

**12 August 2021 General Meeting Minutes
Pavilion Office**

APPEARANCE: Lewis Fowler - PRESIDENT, Stanley Scott - VICE PRESIDENT, Ariel Guerrero - SECRETARY, Rusty Sherrouse - TREASURER

ABSENT: Luke Sweeney - TRUSTEE

VISITORS: Mark Hlanak, Gene Lewis, Lisa Brewer Lewis

President Lewis Fowler called the meeting to order at 3:04 PM. Seconded by Treasurer Rusty Sherrouse
Minutes from the Annual meeting held in June 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

Rusty Sherrouse shared the Treasury Report. The ending balance as of April 30, 2021 was \$19,231.80. The ending balance as of May 31, 2021 was \$13,425.01. The Treasury Report was approved and signed.

Receivables

The total for outstanding accounts is \$15,257.46. There are 26 property owners who are delinquent in paying their Maintenance Fees.

Reports of Officers/Committees

There are no Home/Lot Improvement Requests since the last meeting. No Violation Letters were sent out since the last meeting.

Old Business

Recent work was completed at the boat ramp & dock area involving the reinstallation of gate and laying out dirt and sod. A report will be furnished providing a list of expenditures involving dirt, sod, and bulldozer rental at next meeting. Residents will be pleased to know that we were able to keep expenditures to a minimum without having to hire a contractor.

President Lewis Fowler would like to thank everyone involved in completing this project to help enhance our boat ramp/dock area. Special thanks to Jim Iden for his time and experience on the bulldozer; Jackie Iden and Marilyn Fowler for their help picking up sticks out of the dirt; Ed Arrich and Raymond Smith for their time and tractor; Mark Hlanak and Clay Curry for their work and use of welder on the fence; and Ed Arrich, Gary Deason, Ariel Guerrero, Mark Hlanak, Jim Iden Gene Lewis, Jim May, Stanley Scott, Raymond Smith, Bentley Taylor for their help laying the grass.

Common Area locks were changed July 1st. Locksmith will be contacted soon since there are some keys not working properly in the pool area. Residents will need to contact DTA to fully pay their annual maintenance fees for a new key to be issued.

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

New Business

The board reviewed and discussed future goals previously established to improve our community assets, which included: (1) LED lights for the pool, (2) cabinets being replaced in restrooms, (3) painting restrooms, (4) Bulletin board repair, (5) Bench for boat ramp area, (6) Repair table umbrellas.

- 1) Board has made decision that LED lights will not be installed for the pool this year.
- 2) The board discussed replacing the cabinets in the restrooms at the pavilion. Rusty Sherrouse has offered to donate some cabinets for restrooms that would help keep expenditures to a minimum.
- 3) Painting restrooms to be discussed in future meeting after cabinet installation.
- 4) The board discussed future repair work for bulletin board and an option was presented to relocate under the covered area where the mailboxes are located. Post office will be contacted to see whether this option would be feasible. If anyone has any suggestions on bulletin board repair work and how we could preserve and keep out of weather, please let us know.
- 5) The board discussed potentially having some bushes planted and benches installed in boat ramp/fishing pier common area. It was decided that trees will not be planted to avoid any issues with bulkhead. If anyone has any suggestions, please let us know,

July 2021 Executive Meeting Summary

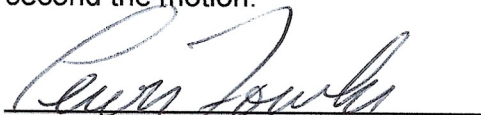
The board discussed the need for DTA to provide a monthly update on status of maintenance fees paid and residents that have received keys prior to next meeting. Board also requesting to receive a monthly financial snapshot report and quarterly report for pool highlighting expenditures.

The board discussed DTA portal and website maintenance to post announcements and meeting minutes.

Pool/Pavilion attendant was recently hired. As a reminder, no food or glass containers are allowed in the pool area.

Next Meeting is Sunday, August 8, 2021, at 3pm in the Pavilion Office.


President Lewis Fowler called for the meeting to adjourn at 3:25pm, and Treasurer Rusty Sherrouse second the motion.




Lewis Fowler - PRESIDENT



Ariel Guerrero - SECRETARY



Stanley Scott - VICE PRESIDENT



Rusty Sherrouse - TREASURER



Luke Sweeney - TRUSTEE

Coldspring Terrace Board of Trustees

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Coldspring Terrace Property Owners Improvement Association, Inc.
Balance Sheet
8/31/2021

Assets			
<u>Cash-Operating</u>			
100100 - AAB Operating - 4532		\$37,395.65	
<u>Cash-Operating Total</u>		<u>\$37,395.65</u>	
<u>Asset - Other</u>			
108000 - Pre-paid Insurance		\$539.08	
<u>Asset - Other Total</u>		<u>\$539.08</u>	
<i>Assets Total</i>			\$37,934.73
Liabilities and Equity			
<u>Other</u>			
220000 - Pre-paid Assessments		\$930.00	
<u>Other Total</u>		<u>\$930.00</u>	
<u>Equity</u>			
300000 - Opening Bal Equity		\$16,280.31	
300300 - Retained Earnings		\$2,289.83	
<u>Equity Total</u>		<u>\$18,570.14</u>	
<u>Retained Earnings</u>		\$15,000.00	
<u>Net Income</u>		\$3,434.59	
<i>Liabilities & Equity Total</i>			\$37,934.73

Coldspring Terrace Property Owners Improvement Association, Inc.

