

**10 October 2021 General Meeting Minutes
Pavilion Office**

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

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

VISITORS: Mark Hianak, Gene Lewis, Lisa Lewis, Marilyn Fowler

President Lewis Fowler called the meeting to order at 3:05 PM. Seconded by Vice President Stanley Scott Minutes from the August 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

Report was not presented at meeting due to website change but separate document has been included as part of minutes. 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. DTA is continuing to work to recover these.

Reports of Officers/Committees

There were 2 Home/Lot Improvement Requests submitted since the last meeting.

No Violation Letters were sent out since the last meeting.

Old Business

New Pool/Pavilion attendant was recently hired. 50 lb. bucket of Calcium Hypochlorite chlorine granules was recently ordered online. Pool chemicals will be monitored closely due to supply shortage issues.

New management certificate and alternative payment schedule was recently filed with County Clerk office and original copies to be returned to DTA.

The board briefly discussed common area improvement goals previously proposed and have decided to delay projects until additional funds are available.

Board will continue to evaluate option to relocate bulletin board and a conceptual diagram would need to be drawn. Boys Scout Troop was mentioned as possibly being able to assist in repairing bulletin board as a community project. We are still evaluating options to replace cabinets in pavilion restrooms and will accept any old cabinets that would be donated to help keep expenses to a minimum.

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 discussed recent letter sent out by DTA Community Management regarding their recent partnership with CINC Systems, LLC to provide upgraded web and portal services.

To use the new portal, residents will need to complete a one-time registration form.

- To register, please visit: www.dataxas.net/request-login
- To access the portal after registration, please visit community's website: www.coldspringterrace.org

A copy of the letter distributed to property owners will be posted on bulletin board for additional information.

October 2021 Executive Meeting Summary

Reviewed monthly update received from DTA on status of maintenance fees currently delinquent.

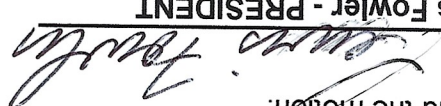
Decision was made to send out a reminder to property owners that are delinquent in paying their annual HOA dues. The reminders would encourage members to pay outstanding fees owed in order to avoid paying interest charges.

The board agreed we should purchase additional pool chemicals during off-season to avoid any potential supply issues.

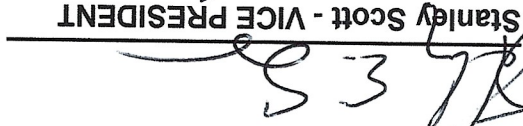
The board discussed scheduling a future meeting with DTA to discuss services, financial reporting and management agreement in place.

Next Meeting is Sunday, November 14, 2021, at 3pm in the Pavilion Office.

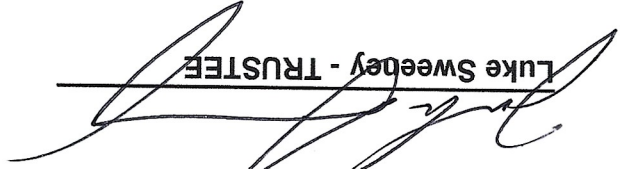
President Lewis Fowler called for the meeting to adjourn at 3:43pm, and Vice President Stanley Scott second the motion.



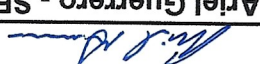
Lewis Fowler - PRESIDENT



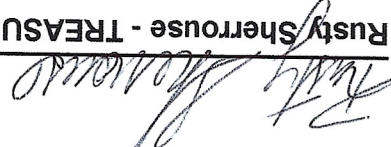
Stanley Scott - VICE PRESIDENT



Luke Sweeney - TRUSTEE



Ariel Guerrero - SECRETARY



Rusty Sherrouse - TREASURER

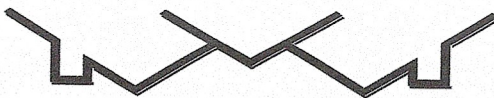
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Rosie Ryals - Managing Agent 936-267-0122

Community Management

DTA



Financial Report Package

October 2021

Prepared for

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

By

DTA Community Management Services, Inc.

Assets			
CASH - OPERATING	10-1000-00	AAB - Operating -4532	\$33,408.28
Total CASH - OPERATING:			\$33,408.28
OTHER CURRENT ASSETS	15-1500-00	Prepaid Insurance	(0.04)
Total OTHER CURRENT ASSETS:			(\$0.04)
Total Assets:			\$33,408.24
Liabilities & Equity			
CURRENT LIABILITIES	20-2100-00	Prepaid Assessments	930.00
Total CURRENT LIABILITIES:			\$930.00
OWNERS EQUITY	30-3010-00	Opening Balance Equity	16,280.31
	30-3100-00	Retained Earnings	17,289.83
Total OWNERS EQUITY:			\$33,570.14
Net Income Gain / Loss			(1,091.90)
Total Liabilities & Equity:			\$33,408.24



Income Statement - Operating

Coldspring Terrace Property Owners Improvement Association, Inc.

