

Trinity Cove Improvement Association

PROFIT AND LOSS

June 2020

	TOTAL
Income	
1011 Equipment	3,100.00
49900 Maintenance Fees	299.77
Bank Interest	1.30
Campground	
RV	775.00
Total Campground	775.00
Donations	65.00
Garbage Fee	1,065.00
Maintenance Fee	7,717.57
Service/Fee Income	100.00
Transfer Fee	150.00
Total Income	\$13,273.64
GROSS PROFIT	\$13,273.64
Expenses	
60200 Automobile Expense	
Lic. Plate Tags	78.75
Total 60200 Automobile Expense	78.75
63300 Insurance Expense	
BOD Liability Ins.	703.39
Property	3,087.17
Total 63300 Insurance Expense	3,790.56
66700 Professional Fees	
County Clerk Office	513.00
Total 66700 Professional Fees	513.00
67200 Equipment Repairs	
Lawnmower	116.28
Tractor	53.41
Trailer	43.28
Truck	122.35
Total 67200 Equipment Repairs	335.32
68100 Telephone Expense	92.46
68600 Utilities	
Electric-Campground	192.21
Electric-Community Building	134.63
Electric-Dump	42.89
Water	123.00
Total 68600 Utilities	492.73

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June 2020

	TOTAL
68610 Bank Service Charges	
Bank Charges	145.75
Total 68610 Bank Service Charges	145.75
Campground Repairs	68.76
Campground/supplies	14.06
Dump Attendant	400.00
Fuel	
Diesel	60.00
Gas	23.24
Total Fuel	83.24
Maintenance	
Contract Labor	3,528.00
Supplies	35.66
Trash Pickup	759.43
Total Maintenance	4,323.09
Office Expenses	
64900 Supplies	472.28
66500 Postage	5.95
Certified Letters	145.95
Contract Labor	676.00
Post Office Box	42.00
Quickbooks Subscription	74.62
Total Office Expenses	1,416.80
Office Machines/Lease	78.90
Recreation Building	
Repairs to Building	120.16
Total Recreation Building	120.16
Road & Maintenance Fund/Port-a-jon	95.26
Road Maintenance	
Road Maintenance/Supplies	30.00
Total Road Maintenance	30.00
Subscriptions	14.06
Subscriptions/McAfee Antivirus	129.89
Subscriptions/Microsoft 365	108.24
TRA	86.40
Total Expenses	\$12,417.43
NET OPERATING INCOME	\$856.21
NET INCOME	\$856.21

Trinity Cove Improvement Association

PROFIT AND LOSS BY MONTH

January - June, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	TOTAL
Income							
1011 Equipment							
49900 Maintenance Fees	-148.43	-69.13	-52.13	-164.20	-175.87	3,100.00	\$3,100.00
49910 Returned Check Charges - Inactive	35.00				25.00	302.47	\$-307.29
Bank Interest	1.98	2.58	2.19	1.90	2.08	1.30	\$60.00
Campground							\$12.03
HV	1,400.00	300.00	100.00	900.00	400.00	775.00	\$550.00
Total Campground	1,400.00	300.00	650.00	900.00	400.00	775.00	\$3,875.00
Correction to credit card charge	-14.06						\$-14.06
Donations	20.00					65.00	\$85.00
Total Donations	20.00		10.50				\$10.50
Garbage Fee	1,215.00	1,215.00	1,050.00	1,200.00	1,215.00	1,085.00	\$6,960.00
Recycling			80.50				\$80.50
Total Garbage Fee	1,215.00	1,215.00	1,130.50	1,200.00	1,215.00	1,065.00	\$7,040.50
Maintenance Fee	38,751.79	8,097.72	10,345.32	7,121.46	7,250.10	7,624.87	\$79,191.26
Deposit Corrections	0.00						\$0.00
Total Maintenance Fee	38,751.79	8,097.72	10,345.32	7,121.46	7,250.10	7,624.87	\$79,191.26
Permits							
Architectural Permit			150.00				\$0.00
Total Permits			150.00				\$150.00
Return Check Fee					46.20		\$46.20
Service/Fee Income	100.00	3.70	300.00	79.22	20.78	100.00	\$603.70
Services				0.25			\$0.25
Transfer Fee	300.00		450.00			150.00	\$1,050.00
Unapplied Cash Payment Income	11.70	20.50	-1.00	5.18	30.00		\$66.38

