base Charge 20.50
 Delivery 3403 kWh @ 0.03890 132.38
 Energy 3403 kWh @ 0.08070 274.63
 Electricity charges & credits 427.51

Rate Schedule SG1
 Meter 99042503
 Bill Days 28
 Multiplier 1
 Reading from 49520
 Reading date 02/11/2022
 Reading to 52923
 Reading date 03/11/2022
 Usage: kWh 3403
 Usage: kW 0.0



Balance forward 0.00
 Total current charges 427.51
 Total adjustments 0.00
 Amount due by 04/04/2022 427.51
 Amount due after 04/04/2022 448.89

Monthly kWh Usage
 Current Month 3403
 Last Month 3770
 Same Month Last Year 3012

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

Please return this portion with your payment

Amount Due By 04/04/2022 427.51
 Amount Due After 04/04/2022 448.89



PO Box 426 Livingston, TX 77351-4071

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

72348



For Kiosk Use

2756 1 AB 0.461
 COLDSRING TERRACE
 PROPERTIES OWNERS (POOL)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2756
 C-10

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



000000072348 000000044889 000000042751

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



Send payments to:
 PO Box 426
 Livingston TX 77351

All other correspondence:
 PO Box 1121
 Livingston TX 77351
 www.samhouston.net

Livingston 936-327-5711
 Woodville 409-283-8251
 Coldspring 936-653-6400
 Toll free 800-458-0381
 Outages 888-444-1207

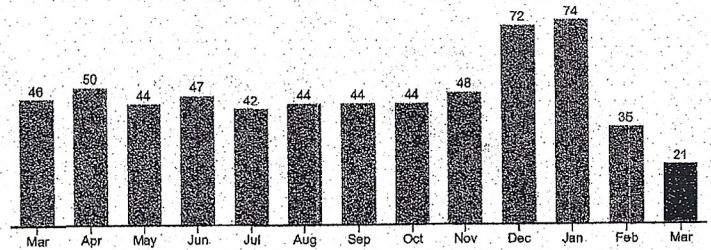
MAR 2 2022

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: 03/14/2022

Due Date: 04/04/2022

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
24.68	-24.68	.00	23.01	.00	23.01
Base Charge		20.50	Rate Schedule	SG1	
Delivery 21 kWh @ 0.03890		0.82	Meter	99073725	
Energy 21 kWh @ 0.08070		1.69	Bill Days	28	
Electricity charges & credits		23.01	Multiplier	1	
			Reading from	3353	
			Reading date	02/11/2022	
			Reading to	3374	
			Reading date	03/11/2022	
			Usage: kWh	21	
			Usage: kW	0.0	



Balance forward 0.00
 Total current charges 23.01
 Total adjustments 0.00
 Amount due by 04/04/2022 23.01
 Amount due after 04/04/2022 24.16

Monthly kWh Usage
 Current Month 21
 Last Month 35
 Same Month Last Year 46

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

Please return this portion with your payment

Amount Due By 04/04/2022 23.01
 Amount Due After 04/04/2022 24.16



PO Box 426 Livingston, TX 77351-4071

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

73098



For Kiosk Use

2758 1 AB 0.461
 COLDSRING TERRACE
 PROPERTIES OWNERS (SIGN)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2758
 C-10

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



000000073098 000000002416 000000002301

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: 180022264987
Billing Date: 03/21/2022
Total Amount Due By: 04/06/2022
Service Address:
1 PARK LANE
COLD SPRINGS TX 77331



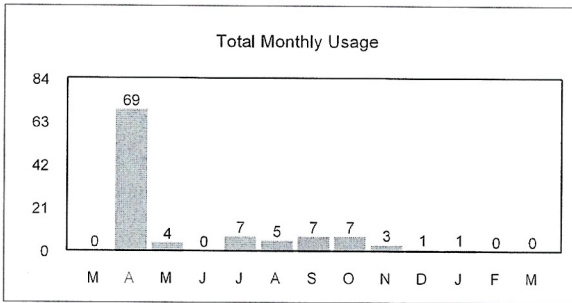
Current Reading Based on Actual

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	02/16/22	03/16/22	29	250.0	250.0	0.0	7939689