From 10/01/2021 to 10/31/2021

Description	Actual	Budget	Variance	Actual	Budget	Variance	Year-to-date	Actual	Budget	Variance	Annual Budget
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OPERATING INCOME	\$1,300.00	\$4,100.57	(\$2,800.57)	\$14,100.00	\$16,402.28	(\$2,302.28)	\$16,402.28	\$16,402.28	(\$2,302.28)	(\$2,302.28)	\$49,206.85
4000-00 Assessments											
4006-00 Special Assessment	50.00	1,166.67	(1,116.67)	750.00	4,666.68	(3,916.68)	750.00	4,666.68	(3,916.68)	14,000.00	
4015-00 Late Fee Interest	-	1.82	(1.82)	4.50	7.28	(2.78)	4.50	7.28	(2.78)	21.82	
4020-00 Bank Interest	-	0.29	(0.29)	1.64	1.16	0.48	1.64	1.16	0.48	3.43	
4105-00 Transfer Fee	-	-	-	700.00	-	700.00	700.00	-	700.00	-	
4200-00 Keys & remotes	-	20.83	(20.83)	-	83.32	(83.32)	-	83.32	(83.32)	250.00	
4500-00 Interest Income - Operating	0.76	-	0.76	1.52	-	1.52	1.52	-	1.52	-	
4900-00 Misc Income	-	(0.42)	0.42	-	(1.68)	1.68	-	(1.68)	1.68	(5.02)	
Total ASSESSMENT INCOME	\$1,350.76	\$5,289.76	(\$3,939.00)	\$15,557.66	\$21,159.04	(\$5,601.38)	\$21,159.04	\$21,159.04	(\$5,601.38)	\$63,477.08	
OPERATING EXPENSE	\$1,350.76	\$5,289.76	(\$3,939.00)	\$15,557.66	\$21,159.04	(\$5,601.38)	\$15,557.66	\$21,159.04	(\$5,601.38)	\$63,477.08	
ADMINISTRATIVE	750.00	260.88	(489.12)	4,144.25	1,043.52	(3,100.73)	4,144.25	1,043.52	(3,100.73)	3,130.54	
5000-00 Management Contract											
5010-00 Office Supplies	-	21.15	(21.15)	-	84.60	(84.60)	-	84.60	(84.60)	253.84	
5020-00 Postage	1.06	39.99	(38.93)	126.20	159.96	(33.76)	126.20	159.96	(33.76)	479.88	
5035-00 Dues & Subscriptions	14.12	-	(14.12)	14.12	-	(14.12)	14.12	-	(14.12)	-	
5045-00 Legal Expenses (Corporate)	67.58	173.89	(106.31)	67.58	695.56	(627.98)	67.58	695.56	(627.98)	2,086.67	
5050-00 Master Insurance Policy	269.56	-	(269.56)	1,078.24	-	(1,078.24)	1,078.24	-	(1,078.24)	-	
5051-00 Insurance - Liability	-	246.68	(246.68)	-	986.72	(986.72)	-	986.72	(986.72)	2,960.13	
5052-00 Insurance - D&O	282.96	183.50	(99.46)	282.96	734.00	(451.04)	282.96	734.00	(451.04)	2,202.00	
5062-00 Property Taxes	-	16.13	(16.13)	-	64.52	(64.52)	-	64.52	(64.52)	193.57	
5065-00 Bad Debt Expense	-	80.21	(80.21)	-	320.84	(320.84)	-	320.84	(320.84)	962.47	
5070-00 Bank Charges	-	0.52	(0.52)	-	2.08	(2.08)	-	2.08	(2.08)	6.25	
5085-00 Website Expenses	-	13.94	(13.94)	23.46	55.76	(32.30)	23.46	55.76	(32.30)	167.31	
5090-00 Admin Miscellaneous	-	666.33	(666.33)	24.55	2,665.32	(2,640.77)	24.55	2,665.32	(2,640.77)	7,996.00	
Total ADMINISTRATIVE	\$1,385.28	\$1,703.22	(\$317.94)	\$5,761.36	\$6,812.88	\$1,051.52	\$5,761.36	\$6,812.88	\$1,051.52	\$20,438.66	
LANDSCAPE MAINTENANCE	950.00	158.33	(791.67)	2,850.00	633.32	(2,216.68)	2,850.00	633.32	(2,216.68)	1,900.00	
5300-00 Landscape Contract											
Total LANDSCAPE MAINTENANCE	\$950.00	\$158.33	(791.67)	\$2,850.00	\$633.32	(2,216.68)	\$2,850.00	\$633.32	(2,216.68)	\$1,900.00	
UTILITIES	\$950.00	\$158.33	(791.67)	\$2,850.00	\$633.32	(2,216.68)	\$2,850.00	\$633.32	(2,216.68)	\$1,900.00	
5710-00 Electricity	1,095.66	491.14	(604.52)	2,204.85	1,964.56	(240.29)	2,204.85	1,964.56	(240.29)	5,893.65	
5750-00 Water & Sewer	114.43	159.72	(45.29)	310.92	638.88	(327.96)	310.92	638.88	(327.96)	1,916.58	
5770-00 Telephone	-	30.30	(30.30)	219.44	121.20	(98.24)	219.44	121.20	(98.24)	363.58	
Total UTILITIES	\$1,210.09	\$681.16	(528.93)	\$2,735.21	\$2,724.64	(\$10.57)	\$2,735.21	\$2,724.64	(\$10.57)	\$8,173.81	
AMENITIES	765.00	1,344.43	(579.43)	2,400.00	5,377.72	(2,977.72)	2,400.00	5,377.72	(2,977.72)	16,133.15	
6000-00 Pool Service											
6005-00 Pool Supplies	626.50	82.67	(543.83)	982.00	330.68	(651.32)	982.00	330.68	(651.32)	992.00	
6010-00 Pool Repairs & Maint	-	-	-	760.00	-	(760.00)	-	-	(760.00)	-	
Total AMENITIES	\$1,391.50	\$1,427.10	(\$35.60)	\$4,142.00	\$5,708.40	\$1,566.40	\$4,142.00	\$5,708.40	\$1,566.40	\$17,125.15	
GENERAL MAINTENANCE	\$1,391.50	\$1,427.10	(\$35.60)	\$4,142.00	\$5,708.40	\$1,566.40	\$4,142.00	\$5,708.40	\$1,566.40	\$17,125.15	
6500-00 General Repairs & Maint	-	629.71	(629.71)	1,059.49	2,518.84	(1,459.35)	1,059.49	2,518.84	(1,459.35)	7,556.54	
6725-00 Keys & Locks	-	121.04	(121.04)	-	484.16	(484.16)	-	484.16	(484.16)	1,452.44	
6780-00 Special Projects	-	472.92	(472.92)	-	1,891.68	(1,891.68)	-	1,891.68	(1,891.68)	5,675.00	
6800-00 Licensing/Permits	-	8.46	(8.46)	101.50	33.84	(67.66)	101.50	33.84	(67.66)	101.50	
Total GENERAL MAINTENANCE	\$-	\$1,232.13	\$1,232.13	\$1,160.99	\$4,928.52	\$3,767.53	\$1,160.99	\$4,928.52	\$3,767.53	\$14,785.48	



Income Statement - Operating
 Goldspring Terrace Property Owners Improvement Association, Inc.
 From 10/01/2021 to 10/31/2021

Description	Actual	Budget	Variance	Actual	Budget	Variance	Year-to-date	Annual
	Current Period							
Total OPERATING EXPENSE	\$4,936.87	\$5,201.94	\$265.07	\$16,649.56	\$20,807.76	\$4,158.20	\$351.28	\$62,423.10
Net Income:	(\$3,586.11)	\$87.82	(\$3,673.93)	(\$1,091.90)	\$351.28	(\$1,443.18)		\$1,053.98



Description	July	August	September	October
Cash				
10 CASH - OPERATING	\$0.00	\$0.00	\$37,395.65	\$36,724.83
Cash Totals:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$37,395.65</u>	<u>\$36,724.83</u>
Sources of Cash				
20 CURRENT LIABILITIES	\$0.00	\$0.00	\$550.00	\$0.00
40 ASSESSMENT INCOME	\$0.00	\$0.00	\$755.26	\$1,350.76
Sources of Cash Totals:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,305.26</u>	<u>\$1,350.76</u>
Cash Balance				
10 CASH - OPERATING	\$0.00	\$37,395.65	\$36,724.83	\$33,408.28
Cash Balance Totals:	<u>\$0.00</u>	<u>\$37,395.65</u>	<u>\$36,724.83</u>	<u>\$33,408.28</u>