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January - June, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	TOTAL
Uncategorized Income							
Total Income			6.75				6.75
GROSS PROFIT	\$41,672.98	\$9,570.37	\$12,992.13	\$9,143.81	\$8,963.29	\$13,183.64	\$95,526.22
Expenses							
60200 Automobile Expense	\$41,672.98	\$9,570.37	\$12,992.13	\$9,143.81	\$8,963.29	\$13,183.64	\$95,526.22
Lic. Plate Tags		68.75					\$0.00
Total 60200 Automobile Expense		68.75				78.75	\$147.50
63300 Insurance Expense							
BOD Liability Ins.	704.33	1,952.61	703.39	319.71	703.39	703.39	\$319.71
Property				703.39		703.39	\$5,470.50
Total 63300 Insurance Expense	704.33	1,952.61	703.39	1,023.10	703.39	3,790.56	\$8,877.39
66700 Professional Fees							
Background Checks		30.93	-7.00		-7.00		\$-14.00
County Clerk Office	1,468.00	82.00	6.39	3.32	9.95		\$50.60
Lawyers		4,050.00			975.00	513.00	\$3,018.00
Total 66700 Professional Fees	1,468.00	4,142.93	-0.61	3.32	977.95	513.00	\$7,104.60
66700 Professional Fees/Secretary of State							
67200 Equipment Repairs		29.99					\$1.03
Air Compressor					235.18		\$29.99
Lawnmower							\$235.18
Tractor							\$116.28
Trailer	160.55	205.44	1,375.04	183.51		53.41	\$1,978.05
Truck			8.00			43.28	\$51.28
Total 67200 Equipment Repairs	160.55	205.44	1,375.04	183.51	73.76	122.35	\$2,375.53
67200 Equipment Repairs/Backhoe							
68100 Telephone Expense	153.36	899.32		92.82	92.82	92.46	\$1,052.68
Total 67200 Equipment Repairs	153.36	899.32	92.82	92.82	92.46	92.46	\$557.05
Total 67200 Equipment Repairs	160.55	205.44	1,375.04	183.51	73.76	122.35	\$2,375.53
Total 67200 Equipment Repairs/Backhoe	153.36	899.32	92.82	92.82	92.46	92.46	\$557.05
68100 Telephone Expense	153.36	899.32	92.82	92.82	92.46	92.46	\$1,052.68

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January - June, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	TOTAL
69600 Utilities:							\$0.00
Electric-Campground	289.76	272.85	256.72	164.41	139.93	192.21	\$1,315.88
Electric-Community Building	290.55	253.62	291.61	201.68	130.18	134.63	\$1,302.27
Electric-Dump	61.79	63.91	54.06	46.06	41.95	42.89	\$310.66
Water	188.18	224.57	217.24	128.12	123.00	123.00	\$1,004.11
Total 69600 Utilities	830.28	814.95	819.63	540.27	435.06	492.73	\$3,932.92
69610 Bank Service Charges							\$191.29
Bank Charges	155.62	142.87	48.77	54.41	136.88	145.75	\$493.01
Total 69610 Bank Service Charges	155.62	142.87	48.77	54.41	136.88	145.75	\$684.30
Campground Repairs:							\$68.76
Bathroom		902.75					\$902.75
Electrical	249.65						\$249.65
Total Campground Repairs	249.65	902.75				68.76	\$1,221.16
Campground/supplies						14.06	\$14.06
Dump Attendant	400.00	400.00	400.00	500.00	400.00	400.00	\$2,500.00
Equipment-Florida Plate Compactor	26.27						\$26.27
Equipment/Gradall		134.15					\$134.15
Fuel							\$0.00
Diesel		80.00	153.24		60.00	60.00	\$353.24
Gas	172.04	166.58	242.92	67.36	49.87	23.24	\$722.01
Total Fuel	172.04	246.58	396.16	67.36	109.87	83.24	\$1,075.25
Maintenance							\$0.00
Contract Labor	5,010.00	5,152.00	4,648.00	4,424.00	3,332.00	3,528.00	\$26,094.00
Supplies	170.11	400.50	56.78	218.97	130.51	35.66	\$1,012.53
Trash Pickup	759.43	759.43	759.43	759.43	759.43	759.43	\$4,556.58
Total Maintenance	5,939.54	6,311.93	5,464.21	5,402.40	4,221.94	4,323.09	\$31,683.11
NSF	12.00						\$12.00

