

**10 April 2022 General Meeting Minutes
Pavilion Office**

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

ABSENT: Lewis Fowler - PRESIDENT, SECRETARY, Rusty Sherrouse

VISITORS: Gene Lewis, Mark Hlanak, Marilyn Fowler, Jim Eden, Sergeant Brandon Brewer

Secretary Ariel Guerrero called the meeting to order at 3:00 PM. Seconded by Trustee Luke Sweeney

Minutes from the March 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

Secretary Ariel Guerrero shared the Treasury Report. The ending balance as of February 28, 2022, was \$23,226.67 and the ending balance as of March 31, 2022, was \$23,185.26. The Treasury Report has been approved and signed. A copy of financial report has been included as part of minutes.

Receivables

The total for outstanding accounts is \$14,178.03 There are 24 property owners who are 90+ days delinquent in paying their Maintenance Fees. DTA will be utilizing Axela Collection Services to help recover funds for delinquent HOA accounts.

Reports of Officers/Committees

There were no Home/Lot Improvement Requests submitted since the last meeting.

No Violation Letters sent out since the last meeting.

Old Business

Secretary Ariel Guerrero shared update that revised community policy limited to general liability insurance at boat dock, pool area, coverage on pavilion and D&O insurance was recently completed. Refund check has been received and applied back to operating account.

All attendees were also informed that nominations are still being accepted for candidates interested in serving as a board member. We have received interest from two residents thus far. Deadline to submit nomination is April 11th. New board members will be elected at our upcoming election to be held on June 4th at our Coldspring Terrace Annual Meeting.

Coldspring Terrace Board of Trustees

Lewis Fowler - President -713-855-9050

Stanley Scott - Vice President - 936-933-0035

Ariel Guerrero - Secretary - 713-598-5548

Rusty Sherrouse – Treasurer - 281-813-2163

Luke Sweeney – Trustee – 713-906-5748

Emily Hurt - Managing Agent 832-364-6880

New Business

Prior to Board addressing any new business items, Sergeant Brandon Brewer with San Jacinto County Sherriff's office addressed group of a current petition being signed to increase the minimum salaries of non-elected employees of the sheriff's office. They are currently trying to collect up to 3,500 signatures from registered voters to get this petition on ballot to vote on. Sergeant Brewer addressed questions and extended appreciation for community's support.

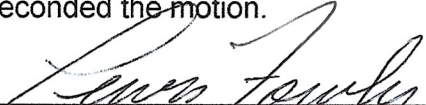
Board reviewed timeline and the following tasks to be completed in preparation for our Annual Meeting on June 4th:

- Trustee Luke Sweeney has received confirmation from Dawn Hill who has graciously offered to sponsor our luncheon for annual meeting.
- Board discussed ordering keys for common areas by April 13th since locks will need to be changed by July 1st.
- Board discussed maintenance of ownership list for annual meeting packet and invoice mailouts that will be distributed to property owners by DTA. A list of ownership changes have been communicated to DTA to ensure list is up to date prior to distribution of mail outs.

Annual meeting packets will be distributed to property owners 30 days prior to Annual Meeting. Please note that regular assessment invoices will be mailed out separate from Annual Meeting packet a few days earlier.

Next Meeting is Sunday, May 8th, 2022, at 3pm in the Pavilion Office.

Secretary Ariel Guerrero called for the meeting to adjourn at 3:45 pm, and Trustee Luke Sweeney seconded the motion.