*KGal (1000 Gallons) Average Consumption = 8.7

Water Usage History - 13 Month Usage in KGal*



Previous Month's Usage (light blue) Current Month's Usage (dark blue)

Account Summary

Previous Bill Amount	\$54.69
Payment Received 03/10/22 - Thank You (Payments after 5:00pm will NOT reflect on this invoice.)	-\$54.69
Balance	\$0.00
Current Billing and Other Basic Charges	
Water Base	\$54.15
TX. Comm Environ Quality	\$0.54
Total Current Charges	\$54.69
Current Account Balance	\$54.69

Message Center

Did You Know: Pouring grease down your drain is harmful to the environment and can create blockage on your pipes.

Tired of waiting for your paper bill? Switch to paperless billing! 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: \$54.69

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 00005469 00006016 1



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 # 9794

DATE 03/14/2022

DUE DATE 03/29/2022

TERMS Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
02/07/2022	Balance Forward	277.55
	Other payments and credits after 02/07/2022 through 03/13/2022	-277.55
03/14/2022	Other invoices from this date	0.00
	New charges (details below)	195.00
	Total Amount Due	195.00

ACTIVITY	QTY	RATE	AMOUNT
FEBRUARY SERVICE			
pc 2/10, 2/18, 2/26/22 Pool Cleaned	3	65.00	195.00T

Thank you for your business!	SUBTOTAL	195.00
	TAX	0.00
	TOTAL	195.00
	TOTAL OF NEW CHARGES	195.00
	BALANCE DUE	\$195.00

Posted	Payer and Details	Memo	Amount
AAB Checking - 8535284532			
3/4/2022	Premium Return		\$921.20
3/9/2022	Deposit from batch 6739		\$1,200.00
3/7/2022	From Joseph Harriman (Acct: 1034006201)	Credit Card # 1538618520 For Assessment - Homeowner 2021	\$1,000.00
3/7/2022	From Joseph Harriman (Acct: 1034006201)	Credit Card # 1538618520 For Assessment - Special 2021	\$200.00
3/31/2022	Interest		\$0.50
AAB Checking Total:			\$2,121.70
Association Total:			\$2,121.70



DTA

Community Management

General Ledger Trial Balance with Details

Coldspring Terrace Property Owners Improvement Association, Inc.