**Income Statement
8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021	Year To Date
Income		
<u>Assessments</u>		
400201 - Income:Maintenance Fees 2020/2021	\$2,100.00	\$11,800.00
400300 - Income:Special Assessment 2020	\$100.00	\$400.00
<u>Total Assessments</u>	\$2,200.00	\$12,200.00
<u>Other Income</u>		
400700 - Misc. Income	\$0.00	\$0.00
400800 - Bank Interest Earned	\$0.84	\$1.64
400900 - Transfer Fees	\$0.00	\$700.00
<u>Total Other Income</u>	\$0.84	\$701.64
<i>Total Income</i>	\$2,200.84	\$12,901.64
Expense		
<u>Administrative Expense</u>		
600120 - Postage	\$11.22	\$32.32
600130 - Website Fees	\$10.26	\$10.26
600140 - Managment Fees	\$750.00	\$2,644.25
<u>Total Administrative Expense</u>	\$771.48	\$2,686.83
<u>Maintenance Expense</u>		
600340 - Landscaping Contract	\$950.00	\$1,900.00
600600 - Maintenance Supplies/Repairs	\$0.00	\$1,059.49
<u>Total Maintenance Expense</u>	\$950.00	\$2,959.49
<u>Pool Expense</u>		
600320 - Pool Open/Close Contract	\$300.00	\$900.00
600610 - Pool: Chemicals	\$51.00	\$201.00
600620 - Pool: Maintenance	\$465.00	\$760.00
<u>Total Pool Expense</u>	\$816.00	\$1,861.00
<u>Taxes & Insurance</u>		
600400 - Insurance:Liability Insurance- Facilities	\$269.56	\$539.12
700120 - Taxes, Fees, Permits:TRA fees, permits, other fees	\$0.00	\$101.50
<u>Total Taxes & Insurance</u>	\$269.56	\$640.62
<u>Utilities</u>		
600800 - Utilities : Electricity	\$1,109.19	\$1,109.19
600840 - Utilities:Telephone (911 Service at Pool)	\$0.00	\$109.82
600850 - Utilities:Water	\$0.00	\$100.10
<u>Total Utilities</u>	\$1,109.19	\$1,319.11
<i>Total Expense</i>	\$3,916.23	\$9,467.05

Coldspring Terrace Property Owners Improvement Association, Inc.
Income Statement
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021	Year To Date
Operating Net Income	(\$1,715.39)	\$3,434.59
Net Income	(\$1,715.39)	\$3,434.59

Coldspring Terrace Property Owners Improvement Association, Inc.
Cash Flow Statement
8/1/2021 - 8/31/2021

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
				Total Cash on Hand 8/1/2021:	\$38,611.48
100100 - AAB Operating - 4532	\$38,611.48	\$2,430.84	\$3,646.67	\$37,395.65	(\$1,215.83)
100200 - AAB RSV/MMA - 7369	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100300 - SJC Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100400 - SJC Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				Total Net Change 8/1/2021 - 8/31/2021:	(\$1,215.83)
				Total Cash on Hand 8/31/2021:	\$37,395.65

Coldspring Terrace Property Owners Improvement Association, Inc.
Check Register Report
8/1/2021 - 8/31/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
100100	100028	8/9/2021	Elisabeth Taylor	\$300.00			
		100			600320 Pool Open/Close Contract	\$300.00	\$300.00
100100	100029	8/11/2021	Heavenly Blue Pools	\$516.00			
		9446			600610 Pool: Chemicals	\$51.00	\$51.00
		9446			600620 Pool: Maintenance	\$465.00	\$465.00
100100	100030	8/19/2021	Sam Houston Electric Cooperative, Inc.	\$240.14			
		070721-1108			600800 Utilities : Electricity	\$24.01	\$24.01
		070721-1228			600800 Utilities : Electricity	\$38.90	\$38.90
		070721-2348			600800 Utilities : Electricity	\$177.23	\$177.23
100100	300001	8/20/2021	Sam Houston Electric Cooperative, Inc.	\$28.82			
		081321-1108			600800 Utilities : Electricity	\$28.82	\$28.82
100100	300002	8/20/2021	Sam Houston Electric Cooperative, Inc.	\$744.21			
		081321-2348	Pool		600800 Utilities : Electricity	\$744.21	\$744.21
100100	300003	8/20/2021	Sam Houston Electric Cooperative, Inc.	\$42.80			
		081321-1228			600800 Utilities : Electricity	\$42.80	\$42.80
100100	300004	8/20/2021	Sam Houston Electric Cooperative, Inc.	\$52.45			
		081321-3098			600800 Utilities : Electricity	\$52.45	\$52.45
100100	100031	8/23/2021	DTA Community Management Services, Inc.	\$771.48			
		081921-1701			400700 Misc. Income	\$10.26	\$10.26
		081921-1701			600120 Postage	\$11.22	\$11.22
		081921-1701			600140 Managment Fees	\$750.00	\$750.00
100100	100032	8/23/2021	Rudy's Lawn Service	\$950.00			
		4115			600340 Landscaping Contract	\$950.00	\$950.00
Total:							
							\$3,645.90

Coldspring Terrace Property Owners Improvement Association, Inc.
AP Distribution Report
8/1/2021 - 8/31/2021

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
400700 - Misc. Income	8/23/2021	8/23/2021	DTA Community Management Services, Inc.		081921-1701	100031	\$10.26
Total 400700 - Misc. Income:							\$10.26
600120 - Postage	8/23/2021	8/23/2021	DTA Community Management Services, Inc.		081921-1701	100031	\$11.22
Total 600120 - Postage:							\$11.22
600140 - Managment Fees	8/23/2021	8/23/2021	DTA Community Management Services, Inc.		081921-1701	100031	\$750.00
Total 600140 - Managment Fees:							\$750.00
600320 - Pool Open/Close Contract	8/9/2021	8/9/2021	Elisabeth Taylor		100	100028	\$300.00
Total 600320 - Pool Open/Close Contract:							\$300.00
600340 - Landscaping Contract	8/23/2021	8/23/2021	Rudy's Lawn Service		4115	100032	\$950.00
Total 600340 - Landscaping Contract:							\$950.00
600610 - Pool: Chemicals	8/11/2021	8/11/2021	Heavenly Blue Pools		9446	100029	\$51.00
Total 600610 - Pool: Chemicals:							\$51.00
600620 - Pool: Maintenance	8/11/2021	8/11/2021	Heavenly Blue Pools		9446	100029	\$465.00
Total 600620 - Pool: Maintenance:							\$465.00
600800 - Utilities : Electricity	8/19/2021	8/19/2021	Sam Houston Electric Cooperative, Inc.		070721-2348	100030	\$177.23
	8/19/2021	8/19/2021	Sam Houston Electric Cooperative, Inc.		070721-1228	100030	\$38.90
	8/19/2021	8/19/2021	Sam Houston Electric Cooperative, Inc.		070721-1108	100030	\$24.01
	8/20/2021	8/20/2021	Sam Houston Electric Cooperative, Inc.		081321-1108	300001	\$28.82
	8/20/2021	8/20/2021	Sam Houston Electric Cooperative, Inc.	Pool	081321-2348	300002	\$744.21
	8/20/2021	8/20/2021	Sam Houston Electric Cooperative, Inc.		081321-1228	300003	\$42.80
	8/20/2021	8/20/2021	Sam Houston Electric Cooperative, Inc.		081321-3098	300004	\$52.45
Total 600800 - Utilities : Electricity:							\$1,108.42
Grand Total:							\$3,645.90