Community Management

Cash Disbursement
 Goldspring Terrace Property Owners Improvement Association, Inc.
 10/01/2021 - 10/31/2021

Date	Check #	Payee	Amount
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10/01/2021	300005	Sam Houston Electric Cooperative, Inc.	\$547.83
		Invoice #: 091321-1228	
		57-5710-00 Payment - Invoice No: 091321-1228; 121228-Sam Houston Electric Cooperative, Inc.	\$547.83
10/06/2021	0	Sam Houston Electric Cooperative, Inc.	\$39.10
		Invoice #: 121228	
		57-5710-00 Invoice: 121228; Electricity	\$39.10
10/06/2021	0	Sam Houston Electric Cooperative, Inc.	\$455.62
		Invoice #: 72348	
		57-5710-00 Invoice: 72348; Electricity	\$455.62
10/06/2021	0	Sam Houston Electric Cooperative, Inc.	\$27.44
		Invoice #: 331108	
		57-5710-00 Invoice: 331108; Electricity	\$27.44
10/06/2021	0	Sam Houston Electric Cooperative, Inc.	\$25.67
		Invoice #: 73098	
		57-5710-00 Invoice: 73098; Electricity	\$25.67
10/12/2021	100037	DTA Community Management Services, Inc.	\$765.18
		Invoice #: 100721-1701	
		50-5000-00 Payment - Invoice No: 100721-1701; 1035001701-DTA Community Management Services, Inc.	\$750.00
		50-5035-00 Payment - Invoice No: 100721-1701; 1035001701-DTA Community Management Services, Inc.	\$14.12
		50-5020-00 Payment - Invoice No: 100721-1701; 1035001701-DTA Community Management Services, Inc.	\$1.06
10/14/2021	0	Monarch Utilities	\$114.43
		Invoice #: 180051574379	
		57-5750-00 Invoice: 180051574379; Water & Sewer	\$114.43
10/18/2021	1001	Houston Agencies	\$0.00
		Invoice #: 50962	
		50-5052-00 Invoice: 50962; Insurance - D&O	\$282.96
		50-5052-00 Invoice: 50962; Insurance - D&O (Reversal)	(\$282.96)
10/19/2021	1002	Capital Premium Financing, Inc.	\$282.96
		Invoice #: 50962	
		50-5052-00 Invoice: 50962; Insurance - D&O	\$282.96
10/19/2021	100038	Heavenly Blue Pools	\$887.75
		Invoice #: 9537	
		60-6005-00 Payment - Invoice No: 9537; Heavenly Blue Pools	\$422.75
		60-6000-00 Payment - Invoice No: 9537; Heavenly Blue Pools	\$465.00
10/20/2021	100039	Rudy's Lawn Service	\$950.00
		Invoice #: 4224	
		53-5300-00 Payment - Invoice No: 4224; Rudy's Lawn Service	\$950.00
10/22/2021	1003	Artel Guerrero	\$271.33
		Invoice #: 102221	
		50-5045-00 Invoice: 102221; Legal Expenses (Corporate)	\$67.58
		60-6005-00 Invoice: 102221; Pool Supplies	\$203.75



Cash Disbursement
 Goldspring Terrace Property Owners Improvement Association, Inc.
 10/01/2021 - 10/31/2021

Date	Check #	Payee	Amount
10/27/2021	100040	Joetta Zachary	\$300.00

Invoice #: 09012021

60-6000-00 Payment - Invoice No: 09012021; Joetta Zachary

\$300.00

Account Totals	# Checks:	Association Totals	# Checks:
\$4,667.31	13	\$4,667.31	13



Invoice List
 Coldspring Terrace Property Owners Improvement Association, Inc.
 Invoice Status - Paid
 Paid Date: 10/1/2021 - 10/31/2021

Paid Date	Invoice Number	Invoice Date	Auth User	Status	Last Payment	Invoice Amount	Balance Due
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Vendor not in Vendor List

10/22/2021	102221	10/22/2021	Alicia Collins	Paid (check)		\$271.33	\$0.00
50-5045-00 - Legal Expenses (Corporate) : Legal Expenses (Corporate) \$67.58 10/22/21 Pay From Acct:***4532/Check#1003 60-6005-00 - Pool Supplies : Pool Supplies \$203.75 Total: Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$271.33							
Capital Premium Financing, Inc.							
10/19/2021	50962	10/19/2021	Alicia Collins	Paid (check)		\$282.96	\$0.00
50-5052-00 - Insurance - D&O : Insurance - D&O \$282.96 10/19/21 Pay From Acct:***4532/Check#1002							
Capital Premium Financing, Inc. Total: Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$282.96							
DTA Community Management Services, Inc.							
10/12/2021	100721-1701	10/07/2021		Paid (check)		\$765.18	\$0.00
50-5000-00 - Management Contract : 1035001701-DTA Community Management Services, Inc. \$750.00 10/12/21 Pay From Acct:***4532/Check#100037 50-5035-00 - Dues & Subscriptions : 1035001701-DTA Community Management Services, Inc. \$14.12 50-5020-00 - Postage : 1035001701-DTA Community Management Services, Inc. \$1.06							
DTA Community Management Services, Inc. Total: Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$765.18							
Heavenly Blue Pools							
10/19/2021	9537	10/17/2021		Paid (check)		\$887.75	\$0.00
60-6005-00 - Pool Supplies : Heavenly Blue Pools \$422.75 10/19/21 Pay From Acct:***4532/Check#100038 60-6000-00 - Pool Service : Heavenly Blue Pools \$465.00							
Heavenly Blue Pools Total: Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$887.75							
Joetta Zachary							
10/27/2021	09012021	10/01/2021		Paid (check)		\$300.00	\$0.00
60-6000-00 - Pool Service : Joetta Zachary \$300.00 10/27/21 Pay From Acct:***4532/Check#100040							
Joetta Zachary Total: Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$300.00							
Monarch Utilities							
10/14/2021	180051574379	10/14/2021	Alicia Collins	Paid (EFT)		\$114.43	\$0.00



DTA Community Management
 Coldspring Terrace Property Owners Improvement Association, Inc.
 Invoice Status - Paid
 Paid Date: 10/1/2021 - 10/31/2021