Trinity Cove Improvement Association

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January - June, 2020

	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	TOTAL
Office Expense							\$162.50
Security	40.52	162.50		106.25			\$146.77
Total Office Expense	40.52	162.50		106.25			\$309.27
Office Expenses	0.00	14.06					\$14.06
61700 Internet Expenses	54.56	218.55					\$273.11
64900 Supplies	205.41	60.55	625.58	276.38	94.71	472.28	\$1,734.91
66500 Postage	55.00	55.00	277.40		5.00	5.95	\$398.35
Certified Letters	34.25			215.45	145.95	145.95	\$541.60
Contract Labor	1,267.50	1,215.50	1,183.00	732.25	676.00	676.00	\$5,750.25
Post Office Box						42.00	\$42.00
Quickbooks Subscription	74.62	74.62	74.62	74.62	74.62	74.62	\$447.72
Total Office Expenses	1,691.34	1,638.28	2,160.60	1,296.70	996.28	1,416.80	\$9,202.00
Office Machines							\$0.00
Purchased	90.74	662.09	609.45				\$1,362.28
Total Office Machines	90.74	662.09	609.45				\$1,362.28
Office Machines/Lease	48.70	48.70	48.70	48.70	48.70	78.90	\$322.40
Property Taxes	470.26						\$470.26
ISD & Hospital Taxes	953.32						\$953.32
Total Property Taxes	1,423.58						\$1,423.58
Recreation Building							\$0.00
Repairs to Building	32.44	426.98				120.16	\$579.58
Total Recreation Building	32.44	426.98				120.16	\$579.58
Repair Bulkhead/Dock					14.23		\$14.23
Road & Maintenance Fund/Port-a-Jon	190.52	95.26	95.26	95.26	95.26	95.26	\$866.82
Road Maintenance							\$0.00
Road Maintenance/Supplies	4,308.75	0.92	479.98	1,310.25	1,215.57	30.00	\$7,345.47
Street Signs		2,620.50	822.56				\$3,443.06
Total Road Maintenance	4,308.75	2,621.42	1,302.54	1,310.25	1,215.57	30.00	\$10,786.53

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	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	TOTAL
Subscriptions		35.00			14.06	14.06	\$63.12
Subscriptions/McAfee Antivirus						129.89	\$129.89
Subscriptions/Microsoft 365						108.24	\$108.24
Supplies/TX HOA Law	194.08						\$194.08
TRA		50.00				86.40	\$136.40
Total Expenses	\$18,416.07	\$22,096.75	\$13,759.14	\$10,728.35	\$9,536.45	\$12,417.43	\$86,952.19
NET OPERATING INCOME	\$23,256.91	\$ -12,526.38	\$ -767.01	\$ -1,582.54	\$ -573.16	\$766.21	\$8,574.09
NET INCOME	\$23,256.91	\$ -12,526.38	\$ -767.01	\$ -1,582.54	\$ -573.16	\$766.21	\$8,574.09

Trinity Cove Improvement Association, Inc.

Board of Directors Meeting

President's Notes - Final

July 18th, 2020

Email Balloting:

Sell Frankentractor for \$2,500 and detach backhoe and ask \$3,500 for it, proceeds will be returned to General Fund

Looking to replace with used, good condition, medium sized Case backhoe

Don Kargel – Treasurer – Approved

Leslie Barnard – President – Approved

Vickie Ward – Vice President/Secretary - Approved

Joshua Amat – Director - Approved

David Dominie – Director - Approved

Odis Murphy – Director – No Response

Ronald Valentine – Director – No Response

Send cease and desist letter to Terry Threlkeld for terroristic threats being made to BODs and staff on social media. He is no longer considered to be in good standing, since he is considered dangerous to our Community, and is now barred from all TCIA Common Areas (Community Center area, Campground and Dump).