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

Due Date	Account Number
8/19/2021	1035001701

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

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

Statement

Date	Description	Ref#	Charges	Payment	Balance
Primary					
8/1/2021	Previous Balance				(\$20.00)
8/1/2021	August 2021 - Management Fee		\$750.00		\$730.00
8/19/2021	AVID Exchange AP Service		\$17.06		\$747.06
8/19/2021	Expense Reimbursement - Google domain annual registration		\$13.20		\$760.26
8/19/2021	Postage Reimbursement		\$11.22		\$771.48
8/31/2021	Current Account Balance				\$771.48

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

AVID XCHANGE

Number of Pieces

6

Charge
0.51

Total
3.06

CERTIFIED MAIL

Number of Pieces

7

2

Charge
5.00

Total
0

17.06

ASSOCIATION NSF

Charge
35.00

Total

35.00

35.00

35.00

35.00

COLLECTION SERVICES

Number of Pieces

Charge

Total

Courtesy Letters

Certified Letters

Legal Turn Over

Credit Reporting

Statements

Other

25.00

75.00

25.00

EXTRA MEETINGS

Time + Travel Time

Charge

Total

MAIL-OUTS

Number

Cost per Piece

Total

Copies - Single Sided

Copies - Double Sided

Copies - Speciality Paper

#10 Envelopes

#9 Envelopes

Labels

Processing Time

0.15

0.25

0.35

0.10

0.15

\$10 per 90

\$35 hour

COLDSPRING TERRACE

TRIP CHARGES

Purpose

Hours

Mileage

Total

EXPENSE REIMBURSEMENT

Store

Google

Purpose

Domain

Amount

13.2

OTHER

Description

Charge

Total

TO: Rosie

FM: Elisabeth Taylor

Invoice for month of July
Pool open / close

Thank you

8/4/2021

YOUR LOGO
HERE

Elisabeth Taylor
220 Magnolia Pl
Coldspring, Tx 77331
713.819.3062

INVOICE

Date: Date
INVOICE # 100

To

Rosie Ryals
DTA Community
3305 W. Davis, Suite 400
Conroe, Tx 77304
ID ABC12345

Salesperson	Job	Payment Terms	Due Date
	Pool Opener/Closer	Due on receipt	

Qty	Description	Unit Price	Line Total
31 days	Open/Close Pool – cleanup		300.00

Subtotal 300.00

Sales Tax

Total 300.00

Make all checks payable to Elisabeth Taylor

Thank you for your business!

Rudy's Lawn Service
13180 Hwy 150 West
Coldspring, TX 77331
(281)830-2415
rudy.lawnservice@yahoo.com

BILL TO

Rosie Ryals
Coldspring Terrace
PO Box 446
Coldspring, Tx 77331

INVOICE 4115

DATE 08/19/2021 TERMS Due on receipt

DUE DATE 08/19/2021

ACTIVITY	QTY	RATE	AMOUNT
Sales Lawn Maintenance July Mowing	1	950.00	950.00

TOTAL DUE \$950.00

Thank you for your business and have a great day!

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

INVOICE # 9446
DATE 08/07/2021
DUE DATE 08/22/2021
TERMS Net 15

DATE	ACCOUNT SUMMARY	AMOUNT
07/13/2021	Balance Forward	445.00
	Other payments and credits after 07/13/2021 through 08/06/2021	-445.00
08/07/2021	Other invoices from this date	0.00
	New charges (details below)	516.00
	Total Amount Due	516.00

DESCRIPTION	QTY	RATE	AMOUNT
JULY SERVICE			
pch 7/5, 7/12, 7/19, 7/26/21 Pool Checked	4	35.00	140.00T
pc 7/1, 7/8, 7/15, 7/22, 7/28/21 Pool Cleaned	5	65.00	325.00T
Stabilizer Pool Stabilizer	9	3.00	27.00T
1G Liquid Shock Sodium Hypochlorite, Liquid Shock	4	6.00	24.00T

Thank you for your business!

SUBTOTAL 516.00
TAX 0.00
TOTAL 516.00
TOTAL OF NEW CHARGES 516.00
BALANCE DUE **\$516.00**



SAM HOUSTON
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

COLDSRING TERRACE
Properties Owners (Pool)
206 A South Loop 336
#207
Conroe TX 77304-0000

JUL 15 2021

PAST DUE NOTICE

Account Number: 72348	
Service Address: QQ	
Notice Date:	07/07/2021
Last Payment Date:	04/12/2021
Last Payment Amount:	844.97 CR
Total Amount Due:	177.23
Pay By:	07/19/2021

TERMINATION NOTICE

Dear Member:

According to our records, we have not received payment on your electric account. If the above amount is not received in our office by the termination date, the electric service will be disconnected without further notice.

In the event of a disconnection, a \$25.00 minimum reconnect fee must be paid before service is restored. A deposit may also be required.

If you are unable to make payment in full, arrangements must be made immediately. Please contact the office at 1 (800) 458-0381.

If payment has already been made, please disregard this notice.



SAM HOUSTON
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

Return Bottom Portion With Payment

Cycle:
03

Account #:	72348
Notice Date:	07/07/2021
Pay By:	07/19/2021
Amount Due:	\$177.23

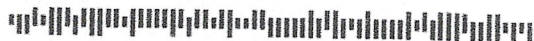
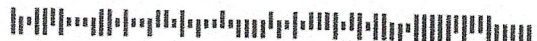


For Kiosk Use

452 1 AB 0.428
COLDSRING TERRACE
PROPERTIES OWNERS (POOL)
#207
206A S LOOP 336 W
CONROE TX 77304-3300

5 452
C-3

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



000000072348 000000017723 000000017723



PO Box 426 Livingston, TX 77351-4071

JUL 15 2021

PAST DUE NOTICE	
Account Number:	121228
Service Address:	COLDSRING TERRACE PROP
Notice Date:	07/07/2021
Last Payment Date:	04/12/2021
Last Payment Amount:	79.95 CR
Total Amount Due:	38.90
Pay By:	07/19/2021

COLDSRING TERRACE
Properties Owners (Security Lights)
206 A South Loop 336
#207
Conroe TX 77304-0000

TERMINATION NOTICE

Dear Member:

According to our records, we have not received payment on your electric account. If the above amount is not received in our office by the termination date, the electric service will be disconnected without further notice.

In the event of a disconnection, a \$25.00 minimum reconnect fee must be paid before service is restored. A deposit may also be required.

If you are unable to make payment in full, arrangements must be made immediately. Please contact the office at 1 (800) 458-0381.

If payment has already been made, please disregard this notice.