Paid Date	Invoice Number	Invoice Date	Auth User	Status	Last Payment	Invoice Amount	Balance Due
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	57-5750-00 - Water & Sewer	10/14/21	Pay From Acct:***4532/Check#0			\$114.43	
	Monarch Utilities Total: \$114.43						
	Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$114.43						

10/20/2021	4224	10/18/2021		Paid (check)		\$950.00	0.00
	53-5300-00 - Landscape Contract : Rudy's Lawn Service						
	10/20/21 Pay From Acct:***4532/Check#100039						
	Rudy's Lawn Service Total: \$950.00						
	Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling: \$950.00						

10/01/2021	091321-1228	09/13/2021		Paid (check)		\$547.83	0.00
	10/01/21 Pay From Acct:***4532/Check#300005						
	57-5710-00 - Electricity : 121228-Sam Houston Electric Cooperative, Inc.						
10/06/2021	121228	10/06/2021	Alicia Collins	Paid (EFT)		\$39.10	0.00
	10/06/21 Pay From Acct:***4532/Check#0						
10/06/2021	72348	10/06/2021	Alicia Collins	Paid (EFT)		\$455.62	0.00
	10/06/21 Pay From Acct:***4532/Check#0						
10/06/2021	331108	10/06/2021	Alicia Collins	Paid (EFT)		\$27.44	0.00
	10/06/21 Pay From Acct:***4532/Check#0						
10/06/2021	73098	10/06/2021	Alicia Collins	Paid (EFT)		\$25.67	0.00
	10/06/21 Pay From Acct:***4532/Check#0						
	Sam Houston Electric Cooperative, Inc. Total: \$1,095.66						
	Coldspring Terrace Property Owners Improvement Association, Inc. 5 Invoice(s) Totaling: \$1,095.66						

	GRAND 12 Invoice(s) Totaling: \$4,667.31						
	Total: \$0.00						

SAM HOUSTON
ELECTRIC COOPERATIVE



SEP 21 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

Do not send payment for this bill. Payment will be automatically drafted on the due date.
The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

Name: COLDSPRING TERRACE
Account #: 121228
Service Address: Coldspring Terrace Properties Owners (se Coldspring, Tx)
Bill Date: 09/13/2021

Due Date: 10/04/2021

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
81.80	-81.70	.10	39.00	.00	39.10

Electricity charges & credits 39.00

Balance forward 0.10
Total current charges 39.00
Total adjustments 0.00
Amount due by 10/04/2021 39.10
Amount due after 10/04/2021 41.05

Monthly kWh Usage
Current Month
Last Month
Same Month Last Year

0
0
0

Amount Due By 10/04/2021 39.10
Amount Due After 10/04/2021 41.05

SAM HOUSTON
ELECTRIC COOPERATIVE



PO Box 426 Livingston, TX 77351-4071



For Kiosk Use

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

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.
Do not send payment for this bill. Payment will be automatically drafted on the due date.

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



121228

000000121228 0000000004105 0000000003910

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



000000072348 000000047840 0000000045562



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

For Kiosk Use
5 2756
C-10



72348

PO Box 426 Livingston, TX 77351-4071

SAM HOUSTON
ELECTRIC COOPERATIVE



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

Amount Due By 10/04/2021 455.62
Amount Due After 10/04/2021 478.40

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 10/04/2021

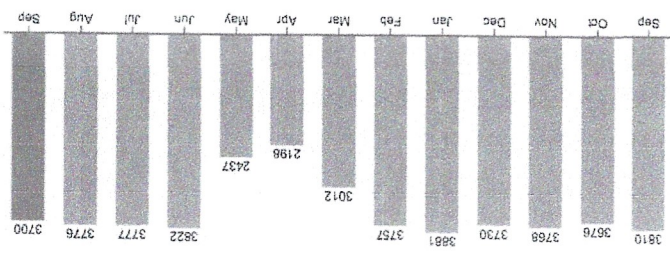
455.62

Balance forward
Total current charges
Total adjustments

0.00
455.62
0.00

Monthly kWh Usage
Current Month
Last Month
Same Month Last Year

3700
3776
3810



922.21
-922.21
.00
455.62
20.50
Base Charge
Delivery 3700 kWh @ 0.03890
143.93
Energy 3700 kWh @ 0.07870
291.19
Electricity charges & credits
455.62

Rate Schedule
Meter
Bill Days
Multiplier
Reading from
Reading date
Reading to
Reading date
Usage: kWh
Usage: kW
SG1
99042503
1
27176
08/11/2021
30876
09/11/2021
3700
0.0

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
922.21	-922.21	.00	455.62	.00	455.62

Due Date: 10/04/2021

Name: COLDSPRING TERRACE
Account #: 72348
Service Address: Qq City, Tx
Bill Date: 09/13/2021

SAM HOUSTON
ELECTRIC COOPERATIVE



SEP 21 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

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



Name: COLDSPRING TERRACE
 Account #: 331108
 Service Address: Qq City, TX
 Bill Date: 09/13/2021

Due Date: 10/04/2021

Send payments to:
 PO Box 426
 Livingston TX 77351

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

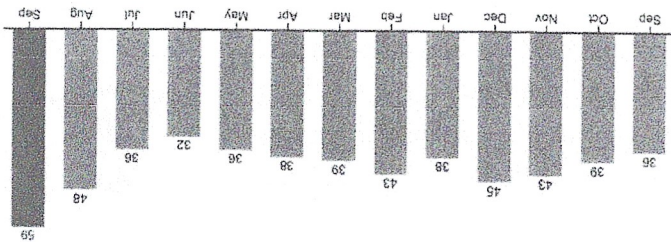
Livingston 936-327-5711
 Woodville 409-283-8251
 Goldspring 936-653-5400
 Toll free 800-458-0381
 Outages 888-444-1207

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

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
52.83	-52.83	.00	27.44	.00	27.44

Base Charge 20.50
 Delivery 59 kWh @ 0.03890 2.30
 Energy 59 kWh @ 0.07870 4.64
 Electricity charges & credits 27.44

Rate Schedule SG1
 Meter 99042529
 Bill Days 31
 Multiplier 1
 Reading from 2834
 Reading date 08/11/2021
 Reading to 2893
 Reading date 09/11/2021
 Usage: kWh 59
 Usage: kW 0.0



Balance forward 0.00
 Total current charges 27.44
 Total adjustments 0.00
 Amount due by 10/04/2021 27.44

Current Month 59
 Last Month 48
 Same Month Last Year 36

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 10/04/2021 27.44
 Amount Due After 10/04/2021 28.81