Lewis Fowler - PRESIDENT



Ariel Guerrero - SECRETARY



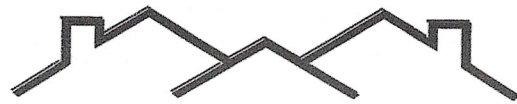
Stanley Scott - VICE PRESIDENT

Rusty Sherrouse - TREASURER

Luke Sweeney - TRUSTEE

May 8, 2022 - General Meeting Agenda

- 1. Call to order**
- 2. Approve Minutes from April meeting**
- 3. Treasury Report**
- 4. Reports of Officers/Committees**
 - a. There was one Home/Lot Improvement Request received.
 - b. No Violation Letters were sent out since the last meeting.
- 5. Old Business**
 - a. Annual meeting packets have recently been distributed to all property owners. Annual meeting will be held on June 4, 2022 at the pool pavilion and will begin promptly at 10:00 AM.
 - b. This year the members of the community will elect one new board member since this year ends the 3-year commitment by Lewis Fowler. Nominating committee have submitted two property owners that have expressed interest in serving on the Board. The candidates are David Muecke and Clint Warren.
 - c. Regular assessment invoices have also been mailed out separate from Annual meeting packet providing property owners with instructions on how to pay for 2022-23 Annual Dues.
 - d. Discuss any tasks that still need to be completed prior to Annual meeting. Status update on ordering keys for common areas since locks will need to be changed by July 1st.
- 6. New Business:**
- 7. Next Meeting** will be Sunday, July 10th at 3:00 PM
- 8. Adjourn**



DTA

Community Management

Financial Report Package

April 2021

Prepared for

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

By

DTA Community Management Services, Inc.



Community Management

Balance Sheet - Operating

Coldspring Terrace Property Owners Improvement Association, Inc.

End Date: 04/30/2022

Assets

CASH - OPERATING

10-1000-00 AAB - Operating -4532 \$22,059.96

Total CASH - OPERATING: \$22,059.96

Total Assets: **\$22,059.96**

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00 Prepaid Assessments 632.00

Total CURRENT LIABILITIES: \$632.00

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 (12,142.18) (\$12,142.18)