PO Box 426 Livingston, TX 77351-4071

Return Bottom Portion With Payment

Cycle:
03

Account #:	121228
Notice Date:	07/07/2021
Pay By:	07/19/2021
Amount Due:	\$38.90

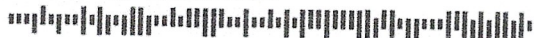
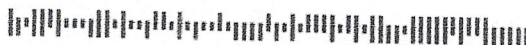


For Kiosk Use

453 1 AB 0.428
COLDSRING TERRACE
PROPERTIES OWNERS (SECURITY LIGHTS)
#207
206A S LOOP 336 W
CONROE TX 77304-3300

5 453
C-3

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





SAM HOUSTON
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

COLDSRING TERRACE
Properties Owners (Boat Ramp)
206 A South Loop 336
#207
Conroe TX 77304-0000

JUL 15 2021

PAST DUE NOTICE

Account Number: 331108	
Service Address: QQ	
Notice Date:	07/07/2021
Last Payment Date:	04/12/2021
Last Payment Amount:	50.56 CR
Total Amount Due:	24.01
Pay By:	07/19/2021

TERMINATION NOTICE

Dear Member:

According to our records, we have not received payment on your electric account. If the above amount is not received in our office by the termination date, the electric service will be disconnected without further notice.

In the event of a disconnection, a \$25.00 minimum reconnect fee must be paid before service is restored. A deposit may also be required.

If you are unable to make payment in full, arrangements must be made immediately. Please contact the office at 1 (800) 458-0381.

If payment has already been made, please disregard this notice.

Return Bottom Portion With Payment



SAM HOUSTON
ELECTRIC COOPERATIVE

PO Box 426 Livingston, TX 77351-4071

Cycle:
03

Account #:	331108
Notice Date:	07/07/2021
Pay By:	07/19/2021
Amount Due:	\$24.01

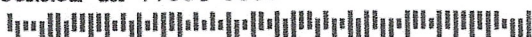


For Kiosk Use

454 1 AB 0.428
COLDSRING TERRACE
PROPERTIES OWNERS (BOAT RAMP)
#207
206A S LOOP 336 W
CONROE TX 77304-3300

5 454
C-3

Sam Houston Electric Cooperative, Inc.
PO Box 426 03
Livingston, TX 77351-4071





AUG 18 2021

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

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

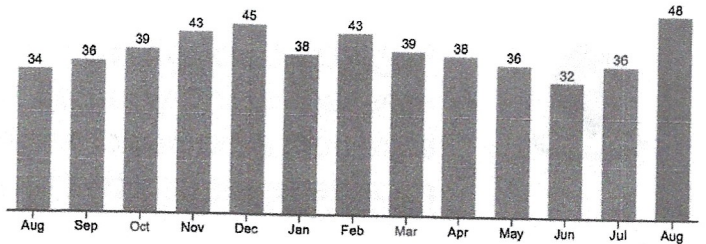
Name: COLDSRING TERRACE
Account #: 331108
Service Address: Qq City, Tx
Bill Date: 08/13/2021

Due Date: 09/02/2021

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

48.56	-22.87	25.69			
Late Payment Charge		1.23			
Base Charge		20.50			
Delivery 48 kWh @ 0.03890		1.87			
Energy 48 kWh @ 0.07370		3.54			
Electricity charges & credits		27.14			

25.91	1.23	52.83
Rate Schedule	SG1	
Meter	99042529	
Bill Days	31	
Multiplier	1	
Reading from	2786	
Reading date	07/11/2021	
Reading to	2834	
Reading date	08/11/2021	
Usage: kWh	48	
Usage: kW	0.0	



Balance forward	25.69
Total current charges	25.91
Total adjustments	1.23
Amount due by 09/02/2021	52.83
Amount due after 09/02/2021	54.13

Monthly kWh Usage	
Current Month	48
Last Month	36
Same Month Last Year	34

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

Please return this portion with your payment



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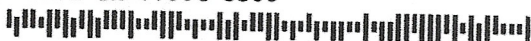
331108



For Kiosk Use

2784 1 AB 0.428
COLDSRING TERRACE
PROPERTIES OWNERS (BOAT RAMP)
#270
206A S LOOP 336 W
CONROE TX 77304-3300

5 2784
C-10



Amount Due By 09/02/2021	52.83
Amount Due After 09/02/2021	54.13

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

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



000000331108 000000005413 000000005283

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



AUG 18 2021
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 Livingston TX 77351

All other correspondence:
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 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

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

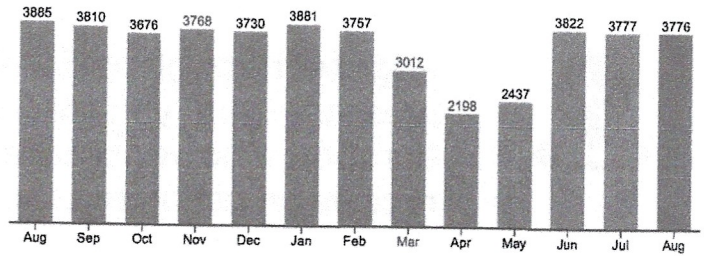
Name: COLDSRING TERRACE
Account #: 72348
Service Address: Qq City, Tx
Bill Date: 08/13/2021

Due Date: 09/02/2021

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
623.03	-168.79	454.24	445.68	22.29	922.21

Late Payment Charge 22.29
 Base Charge 20.50
 Delivery 3776 kWh @ 0.03890 146.89
Energy 3776 kWh @ 0.07370 278.29
 Electricity charges & credits 467.97

Rate Schedule SG1
 Meter 99042503
 Bill Days 31
 Multiplier 1
 Reading from 23400
 Reading date 07/11/2021
 Reading to 27176
 Reading date 08/11/2021
 Usage: kWh 3776
 Usage: kW 0.0



Balance forward 454.24
 Total current charges 445.68
 Total adjustments 22.29
 Amount due by 09/02/2021 922.21
 Amount due after 09/02/2021 944.49

Monthly kWh Usage
 Current Month 3776
 Last Month 3777
 Same Month Last Year 3885

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

Please return this portion with your payment



PO Box 426 Livingston, TX 77351-4071

Amount Due By 09/02/2021 922.21
 Amount Due After 09/02/2021 944.49

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

72348



For Kiosk Use

2785 1 AB 0.428
 COLDSRING TERRACE
 PROPERTIES OWNERS (POOL)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2785
 C-10

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



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

AUG 18 2021



Send payments to:
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Livingston TX 77351