PO Box 426 Livingston, TX 77351-4071

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

For Kiosk Use



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

331108

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



000000331108 000000002881 000000002744

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



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

000000073098 000000002695 000000002567

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

For Kiosk Use



73098

PO Box 426 Livingston, TX 77351-4071

SAM HOUSTON
ELECTRIC COOPERATIVE

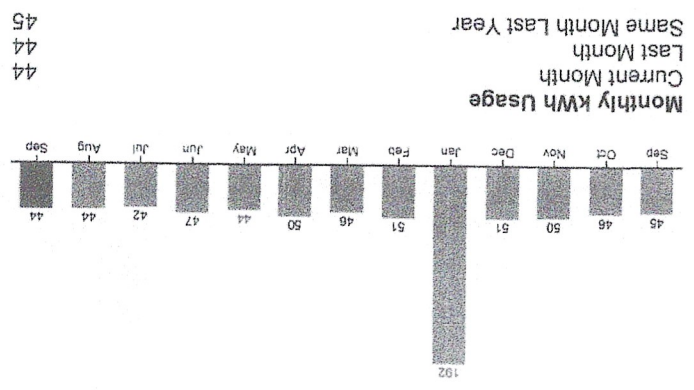


Do not send payment for this bill. Payment will be automatically drafted on the due date.

Amount Due By 10/04/2021 25.67
Amount Due After 10/04/2021 26.95

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

Balance forward 0.00
Total current charges 25.67
Total adjustments 0.00
Amount due by 10/04/2021 25.67
Amount due after 10/04/2021 26.95



Base Charge 20.50
Delivery 44 kWh @ 0.03890 1.71
Energy 44 kWh @ 0.07870 3.46
Electricity charges & credits 25.67

Rate Schedule SG1
Meter 99073725
Bill Days 31
Multiplier 1
Reading from 3036
Reading date 08/11/2021
Reading to 3080
Reading date 09/11/2021
Usage: kWh 44
Usage: kW 0.0

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
52.45	-52.45	.00	25.67	.00	25.67

Due Date: 10/04/2021

Name: COLDSRING TERRACE
Account #: 73098
Service Address: Qq City, TX
Bill Date: 09/13/2021

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

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

SEP 21 2021

SAM HOUSTON
ELECTRIC COOPERATIVE



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

000000121228 0000000004105 0000000003910



Sam Houston Electric Cooperative, Inc.
 PO Box 426
 Livingston, TX 77351-4071
 3

The due date only applies to the current bill. Any past due balance may have a disconnect order pending.
 Do not send payment for this bill. Payment will be automatically drafted on the due date.

Amount Due By 10/04/2021 39.10
 Amount Due After 10/04/2021 41.05

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

For Kiosk Use



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

121228

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

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
81.80	-81.70	.10	39.00	.00	39.10
Electricity charges & credits					
LED - 3			39.00		
100 WATT HPS - 1 @ 9.75			9.75		
150 Watt Equivalent @ 9.75			29.25		
Balance forward					
0.10					
Total current charges					
39.00					
Total adjustments					
0.00					
Monthly kWh Usage					
Current Month					
Last Month					
Same Month Last Year					
Amount due by 10/04/2021					39.10
Amount due after 10/04/2021					41.05

Name: COLDSRING TERRACE
Account #: 121228
Service Address: Coldspring Terrace Properties Owners (se Coldspring, Tx)
 09/13/2021
Bill Date: 10/04/2021
Due Date: 10/04/2021

Do not send payment for this bill. Payment will be automatically drafted on the due date.
 The due date only applies to the current bill. Any past due balance may have a disconnect order pending.

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

SAM HOUSTON ELECTRIC COOPERATIVE

SEP 21 2021



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

00000072348 000000047840 000000045562



Sam Houston Electric Cooperative, Inc.
PO Box 426
Livingston, TX 77351-4071
3

For Kiosk Use



5 2756
C-10

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

72348

PO Box 426 Livingston, TX 77351-4071

SAM HOUSTON
ELECTRIC COOPERATIVE



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

Amount Due By 10/04/2021 455.62
Amount Due After 10/04/2021 478.40

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 10/04/2021

455.62

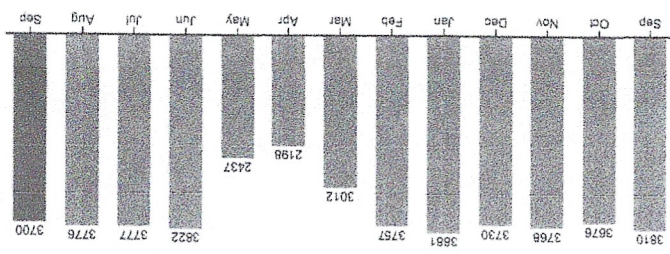
Last Month
Same Month Last Year

3700
3776
3810

Balance forward
Total current charges
Total adjustments

0.00
455.62
0.00

Monthly kWh Usage



Base Charge 20.50
Delivery 3700 kWh @ 0.03890 143.93
Energy 3700 kWh @ 0.07870 291.19
Electricity charges & credits 455.62

Rate Schedule SG1
Meter 99042503
Bill Days 31
Multiplier 1
Reading from 27176
Reading date 08/11/2021
Reading to 30876
Reading date 09/11/2021
Usage: kWh 3700
Usage: kW 0.0

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
922.21	-922.21	.00	455.62	.00	455.62

Due Date: 10/04/2021

Name: COLDSPRING TERRACE
Account #: 72348
Service Address: Qq City, TX
Bill Date: 09/13/2021

SAM HOUSTON
ELECTRIC COOPERATIVE



SEP 21 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

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



Name: COLDSPRING TERRACE

Account #: 331108

Service Address: Cq City, TX

Bill Date: 09/13/2021

Due Date: 10/04/2021

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

Send payments to:
 PO Box 426
 Livingston TX 77351

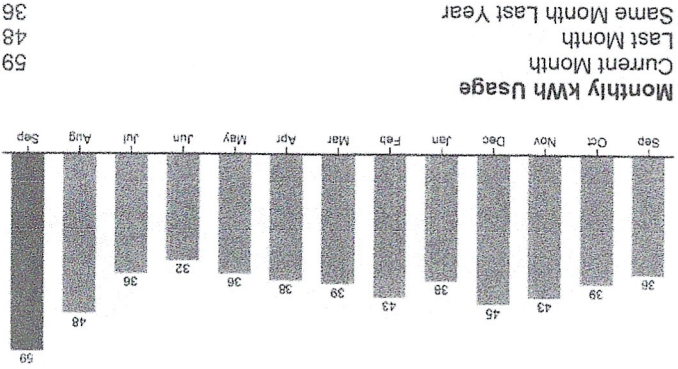
All other correspondence:
 PO Box 1121
 Livingston TX 77351
 www.samhouston.net