Total Liabilities & Equity: **\$22,059.96**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$300.00	\$4,100.57	(\$3,800.57)	\$19,100.00	\$41,005.70	(\$21,905.70)	\$49,206.85
4006-00 Special Assessment	-	1,166.67	(1,166.67)	1,250.00	11,666.70	(10,416.70)	14,000.00
Total ASSESSMENT INCOME	\$300.00	\$5,267.24	(\$4,967.24)	\$20,350.00	\$52,672.40	(\$32,322.40)	\$63,206.85
OTHER INCOME							
4015-00 Late Fee Interest	-	1.82	(1.82)	154.43	18.20	136.23	21.82
4020-00 Bank Interest	-	0.29	(0.29)	1.64	2.90	(1.26)	3.43
4105-00 Transfer Fee	-	-	-	700.00	-	700.00	-
4200-00 Keys & remotes	-	20.83	(20.83)	-	208.30	(208.30)	250.00
4500-00 Interest Income - Operating	0.47	-	0.47	4.83	-	4.83	-
4900-00 Misc Income	-	(0.42)	0.42	1,158.65	(4.20)	1,162.85	(5.02)
Total OTHER INCOME	\$0.47	\$22.52	(\$22.05)	\$2,019.55	\$225.20	\$1,794.35	\$270.23
Total OPERATING INCOME	\$300.47	\$5,289.76	(\$4,989.29)	\$22,369.55	\$52,897.60	(\$30,528.05)	\$63,477.08
OPERATING EXPENSE							
ADMINISTRATIVE							
5020-00 Postage	0.53	39.99	39.46	133.62	399.90	266.28	479.88
5035-00 Dues & Subscriptions	-	-	-	69.42	-	(69.42)	-
5036-00 Payables Service	19.06	-	(19.06)	43.63	-	(43.63)	-
5080-00 Storage Fees	3.00	-	(3.00)	12.00	-	(12.00)	-
5085-00 Website Expenses	-	13.94	13.94	23.46	139.40	115.94	167.31
5090-00 Admin Miscellaneous	-	666.33	666.33	150.55	6,663.30	6,512.75	7,996.00
6800-00 Licensing/Permits	-	8.46	8.46	101.50	84.60	(16.90)	101.50
Total ADMINISTRATIVE	\$22.59	\$728.72	\$706.13	\$534.18	\$7,287.20	\$6,753.02	\$8,744.69
PROFESSIONAL FEES							
5000-00 Management Contract	787.50	260.88	(526.62)	8,831.75	2,608.80	(6,222.95)	3,130.54
5045-00 Legal Expenses (Corporate)	-	173.89	173.89	942.58	1,738.90	796.32	2,086.67
Total PROFESSIONAL FEES	\$787.50	\$434.77	(\$352.73)	\$9,774.33	\$4,347.70	(\$5,426.63)	\$5,217.21
LANDSCAPE MAINTENANCE							
5300-00 Landscape Contract	-	158.33	158.33	5,700.00	1,583.30	(4,116.70)	1,900.00
Total LANDSCAPE MAINTENANCE	\$-	\$158.33	\$158.33	\$5,700.00	\$1,583.30	(\$4,116.70)	\$1,900.00
POOL MANAGEMENT							
6000-00 Pool Service	225.00	1,344.43	1,119.43	3,856.71	13,444.30	9,587.59	16,133.15
6005-00 Pool Supplies	-	82.67	82.67	982.00	826.70	(155.30)	992.00
6010-00 Pool Repairs & Maint	-	-	-	760.00	-	(760.00)	-
Total POOL MANAGEMENT	\$225.00	\$1,427.10	\$1,202.10	\$5,598.71	\$14,271.00	\$8,672.29	\$17,125.15
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	-	629.71	629.71	1,400.48	6,297.10	4,896.62	7,556.54
Total REPAIRS & MAINTENANCE	\$-	\$629.71	\$629.71	\$1,400.48	\$6,297.10	\$4,896.62	\$7,556.54
UTILITIES							
5710-00 Electricity	-	491.14	491.14	5,084.78	4,911.40	(173.38)	5,893.65
5750-00 Water & Sewer	54.69	159.72	105.03	737.11	1,597.20	860.09	1,916.58
5770-00 Telephone	35.99	30.30	(5.69)	436.18	303.00	(133.18)	363.58
Total UTILITIES	\$90.68	\$681.16	\$590.48	\$6,258.07	\$6,811.60	\$553.53	\$8,173.81
TAXES & INSURANCE							
5050-00 Master Insurance Policy	-	-	-	4,963.00	-	(4,963.00)	-
5052-00 Insurance - D&O	-	183.50	183.50	282.96	1,835.00	1,552.04	2,202.00
Total TAXES & INSURANCE	\$-	\$183.50	\$183.50	\$5,245.96	\$1,835.00	(\$3,410.96)	\$2,202.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total OPERATING EXPENSE	\$1,125.77	\$4,243.29	\$3,117.52	\$34,511.73	\$42,432.90	\$7,921.17	\$50,919.40
Net Income:	<u>(\$825.30)</u>	<u>\$1,046.47</u>	<u>(\$1,871.77)</u>	<u>(\$12,142.18)</u>	<u>\$10,464.70</u>	<u>(\$22,606.88)</u>	<u>\$12,557.68</u>



Description	May	June	July	August	September	October	November	December	January	February	March	April
Cash												
10 CASH - OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94	\$23,226.67	\$23,185.26
Cash Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94	\$23,226.67	\$23,185.26
Sources of Cash												
20 CURRENT LIABILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$1,853.34	\$0.00	\$0.00	\$0.00	\$0.00
40 ASSESSMENT INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$754.50	\$1,350.00	\$550.00	\$500.00	\$100.00	\$1,173.59	\$1,200.00	\$0.00
42 OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76	\$0.76	\$0.68	\$0.65	\$1,109.21	\$25.45	\$0.50	\$0.47
61 TAXES & INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$921.20	\$0.00
Sources of Cash Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.26	\$1,350.76	\$550.68	\$2,353.99	\$1,209.21	\$1,199.04	\$2,121.70	\$0.47
Cash Balance												
10 CASH - OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94	\$23,226.67	\$23,185.26
Cash Balance Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94	\$23,226.67	\$23,185.26
Cash Balance Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$37,395.65	\$36,724.83	\$33,956.11	\$30,853.43	\$29,464.91	\$23,873.94	\$23,226.67	\$23,185.26
												\$22,059.96