All other correspondence:
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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

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

Name: COLDSRING TERRACE
Account #: 121228
Service Address: Coldspring Terrace Properties Owners
Bill Date: (se Coldspring, Tx 08/13/2021)

Due Date: 09/02/2021

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
77.90	-37.05	40.85	39.00	1.95	81.80
Late Payment Charge		1.95			
100 WATT HPS - 1 @ 9.75		9.75			
150 Watt Equivalent @ 9.75		29.25			
LED - 3					
Electricity charges & credits		40.95			
Balance forward		40.85			
Total current charges		39.00			
Total adjustments		1.95			
Amount due by 09/02/2021		81.80			
Amount due after 09/02/2021		83.75			

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



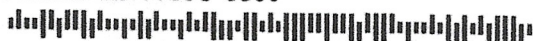
PO Box 426 Livingston, TX 77351-4071

121228



For Kiosk Use

2786 1 AB 0.428 5 2786
COLDSRING TERRACE C-10
PROPERTIES OWNERS (SECURITY LIGHTS)
#270
206A S LOOP 336 W
CONROE TX 77304-3300



Amount Due By 09/02/2021 81.80
Amount Due After 09/02/2021 83.75

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

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



000000121228 000000008375 000000008180

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



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 Livingston TX 77351

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

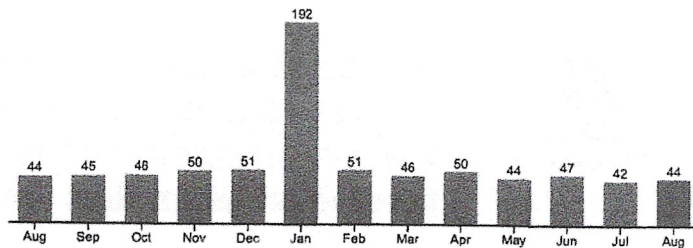
The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

Name: COLDSRING TERRACE
Account #: 73098
Service Address: Qq City, Tx
Bill Date: 08/13/2021

Due Date: 09/02/2021

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

35.91	-10.17	25.74	25.45	1.26	52.45
Late Payment Charge		1.26	Rate Schedule	SG1	
Base Charge		20.50	Meter	99073725	
Delivery 44 kWh @ 0.03890		1.71	Bill Days	31	
Energy 44 kWh @ 0.07370		3.24	Multiplier	1	
Electricity charges & credits		26.71	Reading from	2992	
			Reading date	07/11/2021	
			Reading to	3036	
			Reading date	08/11/2021	
			Usage: kWh	44	
			Usage: kW	0.0	



Balance forward 25.74
Total current charges 25.45
Total adjustments 1.26
Amount due by 09/02/2021 52.45
Amount due after 09/02/2021 53.72

Monthly kWh Usage
 Current Month 44
 Last Month 42
 Same Month Last Year 44

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

Please return this portion with your payment



PO Box 426 Livingston, TX 77351-4071

73098



For Kiosk Use

2787 1 AB 0.428
 COLDSRING TERRACE
 PROPERTIES OWNERS (SIGN)
 #270
 206A S LOOP 336 W
 CONROE TX 77304-3300

5 2787
 C-10

Amount Due By 09/02/2021 52.45
Amount Due After 09/02/2021 53.72

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

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



000000073098 000000005372 000000005245

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

Coldspring Terrace Property Owners Improvement Association, Inc.
Pre-Paid Owners Report
Period Through: 8/31/2021

Last Name	First Name	Unit Number	Account Number	Address	Balance	Group Name
Dacus	Collin		103400360	SABBL11 Ridgeway Ct	\$50.00	Coldspring Terrace
Gabler	Martin		103401622	S2L6L11 Skyline Dr	\$200.00	Coldspring Terrace
Guerrero	Ariel		103401021	140 Hillcrest Dr	\$50.00	Coldspring Terrace
Knight	Norman		103400840	25 Lakeway Cir	\$100.00	Coldspring Terrace
Lindsey	LaWanda		103400930	101 Pine Shadows Ln	\$300.00	Coldspring Terrace
Smith	Petra Smith		103401480	301 Lakeway Dr	\$200.00	Coldspring Terrace
Wilson	Brent		103401421	150 Timber Ln	\$30.00	Coldspring Terrace
					\$930.00	

Coldspring Terrace Property Owners Improvement Association, Inc.
Deposit Listing - 100100 - AAB Operating
8/1/2021-8/31/2021

GLID	Unit	Received From	Date Received	Ref Number	Amount	Total
95273		James and Karen Coulter	8/4/2021	5677	\$300.00	
95647		Ronnie and Mary Mcdonald	8/9/2021	0301	\$300.00	\$300.00
95647		Robin Huber	8/9/2021	1055	\$300.00	
95647		Beau Caso	8/9/2021	523766	\$400.00	
96203		Martin and Kathy B. Gabler	8/13/2021	103818	\$200.00	\$1,000.00
96417		Brent L. Wilson	8/13/2021	00382	\$230.00	
96417		James and Jacquelyn Iden	8/13/2021	07239	\$200.00	
96417		Joetta and Dickerson Zachary	8/13/2021	7158	\$300.00	
97241		Grant Wells	8/23/2021	09717	\$200.00	\$930.00
						\$200.00
					Total:	\$2,430.00

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 100100 - AAB Operating - 4532

Account Category: Cash-Operating
 Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/4/2021	AR	AAB Payment					\$38,611.48
8/9/2021	AR	AAB Payment			\$300.00		\$38,911.48
8/9/2021	AP	Payment: Elisabeth Taylor, API Payment - Check #: 100028, Invoice #: 100			\$1,000.00		\$39,911.48
8/11/2021	AP	Payment: Heavenly Blue Pools, API Payment - Check #: 100029, Invoice #: 9446				\$300.00	\$39,611.48
8/13/2021	AR	Payment				\$516.00	\$39,095.48
8/13/2021	AR	AAB Payment		Operating	\$200.00		\$39,295.48
8/19/2021	AP	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 100030, Invoice #: 070721-2348, 070721-1228, 070721-1108			\$730.00		\$40,025.48
8/20/2021	AP	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300001, Invoice #: 081321-1108				\$240.14	\$39,785.34
8/20/2021	AP	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300002, Invoice #: 081321-2348				\$28.82	\$39,756.52
8/20/2021	AP	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300003, Invoice #: 081321-1228				\$744.21	\$39,012.31
8/20/2021	AP	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300004, Invoice #: 081321-3098				\$42.80	\$38,969.51
8/23/2021	AR	AAB Payment			\$200.00		\$38,769.51
8/23/2021	AP	Payment: DTA Community Management Services, Inc., API Payment - Check #: 100031, Invoice #: 081921-1701				\$771.48	\$38,345.58
8/23/2021	AP	Payment: Rudy's Lawn Service, API Payment - Check #: 100032, Invoice #: 4115				\$950.00	\$37,395.58
8/31/2021		Bank Statement Interest			\$0.84		\$37,396.42
8/31/2021		Bank Statement Fees				\$0.77	\$37,395.65
Account Total					\$2,430.84	\$3,646.67	\$37,395.65
Beginning Balance							\$38,611.48
Net Change							(\$1,215.83)