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

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
52.83	-52.83	.00	27.44	.00	27.44

Base Charge 20.50
 Delivery 59 kWh @ 0.03890 2.30
 Energy 59 kWh @ 0.07870 4.64
 Electricity charges & credits 27.44

Rate Schedule SG1
 Meter 99042529
 Bill Days 31
 Multiplier 1
 Reading from 2834
 Reading date 08/11/2021
 Reading to 2893
 Reading date 09/11/2021
 Usage: kWh 59
 Usage: kW 0.0



Balance forward 0.00
 Total current charges 27.44
 Total adjustments 0.00
 Amount due by 10/04/2021 27.44
 Amount due after 10/04/2021 28.81

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

Amount Due By 10/04/2021 27.44
 Amount Due After 10/04/2021 28.81



PO Box 426 Livingston, TX 77351-4071

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



For Kiosk Use

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

331108

0000000331108 000000002881 000000002744

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



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

000000073098 000000002695 000000002567

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



Sam Houston Electric Cooperative, Inc.
PO Box 426
Livingston, TX 77351-4071
3

For Kiosk Use



73098

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

PO Box 426 Livingston, TX 77351-4071

SAM HOUSTON
ELECTRIC COOPERATIVE

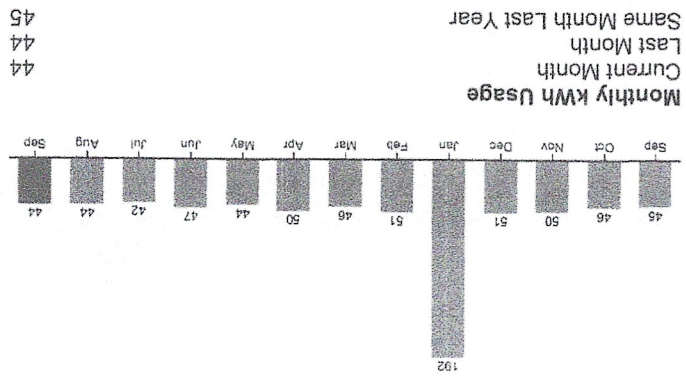


Amount Due By 10/04/2021 25.67
Amount Due After 10/04/2021 26.95

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

Amount due by 10/04/2021 25.67
Amount due after 10/04/2021 26.95

Balance forward 0.00
Total current charges 25.67
Total adjustments 0.00



Rate Schedule SG1 99073725
Meter 1.71
Bill Days 31
Reading from 08/11/2021 3036
Reading date 08/11/2021 3080
Reading to 09/11/2021 3080
Usage: kWh 44
Usage: kW 0.0

Base Charge Delivery 44 kWh @ 0.03890 1.71
Energy 44 kWh @ 0.07870 3.46
Electricity charges & credits 25.67

Previous Balance	Payments Received	Balance Forward	Total Charges	Adjustments	Amount Due
52.45	-52.45	.00	25.67	.00	25.67

Due Date: 10/04/2021

Name: COLDSPRING TERRACE
Account #: 73098
Service Address: Qq City, TX
Bill Date: 09/13/2021

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

SAM HOUSTON
ELECTRIC COOPERATIVE



SEP 21 2021

Send payments to: Livingston TX 77351
PO Box 426
Livingston TX 77351
www.samhouston.net
All other correspondence: Livingston 936-327-5711
Woodville 409-283-8251
Coldspring 936-653-6400
Toll free 800-458-0381
Outages 888-444-1207

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

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
10/1/2021	Previous Balance				\$0.00
10/1/2021	October 2021 - Management Fee				\$750.00
10/7/2021	AVID Exchange AP Service		\$14.12		\$764.12
10/7/2021	Postage Reimbursement		\$1.06		\$765.18
10/7/2021	Current Account Balance				\$765.18

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

Due Date	10/7/2021
Account Number	1035001701

AVID XCHANGE

Number of Pieces
4

Charge
0.53

Total
2.12

6

2

12

14.12

CERTIFIED MAIL

Number of Pieces

Charge
5.00

Total
0

ASSOCIATION NSF

Charge
35.00

Total

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

0

0

0

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

0

0

0

0

0

COLDSPRING TERRACE

TRIP CHARGES Purpose Hours Mileage Total

EXPENSE REIMBURSEMENT Store Purpose Amount

OTHER Description Charge Total

INVOICE

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

INVOICE # 9537
DATE 10/17/2021
DUE DATE 11/01/2021
TERMS Net 15

BILL TO
 Goldspring Terrace; Paul
 Tice DTA Community
 Manager
 PO Box 446
 Goldspring, TX 77331

SHIP TO
 Goldspring Terrace; Paul
 Tice DTA Community
 Manager
 PO Box 446
 Goldspring, TX 77331

ACCOUNT SUMMARY

DATE	DESCRIPTION	AMOUNT
09/09/2021	Balance Forward	589.50
10/17/2021	Other payments and credits after 09/09/2021 through 10/16/2021	-589.50
10/17/2021	Other invoices from this date	0.00
	New charges (details below)	887.75
	Total Amount Due	887.75

SEPTEMBER SERVICE

DESCRIPTION	QTY	RATE	AMOUNT
pc 9/2, 9/9, 9/16, 9/23, 9/30/21 Pool Cleaned	5	65.00	325.00T
pch 9/6, 9/13, 9/20, 9/27/21 Pool Checked	4	35.00	140.00T
Phosphate Remover Phosfree 3L	1	47.00	47.00T
1G Liquid Shock Sodium Hypochlorite, Liquid Shock	18	6.00	108.00T
chl Chlorine Tablets	1	1.75	1.75T
50lb Chlorine 50lb Chlorine	1	240.00	240.00T
ma G Muriatic Acid	1	6.00	6.00T
yt Yellow Treat	1	20.00	20.00T

Thank you for your business!
SUBTOTAL 887.75
TAX 0.00

\$887.75

887.75
887.75

TOTAL
TOTAL OF NEW
CHARGES
BALANCE DUE

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 4224

DATE 10/18/2021 TERMS Due on receipt

DUE DATE 10/18/2021

ACTIVITY

Sales

Lawn Maintenance

September Mowing

1

950.00

RATE

950.00

AMOUNT

TOTAL DUE

\$950.00

Thank you for your business and have a great day!