Date	Check #	Payee	Amount
10-1000-00 AAB - Operating -4532			
04/01/2022	0	DTA Community Management Services, Inc.	\$810.09
		Invoice #: 1701 042022	
		52-5000-00 Invoice: 1701 042022; Management Contract	\$787.50
		50-5080-00 Invoice: 1701 042022; Storage Fees	\$3.00
		50-5036-00 Invoice: 1701 042022; Payables Service	\$19.06
		50-5020-00 Invoice: 1701 042022; Postage	\$0.53
04/14/2022	0	Monarch Utilities	\$54.69
		Invoice #: 18002264987	
		60-5750-00 Invoice: 18002264987; Water & Sewer	\$54.69
04/19/2022	100055	Eastex Telephone Coop, Inc	\$35.99
		Invoice #: 040122-4180	
		60-5770-00 Payment - Invoice No: 040122-4180; 3174180-Eastex Telephone Coop, Inc	\$35.99
04/20/2022	100056	Heavenly Blue Pools	\$225.00
		Invoice #: 9837	
		54-6000-00 Payment - Invoice No: 9837; Heavenly Blue Pools	\$225.00
		Account Totals	
		# Checks:	4
			\$1,125.77
		Association Totals	
		# Checks:	4
			\$1,125.77

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount	Balance Due
DTA Community Management Services, Inc.							
04/01/2022	1701 042022	04/01/2022	4/1/2022 Stephanie Dunlap	Paid (ACH)		\$810.09	\$0.00
			04/01/22 Pay From Acct:***4532/Check#0				
					52-5000-00 - Management Contract : Management Contract	\$787.50	
					50-5080-00 - Storage Fees : Storage Fees	\$3.00	
					50-5036-00 - Payables Service : Payables Service	\$19.06	
					50-5020-00 - Postage : Postage	\$0.53	
			DTA Community Management Services, Inc. Total:			\$810.09	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$810.09	\$0.00
Eastex Telephone Coop, Inc							
04/19/2022	040122-4180	04/01/2022		Paid (check)		\$35.99	0.00
			04/19/22 Pay From Acct:***4532/Check#100055				
					60-5770-00 - Telephone : 3174180-Eastex Telephone Coop, Inc	\$35.99	
			Eastex Telephone Coop, Inc Total:			\$35.99	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$35.99	\$0.00
Heavenly Blue Pools							
04/20/2022	9837	04/17/2022		Paid (check)		\$225.00	0.00
			04/20/22 Pay From Acct:***4532/Check#100056				
					54-6000-00 - Pool Service : Heavenly Blue Pools	\$225.00	
			Heavenly Blue Pools Total:			\$225.00	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$225.00	\$0.00
Monarch Utilities							
04/14/2022	18002264987	04/14/2022	4/14/2022 Sara Colon	Paid (EFT)		\$54.69	0.00
			04/14/22 Pay From Acct:***4532/Check#0				
					60-5750-00 - Water & Sewer : Water & Sewer	\$54.69	
			Monarch Utilities Total:			\$54.69	\$0.00
			Coldspring Terrace Property Owners Improvement Association, Inc. 1 Invoice(s) Totaling:			\$54.69	\$0.00
GRAND 4 Invoice(s) Totaling:						\$1,125.77	\$0.00

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

Due Date	Account Number
4/1/2022	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					
4/1/2022	Previous Balance				\$0.00
4/1/2022	April 2022 - Records Storage		\$3.00		\$3.00
4/1/2022	AVID Exchange AP Service		\$19.06		\$22.06
4/1/2022	Monthly Management Fee		\$787.50		\$809.56
4/1/2022	Postage Reimbursement		\$0.53		\$810.09
4/1/2022	Current Account Balance				\$810.09

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

COLDSPRING TERRACE

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

EXTRA MEETINGS	Time + Travel Time	Charge	Total

MAIL-OUTS	Number	Cost per Piece	Total
Copies - Single Sided	0.15	0	
Copies - Double Sided	0.25	0	
Copies - Speciality Paper	0.35	0	
#10 Envelopes	0.10	0	
#9 Envelopes	0.15	0	
Labels		\$10 per 90	
Processing Time per hour		\$35	\$0
			\$0.00

TRIP CHARGES	Purpose	Hours	Mileage	Total

EXPENSE REIMBURSEMENT	Store	Purpose	Amount

OTHER	Description	Charge	Total



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

APR 05 2022

Account Summary

Previous Balance Due \$72.16
 Online Payment – Thank You – Mar 17 \$72.16CR
Unpaid Balance as of Mar 24 \$0.00

Current Charges Summary

Landline Charges \$30.00
 Taxes and Surcharges \$5.99
Total Current Charges \$35.99

Total Amount Due by Apr 18 \$35.99

Helpful Information

Payment due date is April 18, 2022.