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 108000 - Pre-paid Insurance

Account Category: Asset - Other
 Account Type: Asset

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/1/2021	GL	Allocating insurance expense		Operating		\$269.56	\$808.64
Account Total					\$0.00	\$269.56	\$539.08
Beginning Balance							\$808.64
Net Change							(\$269.56)

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 110000 - Accounts Receivable

Account Category: Accounts Receivable
 Account Type: Asset

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/31/2021	GL	Adjsting AR with Prepapids to clear non-cash entries		Operating		\$2,325.00	\$2,325.00
Account Total					\$0.00	\$2,325.00	\$0.00
Beginning Balance							\$2,325.00
Net Change							(\$2,325.00)

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 220000 - Pre-paid Assessments

Account Category: Liability
 Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/4/2021	AR	AAB Payment				\$300.00	(\$3,025.00)
8/4/2021	AR	Payment Application				\$300.00	(\$3,325.00)
8/9/2021	AR	AAB Payment			\$300.00		(\$3,625.00)
8/9/2021	AR	Payment Application				\$1,000.00	(\$4,625.00)
8/9/2021	AR	Payment Application			\$900.00		(\$5,525.00)
8/9/2021	AR	Payment Application			\$100.00		(\$5,625.00)

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

8/13/2021	AR	Payment						
8/13/2021	AR	AAB Payment		Operating	\$200.00			(\$3,225.00)
8/13/2021	AR	Payment Application				\$730.00		(\$3,955.00)
8/23/2021	AR	AAB Payment			\$700.00			(\$3,255.00)
8/23/2021	AR	Payment Application				\$200.00		(\$3,455.00)
8/31/2021	GL	Adjsuting AR with Prepapids to clear non-cash entries		Operating	\$200.00			(\$3,255.00)
Account Total						\$2,325.00		(\$930.00)
Beginning Balance						\$4,525.00	\$2,430.00	(\$930.00)
Net Change						(\$3,025.00)		\$2,095.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 300000 - Opening Bal Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Equity							
Account Type: Equity							
Beginning Balance							
Account Total							
Beginning Balance							
Net Change							

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 300300 - Retained Earnings

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Equity							
Account Type: Equity							
Beginning Balance							
Account Total							
Beginning Balance							
Net Change							

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 400000 - Income:Interest on Past Due Accounts

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Collections & Interest							
Account Type: Income							
Beginning Balance							
Account Total							
Beginning Balance							
Net Change							

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 400100 - Income:Lost Keys

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Other Income							
Account Type: Income							
Beginning Balance							
Account Total							
Beginning Balance							
Net Change							

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 400200 - Income:Maintenance Fees 2019/2020

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Assessments							
Account Type: Income							
Beginning Balance							
Account Total							
Beginning Balance							
Net Change							

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 400201 - Income:Maintenance Fees 2020/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Account Category: Assessments							
Account Type: Income							
Beginning Balance							
Beginning Balance							
Net Change							

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

8/4/2021	AR	Payment Application	Operating	\$300.00	(\$78,400.00)
8/9/2021	AR	Payment Application	Operating	\$900.00	(\$79,300.00)
8/13/2021	AR	Payment Application	Operating	\$700.00	(\$80,000.00)
8/23/2021	AR	Payment Application	Operating	\$200.00	(\$80,200.00)
Account Total				\$0.00	\$2,100.00(\$80,200.00)
Beginning Balance				(\$78,100.00)	
Net Change				(\$2,100.00)	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 400300 - Income:Special Assessment 2020

Account Category: Assessments
 Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/9/2021	AR	Payment Application					(\$14,550.00)
Account Total					\$100.00		(\$14,650.00)
Beginning Balance					\$0.00	\$100.00	(\$14,650.00)
Net Change					(\$14,550.00)		(\$100.00)

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 400700 - Misc. Income

Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
8/23/2021	AP	DTA Community Management Services, Inc., Invoice #: 081921-1701			\$10.26		\$10.26
8/31/2021	GL	Reclassing as expense	Operating			\$10.26	\$0.00
Account Total					\$10.26	\$10.26	\$0.00
Beginning Balance					\$0.00		\$0.00
Net Change					\$0.00		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 400800 - Bank Interest Earned

Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$4.84)
8/31/2021		Bank Statement Interest				\$0.84	(\$5.68)
Account Total					\$0.00	\$0.84	(\$5.68)
Beginning Balance					(\$4.84)		(\$5.68)
Net Change					(\$0.84)		

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 400900 - Transfer Fees

Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$700.00)
Account Total					\$0.00	\$0.00	(\$700.00)
Beginning Balance					(\$700.00)		(\$700.00)
Net Change					\$0.00		

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600100 - Administrative Supplies

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$253.84
Account Total					\$0.00	\$0.00	\$253.84
Beginning Balance					\$253.84		\$253.84
Net Change					\$0.00		

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600110 - P.O. Box Rental

Account Category: Administrative Expense
 Account Type: Expense

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$46.00
Account Total						
				\$0.00	\$0.00	\$46.00
Beginning Balance						
Net Change						\$46.00
						\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600120 - Postage

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$776.89
8/23/2021	AP DTA Community Management Services, Inc., Invoice #: 081921-1701			\$11.22		\$788.11
Account Total						
				\$11.22	\$0.00	\$788.11
Beginning Balance						
Net Change						\$776.89
						\$11.22

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600130 - Website Fees

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$172.33
8/31/2021	GL Reclassing as expense		Operating	\$10.26		\$182.59
Account Total						
				\$10.26	\$0.00	\$182.59
Beginning Balance						
Net Change						\$172.33
						\$10.26

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600140 - Management Fees

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$5,774.79
8/23/2021	AP DTA Community Management Services, Inc., Invoice #: 081921-1701			\$750.00		\$6,524.79
Account Total						
				\$750.00	\$0.00	\$6,524.79
Beginning Balance						
Net Change						\$5,774.79
						\$750.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600200 - Keys, Cards, Stickers, Locks