Don Kargel – Treasurer – Approved

Leslie Barnard – President – Approved

Vickie Ward – Vice President/Secretary - Approved

Joshua Amat – Director - Approved

David Dominie – Director - Approved

Odis Murphy – Director – Approved

Ronald Valentine – Director – Illogical response

TCIA's is to pay \$3,000 deductible for all of the repairs due to hail damage on 04/22/2020 to Community Center, Pool House, and Storage Room. State Farm will pay:

Actual Cash Value of repairs - \$7,592.62

Initial insurance check for repairs

Recoverable Depreciation - \$8,581.65

Final insurance check post completion with proof of repairs

Don Kargel – Treasurer – Approved

Leslie Barnard – President – Approved

Vickie Ward – Vice President/Secretary - Approved

Joshua Amat – Director - Approved

David Dominie – Director - Approved

Odis Murphy – Director – Approved

Ronald Valentine – Director – No Response

Resume Coffee at the Community Center – practice social distancing, masks not required and attendees will participate at their own risk:

Don Kargel – Treasurer – Approved

Leslie Barnard – President – Approved

Vickie Ward – Vice President/Secretary - Approved

Joshua Amat – Director - Approved

David Dominie – Director - Approved

Odis Murphy – Director – No Response

Ronald Valentine – Director – No Response

The Frankentractor sold for \$2,500 and the junked tractors have brought in \$600 so far, which has been returned to the General fund under Equipment Income. Current and future proceeds from the sale of unused and/or impractical equipment will be used at a later date to purchase a used good conditioned medium Case backhoe.

Director, Odis Murphy, as one of the outgoing board members, will oversee the election.

We need volunteers for the Election's Committee for the October elections. Anyone interested in running for a Director's positions, which three will be opening up this year. In-order to be eligible to be placed on the ballot, you will need to turn in a resume and fill out a background check and bank check clearance release. This must be completed and turned into TCIA's Office no later than Saturday July 18th, 2020.

Write-in candidates must also pass a background check and bank check clearance prior to confirmation of holding a director's position if elected.

Candidates will be omitted from the ballot if they have had a felony or a crime of moral turpitude within the past 20 years and will not be allowed to serve on the board in accordance with state law. Failing bank check clearance will restrict your position within the board, as you will not be allowed to handle cash or be an officer.

A property owner has been circulating the following misinformation throughout our Community:

6.17 - Texas Open Meetings Act and Public Information Act of CERTAIN Texas HOAs - Does not apply to TCIA.

We are not a governmental agency/body or charity. Hence, we are not a 501C, which is a federal status granted by IRS for qualifying non-profit governmental and charitable agencies. TCIA has NEVER filed a form 990 Non-Profit tax return required by organizations granted a 501C status.

We ARE considered non-profit corporation with the State of Texas, which allows us to be exempt from State Taxes that corporations would normally pay (i.e. franchise tax). We file annually form 1120-H, which is for POAs and HOAs and does not exempt us from owing federal income tax.

The only time TCIA is bound to post notice of a meeting 72 hours in advance is for an Executive Session, which is for the sole purpose of a disciplinary action against a board member. This allows the accused board member time to seek legal counsel.

Texas Charitable Immunity and Liability Act of 1987 - Does not apply to TCIA

We are not a Charitable Organization, nor have we ever been. Again, we do not carry the designation of 501C, which is a federal status granted by IRS for governmental and charitable organizations.

Once again, I made a phone call to our attorney to confirm and validated TCIA's position of opposition regarding this PO's assertions. Please disregard his flyers, social media posts and/or petitions, as it is not a valid complaint against myself or TCIA's BODs.

Amend Deed Restrictions as Follows:

Pet restriction to align with Trinity County law

Dogs must be contained within property by fence, perimeter system or on a leash at all times

Property owners that allow dogs to roam the neighborhood will be turned into the Sheriff's Office for compliance of county ordinances

No commercial of breeding dogs

Easement front set back line from 15 ft to 1 ft for fences and carports – disclaimer that TCIA is not liable for any utility damage

Member not in "Good Standing" to be modified to include all threats made either physically, verbally and/or Social Media against BODs or other POs.