Please bring the complete bill when paying in person. To request a free itemization of your local service charges, please contact your local business office.

You can pay and view your bill online at www.eastex.com/paybill.

For Billing Questions Call 800-732-7839.

How to Reach Eastex Telephone Coop., Inc.

For Inquiries

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

For Payments by Mail

Eastex Telephone Coop., Inc.
 P.O. Box 150
 Henderson, TX 75653-0150

For Payments Online

www.eastex.com/paybill

Please make checks payable to Eastex Telephone Cooperative

Please detach and remit with your payment

COLDSRING TERRACE PROPERTY
 3274182 3174180 10000608647 865
 04/01/22 1 936 653-3651



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

455 67683 220831736

15955 2 AB 0.461 58 1 16

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

Total Due By Apr 18	\$35.99
Amount Enclosed	

Check here for address change

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





Page: 3 of 4
Account: 3174180
Member: 00000110183
Bill Date: Apr 01 2022
Name: COLDSRING TERRACE PROPERTY
Telephone: 936 653-3651

For more information concerning your customer rights, please refer to the information pages of your Eastex telephone directory.

Aviso

Si usted cree que el proveedor de intercambio local o el intercambio transportista nombrado en la factura no es su transportista de intercambio elegido, o si usted cree que esta factura incluye cargos no autorizados, puede poner en contacto: Comisión de Servicios Públicos de Texas, P.O. Box 13326, Austin, Texas 78711-3326, (512) 936-7120 o al teléfono gratuito en Texas al (888) 782-8477. Personas con discapacidad auditiva y de habla con texto de teléfonos (TTY) pueden ponerse en contacto con la Comisión al (512) 936-7136.

Los clientes pueden presentar una queja en línea en: <http://www.puc.texas.gov/consumer/complaint/Complaint.aspx>.

Para obtener esta información en español, póngase en contacto con nuestra oficina de negocios.

Para más información sobre los derechos de sus clientes, consulte a las páginas de información de su directorio de teléfonos de Eastex.

Preferred Service Providers

You have selected no preferred carrier for Interlata
You have selected no preferred carrier for Intralata

Account (3174181) COLDSRING TERRACE PROPERTY-Res



Monthly Service

Monthly Service from Apr 01 through Apr 30

936 653-3651

Regulated Charges

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

Total Monthly Service Charges 30.00

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



Texas Water Utilities

Monarch

A SouthWest Water Company

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

Account Number: 001000034243
Invoice Number: 180022264987
Billing Date: 03/21/2022
Total Amount Due By: 04/06/2022
Service Address:
1 PARK LANE
COLD SPRINGS TX 77331



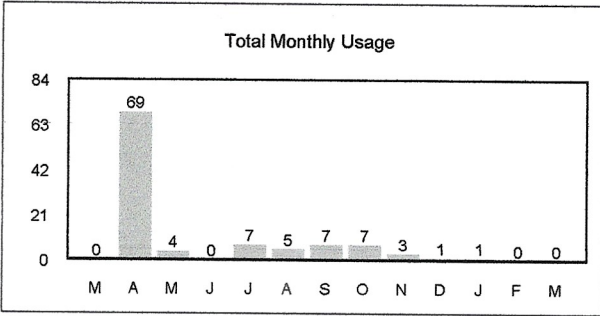
Current Reading Based on Actual

Page 1 of 1

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - R	02/16/22	03/16/22	29	250.0	250.0	0.0	7939689

*KGal (1000 Gallons) Average Consumption = 8.7

Water Usage History - 13 Month Usage in KGal*



Legend: Previous Month's Usage Current Month's Usage

Account Summary

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

Message Center

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

Tired of waiting for your paper bill? Switch to paperless billing! www.swwc.com/myaccount