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,452.44
Account Total						
				\$0.00	\$0.00	\$1,452.44
Beginning Balance						
Net Change						\$1,452.44
						\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600210 - Duplication, Envelopes, Postage

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$183.56
Account Total						
				\$0.00	\$0.00	\$183.56
Beginning Balance						
Net Change						\$183.56
						\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600300 - Admin Asst

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$7,950.00

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Account Total		\$0.00	\$0.00	\$7,950.00
Beginning Balance	\$7,950.00			
Net Change	\$0.00			

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Maintenance Expense			
Account: 600310 - Maintenance Contractor		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$5,847.65
Account Total				\$0.00	\$5,847.65
Beginning Balance				\$5,847.65	
Net Change				\$0.00	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Pool Expense			
Account: 600320 - Pool Open/Close Contract		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$2,218.31
8/9/2021	AP Elisabeth Taylor, Invoice #: 100			\$300.00	\$2,518.31
Account Total				\$300.00	\$2,518.31
Beginning Balance				\$2,218.31	
Net Change				\$300.00	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Maintenance Expense			
Account: 600340 - Landscaping Contract		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$3,800.00
8/23/2021	AP Rudy's Lawn Service, Invoice #: 4115			\$950.00	\$4,750.00
Account Total				\$950.00	\$4,750.00
Beginning Balance				\$3,800.00	
Net Change				\$950.00	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Taxes & Insurance			
Account: 600400 - Insurance:Liability Insurance-Facilities		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$3,768.81
8/1/2021	GL Allocating insurance expense		Operating	\$269.56	\$4,038.37
Account Total				\$269.56	\$4,038.37
Beginning Balance				\$3,768.81	
Net Change				\$269.56	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Taxes & Insurance			
Account: 600410 - Insurance:Liability Insurance-Officers		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$2,202.00
Account Total				\$0.00	\$2,202.00
Beginning Balance				\$2,202.00	
Net Change				\$0.00	

Client: Coldspring Terrace Property Owners Improvement Association, Inc.		Account Category: Administrative Expense			
Account: 600500 - Legal Expenses:Attorney Fees (General)		Account Type: Expense			
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit Balance
<hr/>					
Beginning Balance					\$2,086.67
Account Total				\$0.00	\$2,086.67
Beginning Balance				\$2,086.67	
Net Change				\$0.00	

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600600 - Maintenance Supplies/Repairs

Account Category: Maintenance Expense
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							\$3,681.50
Beginning Balance					\$0.00	\$0.00	\$3,681.50
Net Change					\$3,681.50		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600610 - Pool: Chemicals

Account Category: Pool Expense
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/11/2021	AP	Heavenly Blue Pools, Invoice #: 9446					\$1,814.00
Account Total							\$51.00
Beginning Balance					\$51.00	\$0.00	\$1,865.00
Net Change					\$1,814.00		\$51.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600620 - Pool: Maintenance

Account Category: Pool Expense
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/11/2021	AP	Heavenly Blue Pools, Invoice #: 9446					\$15,704.84
Account Total							\$465.00
Beginning Balance					\$465.00	\$0.00	\$16,169.84
Net Change					\$15,704.84		\$465.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600630 - Pool: Supplies

Account Category: Pool Expense
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							\$87.00
Beginning Balance					\$0.00	\$0.00	\$87.00
Net Change					\$87.00		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600700 - Special Projects:Concrete Work at Boat Ramp 2020

Account Category:
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							\$4,850.00
Beginning Balance					\$0.00	\$0.00	\$4,850.00
Net Change					\$4,850.00		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600710 - Special Projects:Crushed Rock at Mailbox 2020

Account Category:
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							\$825.00
Beginning Balance					\$0.00	\$0.00	\$825.00
Net Change					\$825.00		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 600800 - Utilities : Electricity

Account Category: Utilities
 Account Type: Expense

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
8/19/2021	AP	Sam Houston Electric Cooperative, Inc., Invoice #: 070721-2348					\$3,852.40
8/20/2021	AP	Sam Houston Electric Cooperative, Inc., Invoice #: 081321-1108			\$240.14		\$4,092.54
8/20/2021	AP	Pool			\$28.82		\$4,121.36
8/20/2021	AP	Sam Houston Electric Cooperative, Inc., Invoice #: 081321-1228			\$744.21		\$4,865.57
8/20/2021	AP	Sam Houston Electric Cooperative, Inc., Invoice #: 081321-3098			\$42.80		\$4,908.37
8/31/2021		Bank Statement Fees			\$52.45		\$4,960.82
					\$0.77		\$4,961.59
Account Total							
Beginning Balance							
Net Change					\$3,852.40		
					\$1,109.19	\$0.00	\$4,961.59

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 600810 - Utilities:Electricity:Electricity-7234-08 (Pool)

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							
Beginning Balance							\$1,960.06
Net Change					\$1,960.06		\$0.00
					\$0.00	\$0.00	\$1,960.06

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 600820 - Utilities:Electricity:Electricity-7309-08 (Entrance)

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							
Beginning Balance							\$125.07
Net Change					\$125.07		\$0.00
					\$0.00	\$0.00	\$125.07

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 600830 - Utilities:Electricity:Electricity-12122-08 (Security)

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							
Beginning Balance							\$195.00
Net Change					\$195.00		\$0.00
					\$0.00	\$0.00	\$195.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 600840 - Utilities:Telephone (911 Service at Pool)

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							
Beginning Balance							\$473.40
Net Change					\$473.40		\$0.00
					\$0.00	\$0.00	\$473.40

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 600850 - Utilities:Water

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
Account Total							
Beginning Balance							\$2,016.68
Net Change					\$2,016.68		\$0.00
					\$0.00	\$0.00	\$2,016.68

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
Account: 601001 - Bad Debt

Account Category:
Account Type: Expense

Coldspring Terrace Property Owners Improvement Association, Inc.
General Ledger Report
8/1/2021 - 8/31/2021

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
	Beginning Balance					\$962.47
	Account Total					
	Beginning Balance			\$0.00	\$0.00	\$962.47
	Net Change			\$962.47		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 602100 - Bank Fees

Account Category: Administrative Expense
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
	Beginning Balance					\$6.25
	Account Total					
	Beginning Balance			\$0.00	\$0.00	\$6.25
	Net Change			\$6.25		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 700100 - Taxes, Fees, Permits:County Taxes