The Houston Agencies, Inc.
 3305 W Davis St Ste 100
 Conroe, TX 77304-1857
 Phone: 281-443-0333 Fax: 281-443-4452

DTA Community Management Service
 Cold Spring POA
 3305 W Davis St Suite 400
 Conroe, TX 77304

INVOICE NO. 50962		Page	1
ACCOUNT NO.	DTACO-1	DATE	10/18/2021
OP	FJR		
Commercial General Liability			
POLICY #			
LOAN #			
COMPANY			
Burlington Insurance Company			
PRODUCER			
The Houston Agencies, Inc			
EFFECTIVE	11/15/2020	BALANCE DUE ON	10/18/2021
EXPIRATION	11/15/2021	AMOUNT DUE	\$282.96
AMOUNT PAID			

Item #	Due Date	Trn	Type	Description	Amount
340800	10/18/21	+EN	CGL	Balance owed on Policies	\$282.96

D&O
 CRIME
 UMBRELLA
 TAXES &
 FEES

Invoice Balance:

\$282.96

ORDER DATE

Order Details

CHECK ORDER STATUS

We'll send you a confirmation as soon as your order ships.

HI Ariel, THANKS FOR YOUR ORDER!
Your Order Number Is: WIT0400615

CHEMICALS EQUIPMENT ACCESSORIES COVERS



Thank you for your order!

From: In The Swim <orders@e.intheswim.com>
Date: August 31, 2021 at 3:48:03 PM CDT
To: ariel97@yahoo.com
Subject: Your In The Swim Order is Placed. Thank You!
Reply-To: In The Swim <orders@e.intheswim.com>

Begin forwarded message:

Sent from my iPhone

Fwd: Your In The Swim Order is Placed. Thank You!
From: Ariel (ariel97@yahoo.com)
To: ariel97@yahoo.com
Date: Tuesday, August 31, 2021, 06:57 PM CDT

08/31/2021

BILLED TO

Ariel Guerrero

140 Hillcrest Dr

Coldspring, TX, 77331-5220

7135985548

PAID BY

Credit Card

Card Type: Visa

Card Number: *****3492

Order Summary

Shipping to Your Address

140 Hillcrest Dr,

Coldspring, TX, 77331-5220

ITEM	QUANTITY	PRICE
50 lbs Calcium Hypochlorite Pool Shock Bucket Item No: 400601	1	\$179.99



Order Total

Subtotal: \$179.99

Shipping: \$9.99

Sales Tax: \$13.77

Grand Total: \$203.75

Take A Look At These Popular Items...



GASKET 3B SERIES STRAINER COVER
MARLOW
13.99



PVC True Union Check Valve, Adjustable 1-14
lbs, 1750-20
6.99

If you have any questions please contact our customer service department at
1-800-288-7946 or drpool@intheswim.com



If you wish to unsubscribe from marketing emails from In The Swim, please click [here](#).
In The Swim | 320 Industrial Drive | West Chicago, IL 60185 | United States

Official Receipt for Recording in:
San Jacinto County Clerk

Issued To: ARIEL GUERRERO

Recording Fees

Document Description	Recording Number	Amount
Recordings AM	20216472	29.00
Recordings	20216473	29.00
Copies		8.00
Collected Amounts		66.00

* Payment Type Amount
Credit Card 3492 66.00

Total Received: 66.00
Less Total Recordings: 66.00
Change Due: .00

Thank You
DANN WRIGHT - County Clerk
By - Admer Shears

Receipt# 0047918 Date 09/03/2021 Time 10:24a

Y, TX Clerk CNT

Amount	Quantity	Conv. Result	Fee
\$66.00	1	Approved	\$1.58
\$67.58			

Businesses to make payments via their credit card for various types of services and taxes. Subject to the following terms and conditions. By submitting your payment through Certified in the Legal Notices link below. Please read all terms and conditions carefully.

ment.aspx

YT



General Ledger Trial Balance with Details
 Coldspring Terrace Property Owners Improvement Association, Inc.
 Accts: 10-1000-00 To: 80-8003-00 Dates: 10/1/2021 - 10/31/2021

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	AAB - Operating -4532	\$36,724.83	\$1,633.72	\$4,950.27	\$33,408.28

Date	GL Ref #	Description	Debit	Credit	Description	Debit	Credit
10/01/2021	4845	Prepaid Insurance	\$ -	\$ 547.83	AAB - Operating -4532: Sam Houston Electric Cooperative, Inc. Chk # 300005		
10/06/2021	5323				AAB - Operating -4532: Sam Houston Electric Cooperative, Inc. Chk # 0	39.10	
10/06/2021	5325				AAB - Operating -4532: Sam Houston Electric Cooperative, Inc. Chk # 0	455.62	
10/06/2021	5327				AAB - Operating -4532: Sam Houston Electric Cooperative, Inc. Chk # 0	27.44	
10/06/2021	5329				AAB - Operating -4532: Sam Houston Electric Cooperative, Inc. Chk # 0	25.67	
10/12/2021	5849				AAB - Operating -4532: DTA Community Management Services, Inc. Chk # 100037	765.18	
10/14/2021	6152				AAB - Operating -4532: Monarch Utilities Chk # 0	114.43	
10/18/2021	6379				AAB - Operating -4532: Houston Agencies Chk # 1001	282.96	
10/18/2021	6379		282.96		AAB - Operating -4532 (Reversal): Houston Agencies Chk # 1001		
10/19/2021	6624				AAB - Operating -4532: Capital Premium Financing, Inc. Chk # 1002	282.96	
10/19/2021	6823				AAB - Operating -4532: Heavenly Blue Pools Chk # 100038	887.75	
10/20/2021	6826				AAB - Operating -4532: Rudy's Lawn Service Chk # 100039	950.00	
10/22/2021	6950				AAB - Operating -4532: Ariel Guerrero Chk # 1003	271.33	
10/22/2021	7012		400.00		Deposit from batch 1611		
10/27/2021	7385				AAB - Operating -4532: Joetta Zachary Chk # 100040	300.00	
10/27/2021	7449		100.00		Deposit from batch 1656		
10/29/2021	7721		850.00		Deposit from batch 1681		
10/31/2021	8470		0.76		Interest		
15-1500-00		Prepaid Insurance		269.52			269.56
10/01/2021	5815		\$ -	\$ 269.56	Monthly Allocation		
20-2100-00		Prepaid Assessments		(930.00)			
30-3010-00		Opening Balance Equity		(16,280.31)			
30-3100-00		Retained Earnings		(17,289.83)			
40-4000-00		Assessments		(12,800.00)			1,300.00
10/22/2021	7012			400.00	Deposit from batch 1611		
10/27/2021	7449			100.00	Deposit from batch 1656		
10/29/2021	7721			200.00	Deposit from batch 1681		
10/29/2021	7721			200.00	Deposit from batch 1681		
10/29/2021	7721			400.00	Deposit from batch 1681		
40-4006-00		Special Assessment		(700.00)			50.00
10/29/2021	7721			50.00	Deposit from batch 1681		
40-4015-00		Late Fee Interest		(4.50)			
40-4020-00		Bank Interest		(1.64)			
40-4105-00		Transfer Fee		(700.00)			
40-4500-00		Interest Income - Operating		(0.76)			
50-5000-00		Management Contract		3,394.25			750.00
10/31/2021	8470		\$ -	\$ 0.76	Interest		
50-5000-00		Management Contract		3,394.25			