(Vote Needed)

We would like to freeze dues for next year at \$126.50, but face a dilemma due to people willfully refusing to pay their dues. The BODs does not feel that the POs in good standing should bear the brunt of the people intentionally not paying their dues this year for 2020. I would like to remind everyone that our dues and fee structure is the lowest of all Lake Livingston area POAs, which we would like to maintain. Due to inflation and trying to keep up with basic maintenance in our community, this only leaves one other option for us to pursue – foreclosure

District Court will cost TCIA approximately \$3 to \$4 K per property, which will be recouped from either the PO or by the foreclosure process. In-other-words, once we file, the fees incurred will not be rolled back and forgiven and absorbed by our community.

First Property to turn over to our attorney to start foreclosure proceedings:

Lien 10/11/19

PID 17230 – Section 04, Block 01, Lot 28

Physical: 1209 Trinity Cove Dr, Trinity, TX 75862

Mailing: 510 N Robb St, Trinity 75862

TCAD Value - \$13,918, past due on taxes \$259.68, Mobile Home

Past due Maintenance Fees - \$817.13 (Walker) + \$255.99 (Amat) = \$1,073.12

Lien 2/22/19

PID 21269, 21270 – Section 06, Block 02, Lot 29, 30

Physical: 415 Sportsman Dr, Trinity TX 75862

Mailing: 2102 Fall Creek Rd, Rockwood TN 37854-6816

TCAD Value - \$15,970, past due on taxes \$1,598.53, Mobile Home

Past due Maintenance Fees - \$2,808.99

PID 25682, 21270 – Section 02, Block 04, Lot 05, 06

Physical: 119 Armadillo Ln, Trinity, TX 75862

Mailing: Undeliverable

TCAD Value - \$25,762, past due on taxes **\$7,179.17**, Mobile Home

Past due Maintenance Fees - \$2,765.53

Lien Notice 07/12/20

PID 19082 – Section 06, Block 03, Lot 01

Physical: Anglers Dr, Trinity TX 75862

Mailing: 3008 Manor Ln Apt A, Huntsville TX 77340-6578

TCAD Value - \$25,014, past due on taxes \$2,716.30, Mobile Home

Past due Maintenance Fees - \$1,357.64

Lien 01/30/20

PID 21901 – Section 05, Block 02, Lot 04

Physical: 165 S Oak Bluff St, Trinity TX 75862

Mailing: Undeliverable

TCAD Value - \$55,520, past due on taxes \$3,842.83, Home

Past due Maintenance Fees - \$686.75

Lien 01/23/20

PID 23414 – Section 06, Block 03, Lot 07, 08

Mailing: 1538 Trinity Cove Drive, Trinity, TX 75862

Physical: 1538 Trinity Cove Drive, Trinity, TX 75862

TCAD Value - \$22,247, current on taxes, Mobile Home

Past due Maintenance Fees - \$437.77

(Vote needed)

July report for Community Events

Events for July 4th were cancelled due to covid related cases. Monies donated for the water slide and fireworks were given back to donors at their request or were earmarked for other upcoming events, also at the donors' requests.

The Garage Sale scheduled for July 25th-26th is being postponed until cooler weather and when the covid cases are in decline so everyone feels more comfortable.

Coffee Club is still being held Tuesdays, Thursdays and Saturdays. We are social distancing and using hand sanitizer when appropriate.

Our account balance is as follows:

247.57	Beginning bank balance
112.95	Deposit coffee club 7/16/20
195.00	Deposit fireworks 7/16/20
<hr/>	
555.52	Ending bank balance
20.00	Petty cash
<hr/>	
575.52	Total (as of 7/16/20)

I created a Facilities Request Form to make renting/reserving the common areas easier. It is available from the office or from me.

The next large whole community event we are looking at is Halloween, dependent on the covid situation. I'm considering both a children's event and an adult costume party. Ideas are welcome.

We are still looking for volunteers.