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

MONARCH UTILITIES

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

Account Number: 001000034243
Current Account Balance: \$54.69

Please make check payable to:
MONARCH UTILITIES

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

Amount Enclosed **DO NOT PAY**



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

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

000000000000 03 00071 00001000034243 4 00 00005469 00006016 1

Posted	Payer and Details	Memo	Amount
AAB Checking - 8535284532			
4/30/2022	Interest		\$0.47
		AAB Checking Total:	\$0.47
		Association Total:	\$0.47

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	AAB - Operating -4532	\$23,185.26	\$300.47	\$1,425.77	\$22,059.96
Date	GL Ref #	Debit	Credit	Description	
04/01/2022	35198	\$ -	\$ 810.09	AAB - Operating -4532; DTA Community Management Services, Inc. Chk # 0	
04/05/2022	36614	300.00	-	Move 4/5/2022	
04/05/2022	36616	-	300.00	Move 4/5/2022	
04/14/2022	37842	-	54.69	AAB - Operating -4532; Monarch Utilities Chk # 0	
04/19/2022	38611	-	35.99	AAB - Operating -4532; Eastex Telephone Coop, Inc Chk # 100055	
04/20/2022	38613	-	225.00	AAB - Operating -4532; Heavenly Blue Pools Chk # 100056	
04/30/2022	40864	0.47	-	Interest	
20-2100-00	Prepaid Assessments	(932.00)	300.00	-	(632.00)
Date	GL Ref #	Debit	Credit	Description	
04/05/2022	36616	\$ 300.00	\$ -	Move 4/5/2022	
30-3010-00	Opening Balance Equity	(16,280.31)	-	-	(16,280.31)
Date	GL Ref #	Debit	Credit	Description	
30-3100-00	Retained Earnings	(17,289.83)	-	-	(17,289.83)
Date	GL Ref #	Debit	Credit	Description	
40-4000-00	Assessments	(18,800.00)	-	300.00	(19,100.00)
Date	GL Ref #	Debit	Credit	Description	
04/05/2022	36614	\$ -	\$ 300.00	Move 4/5/2022	
40-4006-00	Special Assessment	(1,250.00)	-	-	(1,250.00)
Date	GL Ref #	Debit	Credit	Description	
42-4015-00	Late Fee Interest	(154.43)	-	-	(154.43)
Date	GL Ref #	Debit	Credit	Description	
42-4020-00	Bank Interest	(1.64)	-	-	(1.64)
Date	GL Ref #	Debit	Credit	Description	
42-4105-00	Transfer Fee	(700.00)	-	-	(700.00)
Date	GL Ref #	Debit	Credit	Description	
42-4500-00	Interest Income - Operating	(4.36)	-	0.47	(4.83)
Date	GL Ref #	Debit	Credit	Description	
04/30/2022	40864	\$ -	\$ 0.47	Interest	
42-4900-00	Misc Income	(1,158.65)	-	-	(1,158.65)
Date	GL Ref #	Debit	Credit	Description	
50-5020-00	Postage	133.09	0.53	-	133.62
Date	GL Ref #	Debit	Credit	Description	
04/01/2022	35198	\$ 0.53	\$ -	Postage; DTA Community Management Services, Inc. Chk # 0	
50-5035-00	Dues & Subscriptions	69.42	-	-	69.42
Date	GL Ref #	Debit	Credit	Description	
50-5036-00	Payables Service	24.57	19.06	-	43.63
Date	GL Ref #	Debit	Credit	Description	
04/01/2022	35198	\$ 19.06	\$ -	Payables Service; DTA Community Management Services, Inc. Chk # 0	
50-5080-00	Storage Fees	9.00	3.00	-	12.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2022	35198	\$ 3.00	\$ -	Storage Fees; DTA Community Management Services, Inc. Chk # 0	
50-5085-00	Website Expenses	23.46	-	-	23.46
Date	GL Ref #	Debit	Credit	Description	
50-5090-00	Admin Miscellaneous	150.55	-	-	150.55
Date	GL Ref #	Debit	Credit	Description	
50-6800-00	Licensing/Permits	101.50	-	-	101.50
Date	GL Ref #	Debit	Credit	Description	



Community Management

General Ledger Trial Balance with Details

Coldspring Terrace Property Owners Improvement Association, Inc.