Account No Description Prior Balance Current Debit Current Credit End Balance

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5020-00	Postage	125.14	1.06	-	126.20
50-5035-00	Dues & Subscriptions	-	14.12	-	14.12
50-5045-00	Legal Expenses (Corporate)	-	67.58	-	67.58
50-5050-00	Master Insurance Policy	808.68	269.56	-	1,078.24
50-5052-00	Insurance - D&O	-	565.92	282.96	282.96
50-5085-00	Website Expenses	23.46	-	-	23.46
50-5090-00	Admin Miscellaneous	24.55	-	-	24.55
53-5300-00	Landscape Contract	1,900.00	950.00	-	2,850.00
57-5710-00	Electricity	1,109.19	1,095.66	-	2,204.85
10/01/2021	4845	\$ 547.83	-	-	
10/06/2021	5323	39.10	-	-	
10/06/2021	5325	456.62	-	-	
10/06/2021	5327	27.44	-	-	
10/06/2021	5329	25.67	-	-	
57-5750-00	Water & Sewer	196.49	114.43	-	310.92
10/01/2021	6152	\$ 114.43	-	-	
57-5770-00	Telephone	219.44	-	-	219.44
60-6000-00	Pool Service	1,635.00	765.00	-	2,400.00
10/19/2021	6823	\$ 465.00	-	-	
10/27/2021	7385	300.00	-	-	
60-6005-00	Pool Supplies	355.50	626.50	-	982.00
10/19/2021	6823	\$ 422.75	-	-	
10/22/2021	6950	203.75	-	-	
60-6010-00	Pool Repairs & Maint	760.00	-	-	760.00
65-6500-00	General Repairs & Maint	1,059.49	-	-	1,059.49

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6800-00	Licensing/Permits	101.50	-	-	101.50
	GL Ref #				
	Debit				
	Credit				
	Description				
	Totals:	\$0.00	\$6,853.55	\$6,853.55	\$0.00



General Ledger Trial Balance with Details
 Coldspring Terrace Property Owners Improvement Association, Inc.
 Accts: 10-1000-00 To: 80-8003-00 Dates: 10/1/2021 - 10/31/2021



Date	Reconciled	Description	Check Number	Transaction Amount
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10/01/2021		Sam Houston Electric Cooperative, Inc.	300005	(\$547.83)
10/20/2021		Rudy's Lawn Service	100039	(\$950.00)
10/22/2021		Artel Guerrero	1003	(\$271.33)
10/27/2021		Joetta Zachary	100040	(\$300.00)
Total Uncleared (\$2,069.16)				

Cleared Items				
	Credits			
10/22/2021	10/22/2021	Deposit from batch 1611	1003	\$400.00
10/27/2021	10/27/2021	Deposit from batch 1656	1004	\$100.00
10/29/2021	10/29/2021	Deposit from batch 1681	1005	\$850.00
10/31/2021	10/31/2021	Interest		\$0.76
Total Cleared Credits \$1,350.76				

Debits				
10/06/2021	10/06/2021	Sam Houston Electric Cooperative, Inc.	0	(\$455.62)
10/06/2021	10/06/2021	Sam Houston Electric Cooperative, Inc.	0	(\$39.10)
10/06/2021	10/06/2021	Sam Houston Electric Cooperative, Inc.	0	(\$27.44)
10/06/2021	10/06/2021	Sam Houston Electric Cooperative, Inc.	0	(\$25.67)
10/12/2021	10/13/2021	DTA Community Management Services, Inc.	100037	(\$765.18)
10/14/2021	10/14/2021	Monarch Utilities	0	(\$114.43)
10/19/2021	10/27/2021	Heavenly Blue Pools	100038	(\$887.75)
10/19/2021	10/27/2021	Capital Premium Financing, Inc.	1002	(\$282.96)
Total Cleared Debits (\$2,598.15)				

AAB Checking Summary

Ending Account Balance:	\$ 33,408.28
Uncleared Items:	(\$2,069.16)
Adjusted Balance:	\$ 35,477.44
Bank Ending Balance:	\$ 35,477.44
Difference:	\$-



Bank Account Reconciliation
 Coldspring Terrace Property Owners Improvement Association, Inc.
 AAB Money Market (End: 10/31/2021)

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
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10/01/2021	Sam Houston Electric Cooperative, Inc. - Payment - Invoice No: 091321-1228	300005		X	\$36,724.83
10/06/2021	Sam Houston Electric Cooperative, Inc. - Invoice: 121228	0	X	X	(39.10)
10/06/2021	Sam Houston Electric Cooperative, Inc. - Invoice: 72348	0	X	X	(455.62)
10/06/2021	Sam Houston Electric Cooperative, Inc. - Invoice: 331108	0	X	X	(27.44)
10/06/2021	Sam Houston Electric Cooperative, Inc. - Invoice: 73098	0	X	X	(25.67)
10/12/2021	DTA Community Management Services, Inc. - Payment - Invoice No: 100721-1701	100037	X	X	(765.18)
10/14/2021	Monarch Utilities - Invoice: 180051574379	0	X	X	(114.43)
10/18/2021	Houston Agencies - Invoice: 50962	1001	X		-
10/19/2021	Void: 10/18/2021 - (\$282.96)		X		-
10/19/2021	Capital Premium Financing, Inc. - Invoice: 50962	1002	X	X	(282.96)
10/19/2021	Heavenly Blue Pools - Payment - Invoice No: 9537	100038	X	X	(887.75)
10/20/2021	Rudy's Lawn Service - Payment - Invoice No: 4224	100039	X		(950.00)
10/22/2021	Arnel Guerrero - Invoice: 102221	1003	X	X	(271.33)
10/22/2021	Deposit from batch 1611	1003	X		400.00
10/27/2021	Joetta Zachary - Payment - Invoice No: 09012021	100040	X	X	(300.00)
10/27/2021	Deposit from batch 1656	1004	X		100.00
10/29/2021	Deposit from batch 1681	1005	X		850.00
10/31/2021	Interest		X		0.76
AAB Checking Total					\$33,408.28
Association Total					\$33,408.28