Account Category: Taxes & Insurance
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
	Beginning Balance					\$193.57
	Account Total					
	Beginning Balance			\$0.00	\$0.00	\$193.57
	Net Change			\$193.57		\$0.00

Client: Coldspring Terrace Property Owners Improvement Association, Inc.
 Account: 700120 - Taxes, Fees, Permits:TRA fees, permits, other fees

Account Category: Taxes & Insurance
 Account Type: Expense

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
	Beginning Balance					\$203.00
	Account Total					
	Beginning Balance			\$0.00	\$0.00	\$203.00
	Net Change			\$203.00		\$0.00

Coldspring Terrace
Reconciliation Report

Alliance Bank - AAB Operating - 4532-100100
Statement Date: 8/31/2021

Statement Balance: \$37,395.65
GL Balance: \$37,395.65
Last Statement Balance: \$39,661.58
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$37,395.65
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: Rudy's Lawn Service, API Payment - Check #: 100027, Invoice #: 4050	7/19/2021	100027	-\$950.00
	Payment: Southwest Water Company, API Payment - Check #: 300000, Invoice #: 180041672871	7/28/2021	300000	-\$100.10
	Payment: Elisabeth Taylor, API Payment - Check #: 100028, Invoice #: 100	8/9/2021	100028	-\$300.00
	Payment: Heavenly Blue Pools, API Payment - Check #: 100029, Invoice #: 9446	8/11/2021	100029	-\$516.00
	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 100030, Invoice #: 070721-2348, 070721-1228, 070721-1108	8/19/2021	100030	-\$240.14
	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300001, Invoice #: 081321-1108	8/20/2021	300001	-\$28.82
	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300002, Invoice #: 081321-2348	8/20/2021	300002	-\$744.21
	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300003, Invoice #: 081321-1228	8/20/2021	300003	-\$42.80
	Payment: Sam Houston Electric Cooperative, Inc., API Payment - Check #: 300004, Invoice #: 081321-3098	8/20/2021	300004	-\$52.45
	Payment: DTA Community Management Services, Inc., API Payment - Check #: 100031, Invoice #: 081921-1701	8/23/2021	100031	-\$771.48
	Payment: Rudy's Lawn Service, API Payment - Check #: 100032, Invoice #: 4115	8/23/2021	100032	-\$950.00
	600800 - Utilities : Electricity	8/31/2021		-\$0.77
Total Cleared Checks:				\$4,696.77

Deposits	Description	Date	Amount
	AAB Payment	8/4/2021	\$300.00
	AAB Payment	8/9/2021	\$1,000.00
	AAB Payment	8/13/2021	\$730.00
	Open Deposit Slip: 8/13/2021	8/13/2021	\$200.00
	AAB Payment	8/23/2021	\$200.00
	400800 - Bank Interest Earned	8/31/2021	\$0.84
Total Cleared Deposits:			\$2,430.84

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00



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

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

Last statement: July 31, 2021
This statement: August 31, 2021
Total days in statement period: 31

Page 1
XXXXXX4532
(4)

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	\$39,661.58
Enclosures	4	Total additions	2,430.84
Low balance	\$37,394.81	Total subtractions	4,696.77
Average balance	\$39,534.19	Ending balance	\$37,395.65
Avg collected balance	\$39,395		

CHECKS

Number	Date	Amount	Number	Date	Amount
100027	08-06	950.00	100032 *	08-31	950.00
100028	08-19	300.00			
100029	08-20	516.00			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
08-10	' ACH Debit MONARCH UTILITIE SWWC 210810 001000034243	100.10
08-20	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100030*2108 19*Sam Houston Electric Cooperative\69063259\16278629\	240.14
08-23	' ACH Debit Sam Houston Elec SIGONFILE 210823 YZT91H	28.82

Date	Description	Subtractions
08-23	' ACH Debit Sam Houston Elec SIGONFILE 210823 R3W91H	42.80
08-23	' ACH Debit Sam Houston Elec SIGONFILE 210823 JWH91H	52.45
08-23	' ACH Debit Sam Houston Elec SIGONFILE 210823 NQW81H	744.98
08-24	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100031*2108 23*DTA Community Management Service\69231790\16428676\	771.48

CREDITS

Date	Description	Additions
08-04	' Lockbox Deposit	300.00
08-09	' Lockbox Deposit	1,000.00
08-13	' Remote Deposit	200.00
08-13	' Lockbox Deposit	730.00
08-23	' Lockbox Deposit	200.00
08-31	' Interest Credit	0.84

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	39,661.58	08-10	39,911.48	08-23	39,116.29
08-04	39,961.58	08-13	40,841.48	08-24	38,344.81
08-06	39,011.58	08-19	40,541.48	08-31	37,395.65
08-09	40,011.58	08-20	39,785.34		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$39,395.80
Interest earned	\$0.84

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

Alliance Association Bank
1 East Washington Street
Phoenix, AZ 85004

100027
DATE: 07/19/2021

PAY TO Rudy's Lawn Service
THE ORDER OF Nine Hundred Fifty Dollars and Zero Cents \$ 950.00 DOLLARS

memo: inv 4050



08/06/2021 100027 \$950.00

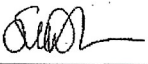
Coldspring Terrace
206-A S. Loop 336, #270
Conroe, TX 77304

Alliance Association Bank
1 East Washington Street
Phoenix, AZ 85004

100028
DATE: 08/09/2021

PAY TO Elisabeth Taylor
THE ORDER OF Three Hundred Dollars and Zero Cents \$ 300.00 DOLLARS

memo: inv 100



08/19/2021 100028 \$300.00

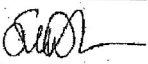
Coldspring Terrace
206-A S. Loop 336, #270
Conroe, TX 77304

Alliance Association Bank
1 East Washington Street
Phoenix, AZ 85004

100029
DATE: 08/11/2021

PAY TO Heavenly Blue Pools
THE ORDER OF Five Hundred Sixteen Dollars and Zero Cents \$ 516.00 DOLLARS

memo: inv 9455



08/20/2021 100029 \$516.00

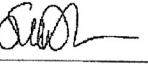
Coldspring Terrace
206-A S. Loop 336, #270
Conroe, TX 77304

Alliance Association Bank
1 East Washington Street
Phoenix, AZ 85004

100032
DATE: 08/23/2021

PAY TO Rudy's Lawn Service
THE ORDER OF Nine Hundred Fifty Dollars and Zero Cents \$ 950.00 DOLLARS

memo: inv 4115



08/31/2021 100032 \$950.00