Accts: 10-1000-00 To: 80-8003-00 Dates: 4/1/2022 - 4/30/2022

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
52-5000-00	Management Contract	8,044.25	787.50	-	8,831.75
Date	GL Ref #	Debit	Credit	Description	
04/01/2022	35198	\$ 787.50	\$ -	Management Contract; DTA Community Management Services, Inc. Chk # 0	
52-5045-00	Legal Expenses (Corporate)	942.58	-	-	942.58
Date	GL Ref #	Debit	Credit	Description	
53-5300-00	Landscape Contract	5,700.00	-	-	5,700.00
Date	GL Ref #	Debit	Credit	Description	
54-6000-00	Pool Service	3,631.71	225.00	-	3,856.71
Date	GL Ref #	Debit	Credit	Description	
04/20/2022	38613	\$ 225.00	\$ -	Heavenly Blue Pools; Heavenly Blue Pools Chk # 100056	
54-6005-00	Pool Supplies	982.00	-	-	982.00
Date	GL Ref #	Debit	Credit	Description	
54-6010-00	Pool Repairs & Maint	760.00	-	-	760.00
Date	GL Ref #	Debit	Credit	Description	
59-6500-00	General Repairs & Maint	1,400.48	-	-	1,400.48
Date	GL Ref #	Debit	Credit	Description	
60-5710-00	Electricity	5,084.78	-	-	5,084.78
Date	GL Ref #	Debit	Credit	Description	
60-5750-00	Water & Sewer	682.42	54.69	-	737.11
Date	GL Ref #	Debit	Credit	Description	
04/14/2022	37842	\$ 54.69	\$ -	Water & Sewer; Monarch Utilities Chk # 0	
60-5770-00	Telephone	400.19	35.99	-	436.18
Date	GL Ref #	Debit	Credit	Description	
04/19/2022	38611	\$ 35.99	\$ -	3174180-Eastex Telephone Coop, Inc; Eastex Telephone Coop, Inc Chk # 100055	
61-5050-00	Master Insurance Policy	4,963.00	-	-	4,963.00
Date	GL Ref #	Debit	Credit	Description	
61-5052-00	Insurance - D&O	282.96	-	-	282.96
Date	GL Ref #	Debit	Credit	Description	
Totals:		\$0.00	\$1,726.24	\$1,726.24	\$0.00

Date	Reconciled	Description	Check Number	Transaction Amount
Cleared Items				
Credits				
04/30/2022	04/30/2022	Interest		\$0.47
			Total Cleared Credits	\$0.47
Debits				
03/28/2022	04/04/2022	Sam Houston Electric Cooperative, Inc.	300027	(\$25.17)
03/28/2022	04/04/2022	Sam Houston Electric Cooperative, Inc.	300028	(\$39.00)
03/28/2022	04/04/2022	Sam Houston Electric Cooperative, Inc.	300029	(\$427.51)
03/28/2022	04/04/2022	Sam Houston Electric Cooperative, Inc.	300030	(\$23.01)
03/30/2022	04/14/2022	Heavenly Blue Pools	100054	(\$195.00)
04/01/2022	04/06/2022	DTA Community Management Services, Inc.	0	(\$810.09)
04/14/2022	04/08/2022	Monarch Utilities	0	(\$54.69)
04/19/2022	04/20/2022	Eastex Telephone Coop, Inc	100055	(\$35.99)
04/20/2022	04/27/2022	Heavenly Blue Pools	100056	(\$225.00)
			Total Cleared Debits	(\$1,835.46)

AAB Checking Summary

Ending Account Balance:	\$ 22,059.96
Uncleared Items:	\$-
Adjusted Balance:	\$ 22,059.96
Bank Ending Balance:	\$ 22,059.96
Difference:	\$-

Date	Reconciled	Description	Check Number	Transaction Amount
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AAB Money Market Summary