Accts: 10-1000-00 To: 80-8003-00 Dates: 3/1/2022 - 3/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	AAB - Operating -4532	\$23,226.67	\$2,121.70	\$2,163.11	\$23,185.26
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30199	\$ -	\$ 804.62	AAB - Operating -4532; DTA Community Management Services, Inc. Chk # 1010	
03/01/2022	30588	-	25.88	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300024	
03/01/2022	30590	-	471.39	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300025	
03/01/2022	30592	-	24.68	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300026	
03/04/2022	31695	921.20	-	Premium Return AAB - Operating -4532	
03/09/2022	32518	1,200.00	-	Deposit from batch 6739	
03/14/2022	35983	-	54.69	AAB - Operating -4532; Southwest Water Company Chk # 0	
03/15/2022	33095	-	72.16	AAB - Operating -4532; Eastex Telephone Coop, Inc Chk # 100053	
03/28/2022	34250	-	25.17	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300027	
03/28/2022	34252	-	39.00	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300028	
03/28/2022	34254	-	427.51	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300029	
03/28/2022	34256	-	23.01	AAB - Operating -4532; Sam Houston Electric Cooperative, Inc. Chk # 300030	
03/30/2022	34679	-	195.00	AAB - Operating -4532; Heavenly Blue Pools Chk # 100054	
03/31/2022	34946	0.50	-	Interest	
20-2100-00	Prepaid Assessments	(932.00)	-	-	(932.00)
Date	GL Ref #	Debit	Credit	Description	
30-3010-00	Opening Balance Equity		(16,280.31)	-	(16,280.31)
Date	GL Ref #	Debit	Credit	Description	
30-3100-00	Retained Earnings		(17,289.83)	-	(17,289.83)
Date	GL Ref #	Debit	Credit	Description	
40-4000-00	Assessments		(17,800.00)	-	(18,800.00)
Date	GL Ref #	Debit	Credit	Description	
03/09/2022	32518	-	1,000.00	Deposit from batch 6739	
40-4006-00	Special Assessment		(1,050.00)	-	(1,250.00)
Date	GL Ref #	Debit	Credit	Description	
03/09/2022	32518	-	200.00	Deposit from batch 6739	
42-4015-00	Late Fee Interest		(154.43)	-	(154.43)
Date	GL Ref #	Debit	Credit	Description	
42-4020-00	Bank Interest		(1.64)	-	(1.64)
Date	GL Ref #	Debit	Credit	Description	
42-4105-00	Transfer Fee		(700.00)	-	(700.00)
Date	GL Ref #	Debit	Credit	Description	
42-4500-00	Interest Income - Operating		(3.86)	-	(4.36)
Date	GL Ref #	Debit	Credit	Description	
03/31/2022	34946	\$ -	\$ 0.50	Interest	
42-4900-00	Misc Income		(1,158.65)	-	(1,158.65)
Date	GL Ref #	Debit	Credit	Description	
50-5020-00	Postage		131.50	1.59	133.09
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30199	\$ 1.59	\$ -	Postage; DTA Community Management Services, Inc. Chk # 1010	
50-5035-00	Dues & Subscriptions		69.42	-	69.42
Date	GL Ref #	Debit	Credit	Description	
50-5036-00	Payables Service		12.04	12.53	24.57
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30199	\$ 12.53	\$ -	Payables Service; DTA Community Management Services, Inc. Chk # 1010	
50-5080-00	Storage Fees		6.00	3.00	9.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30199	\$ 3.00	\$ -	Storage Fees; DTA Community Management Services, Inc. Chk # 1010	



Community Management

General Ledger Trial Balance with Details

Coldspring Terrace Property Owners Improvement Association, Inc.

Accts: 10-1000-00 To: 80-8003-00 Dates: 3/1/2022 - 3/31/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5085-00	Website Expenses	\$23.46	\$-	\$-	\$23.46
Date	GL Ref #	Debit	Credit	Description	
50-5090-00	Admin Miscellaneous	150.55	-	-	150.55
Date	GL Ref #	Debit	Credit	Description	
50-6800-00	Licensing/Permits	101.50	-	-	101.50
Date	GL Ref #	Debit	Credit	Description	
52-5000-00	Management Contract	7,256.75	787.50	-	8,044.25
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30199	\$ 787.50	\$ -	Management Contract; DTA Community Management Services, Inc. Chk # 1010	
52-5045-00	Legal Expenses (Corporate)	942.58	-	-	942.58
Date	GL Ref #	Debit	Credit	Description	
53-5300-00	Landscape Contract	5,700.00	-	-	5,700.00
Date	GL Ref #	Debit	Credit	Description	
54-6000-00	Pool Service	3,436.71	195.00	-	3,631.71
Date	GL Ref #	Debit	Credit	Description	
03/31/2022	36071	\$ 195.00	\$ -	reclass	
54-6005-00	Pool Supplies	982.00	195.00	195.00	982.00
Date	GL Ref #	Debit	Credit	Description	
03/30/2022	34679	\$ 195.00	\$ -	Heavenly Blue Pools; Heavenly Blue Pools Chk # 100054	
03/31/2022	36071	-	195.00	reclass	
54-6010-00	Pool Repairs & Maint	760.00	-	-	760.00
Date	GL Ref #	Debit	Credit	Description	
59-6500-00	General Repairs & Maint	1,400.48	-	-	1,400.48
Date	GL Ref #	Debit	Credit	Description	
60-5710-00	Electricity	4,048.14	1,036.64	-	5,084.78
Date	GL Ref #	Debit	Credit	Description	
03/01/2022	30588	\$ 25.88	\$ -	331108-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/01/2022	30590	471.39	-	72348-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/01/2022	30592	24.68	-	73098-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/28/2022	34250	25.17	-	331108-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/28/2022	34252	39.00	-	121228-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/28/2022	34254	427.51	-	72348-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
03/28/2022	34256	23.01	-	73098-Sam Houston Electric Cooperative, Inc.; Sam Houston Electric Cooperative, Inc. Chk #	
60-5750-00	Water & Sewer	627.73	54.69	-	682.42
Date	GL Ref #	Debit	Credit	Description	
03/14/2022	35983	\$ 54.69	\$ -	Water & Sewer; Southwest Water Company Chk # 0	
60-5770-00	Telephone	328.03	72.16	-	400.19
Date	GL Ref #	Debit	Credit	Description	
03/15/2022	33095	\$ 72.16	\$ -	3174180-Eastex Telephone Coop, Inc; Eastex Telephone Coop, Inc Chk # 100053	
61-5050-00	Master Insurance Policy	5,884.20	-	921.20	4,963.00
Date	GL Ref #	Debit	Credit	Description	
03/04/2022	31695	\$ -	\$ 921.20	Premium Return Master Insurance Policy	
61-5052-00	Insurance - D&O	282.96	-	-	282.96
Date	GL Ref #	Debit	Credit	Description	
Totals:		\$0.00	\$4,479.81	\$4,479.81	\$0.00



Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
03/28/2022		Sam Houston Electric Cooperative, Inc.	300029	(\$427.51)
03/28/2022		Sam Houston Electric Cooperative, Inc.	300028	(\$39.00)
03/28/2022		Sam Houston Electric Cooperative, Inc.	300027	(\$25.17)
03/28/2022		Sam Houston Electric Cooperative, Inc.	300030	(\$23.01)
03/30/2022		Heavenly Blue Pools	100054	(\$195.00)
			Total Uncleared	(\$709.69)
Cleared Items				
Credits				
03/04/2022	03/04/2022	Premium Return	1014	\$921.20
03/09/2022	03/09/2022	Deposit from batch 6739	1016	\$1,200.00
03/31/2022	03/31/2022	Interest		\$0.50
			Total Cleared Credits	\$2,121.70
Debits				
02/15/2022	03/02/2022	Heavenly Blue Pools	100052	(\$277.55)
02/25/2022	03/03/2022	Sam Houston Electric Cooperative, Inc.	300023	(\$39.00)
03/01/2022	03/02/2022	DTA Community Management Services, Inc.	1010	(\$804.62)
03/01/2022	03/03/2022	Sam Houston Electric Cooperative, Inc.	300024	(\$25.88)
03/01/2022	03/03/2022	Sam Houston Electric Cooperative, Inc.	300025	(\$471.39)
03/01/2022	03/03/2022	Sam Houston Electric Cooperative, Inc.	300026	(\$24.68)
03/14/2022	03/31/2022	Southwest Water Company	0	(\$54.69)
03/15/2022	03/16/2022	Eastex Telephone Coop, Inc	100053	(\$72.16)
			Total Cleared Debits	(\$1,769.97)

AAB Checking Summary

Ending Account Balance:	\$ 23,185.26
Uncleared Items:	(\$709.69)
Adjusted Balance:	\$ 23,894.95
Bank Ending Balance:	\$ 23,894.95
Difference:	\$-



DTA

Community Management

Bank Account Reconciliation

Coldspring Terrace Property Owners Improvement Association, Inc.