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

Date	Description	Ref No	R	P	Transaction Amount
AAB Checking - 8535284532		Prior Balance			\$23,185.26
04/01/2022	DTA Community Management Services, Inc. - Invoice: 1701 042022	0	X	X	(\$810.09)
04/14/2022	Monarch Utilities - Invoice: 18002264987	0	X	X	(54.69)
04/19/2022	Eastex Telephone Coop, Inc - Payment - Invoice No: 040122-4180	100055	X	X	(35.99)
04/20/2022	Heavenly Blue Pools - Payment - Invoice No: 9837	100056	X	X	(225.00)
04/30/2022	Interest		X	X	0.47
AAB Checking Total					\$22,059.96
Association Total					\$22,059.96



Alliance Association Bank

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

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

Last statement: March 31, 2022
This statement: April 30, 2022
Total days in statement period: 30

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

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(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

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

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$0.00
Interest earned	\$0.00

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

OVERDRAFT/RETURN ITEM FEES

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

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

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

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

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

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

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

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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

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

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

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

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

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

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

In your letter, give us the following information:

- **Account information:** Your name and account number.
 - **Dollar amount:** The dollar amount of the suspected error.
 - **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.
- You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - We can apply any unpaid amount against your credit limit.

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

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





Alliance Association Bank

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

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

Last statement: March 31, 2022
This statement: April 30, 2022
Total days in statement period: 30

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(2)

Direct inquiries to:
888-734-4567

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

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX4532	Beginning balance	\$23,894.95
Enclosures	2	Total additions	.47
Low balance	\$22,059.49	Total subtractions	1,835.46
Average balance	\$22,561.03	Ending balance	\$22,059.96
Avg collected balance	\$22,561		

CHECKS

Number	Date	Amount	Number	Date	Amount
100054	04-14	195.00	* Skip in check sequence		
100056 *	04-27	225.00			

DEBITS

Date	Description	Subtractions
04-04	' ACH Debit SAMHOUSTONELEC SHECO ACH 220404 000073098	23.01
04-04	' ACH Debit SAMHOUSTONELEC SHECO ACH 220404 0000331108	25.17
04-04	' ACH Debit SAMHOUSTONELEC SHECO ACH 220404 0000121228	39.00
04-04	' ACH Debit SAMHOUSTONELEC SHECO ACH 220404 000072348	427.51

COLDSRING TERRACE PROPERTY OWNER IMPROV
 April 30, 2022

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Date	Description	Subtractions
04-06	' ACH Debit Coldspring Terra VENDOR PAY 220406	810.09
04-08	' ACH Debit MONARCH UTILITIE SWWC 220408 001000034243	54.69
04-20	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100055*2204 19*Eastex Telephone Coop Inc\84909480\32513669\8490948	35.99

CREDITS

Date	Description	Additions
04-30	' Interest Credit	0.47

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	23,894.95	04-08	22,515.48	04-27	22,059.49
04-04	23,380.26	04-14	22,320.48	04-30	22,059.96
04-06	22,570.17	04-20	22,284.49		

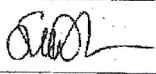
INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	30
Average balance for APY	\$22,561.03
Interest earned	\$0.47

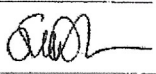
OVERDRAFT/RETURN ITEM FEES

	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 77384	Alliance Association Bank 1 East Washington Street Phoenix, AZ 85004	100054 DATE: 03/30/2022
PAY TO THE ORDER OF <u>Heavenly Blue Pools</u>		\$ 195.00
memo: inc 9794		DOLLARS
		
⑈ 100054⑈ ⑆ 22105980⑆ 8535284532⑈		

04/14/2022 100054 \$195.00

Coldspring Terrace 206-A S. Loop 336, #270 Conroe, TX 77384	Alliance Association Bank 1 East Washington Street Phoenix, AZ 85004	100056 DATE: 04/20/2022
PAY TO THE ORDER OF <u>Heavenly Blue Pools</u>		\$ 225.00
memo: inc 9837		DOLLARS
		
⑈ 100056⑈ ⑆ 22105980⑆ 8535284532⑈		

04/27/2022 100056 \$225.00