AAB Money Market (End: 03/31/2022)

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:				\$-

Date	Description	Ref No	R	P	Transaction Amount
AAB Checking - 8535284532		Prior Balance			\$23,226.67
03/01/2022	DTA Community Management Services, Inc. - Invoice: 1701 03012022	1010	X	X	(\$804.62)
03/01/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 021122-1108	300024	X	X	(25.88)
03/01/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 021122-2348	300025	X	X	(471.39)
03/01/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 021122-3098	300026	X	X	(24.68)
03/04/2022	- Premium Return	1014	X		921.20
03/09/2022	Deposit from batch 6739	1016	X	X	1,200.00
03/14/2022	Southwest Water Company - Invoice: 180022264987	0	X	X	(54.69)
03/15/2022	Eastex Telephone Coop, Inc - Payment - Invoice No: 030122-4180	100053	X	X	(72.16)
03/28/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 031422-1108	300027		X	(25.17)
03/28/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 031422-1228	300028		X	(39.00)
03/28/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 031422-2348	300029		X	(427.51)
03/28/2022	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 031422-3098	300030		X	(23.01)
03/30/2022	Heavenly Blue Pools - Payment - Invoice No: 9794	100054		X	(195.00)
03/31/2022	Interest		X	X	0.50
AAB Checking Total					\$23,185.26
Association Total					\$23,185.26



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

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

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

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(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

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	31
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

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING					\$	TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





Alliance Association Bank

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Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

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

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

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XXXXXX4532
(2)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX4532	Beginning balance	\$23,543.22
Enclosures	2	Total additions	2,121.70
Low balance	\$21,900.10	Total subtractions	1,769.97
Average balance	\$23,624.57	Ending balance	\$23,894.95
Avg collected balance	\$23,535		

CHECKS

Number	Date	Amount	Number	Date	Amount
1010	03-02	804.62	* Skip in check sequence		
100052 *	03-02	277.55			

DEBITS

Date	Description	Subtractions
03-03	' ACH Debit SAMHOUSTONELEC SHECO ACH 220303 0000073098	24.68
03-03	' ACH Debit SAMHOUSTONELEC SHECO ACH 220303 0000331108	25.88
03-03	' ACH Debit SAMHOUSTONELEC SHECO ACH 220303 0000121228	39.00
03-03	' ACH Debit SAMHOUSTONELEC SHECO ACH 220303 0000072348	471.39

COLDSPRING TERRACE PROPERTY OWNER IMPROV
 March 31, 2022

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 XXXXXX4532

Date	Description	Subtractions
03-14	' ACH Debit MONARCH UTILITIE SWWC 220314 001000034243	54.69
03-16	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100053*2203 15*Eastex Telephone Coop Inc\82473918\29753703\8247391	72.16

CREDITS

Date	Description	Additions
03-04	' Remote Deposit	921.20
03-09	' ACH Credit 5/3 BANKCARD SYS NET SETLMT 5/3 BANKCARD NET SETLMT 4445 043937457 REVO* COLDSPRINGTERRACEP	1,200.00
03-31	' Interest Credit	0.50

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	23,543.22	03-04	22,821.30	03-16	23,894.45
03-02	22,461.05	03-09	24,021.30	03-31	23,894.95
03-03	21,900.10	03-14	23,966.61		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$23,535.44
Interest earned	\$0.50

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

ColdSpring Terrace Property Owners Improvement Association, Inc. (CST)
c/o DTA Community Management Services, Inc.
205-A S Loop 338, # 270
Conroe, TX 77384

Check Number: 1010

PAY Eight Hundred Four And 62/100 Dollars

DATE 03/01/2022

AUXILIARY *****804.62

TO THE ORDER OF DTA Community Management Services, Inc.
205A S Loop 338, #270
Conroe, TX 77384

Memo. Invoice: 1701 03/01/2022

Authorized Signature

00001010 12210598018535284532* 0000080462*

03/02/2022 1010 \$804.62

ColdSpring Terrace
205-A S Loop 338, #270
Conroe, TX 77384

Albion Association Bank
1 East Washington Street
Phoenix, AZ 85004

100052

DATE: 02/15/2022

PAY TO Heavenly Blue Pools \$ 277.55

THE ORDER OF Two Hundred Seventy-Seven Dollars and Fifty-Five Cents DOLLARS

Memo: Inv-9720

Authorized Signature

100052 12210598018535284532*

03/02/2022 100052 \$277.55