



Beal Properties Inc.  
3363 University Dr East Suite 215  
Bryan Texas 77802  
979-764-2500

## **Call to Order**

## **Review / Approval Meeting Minutes**

- Board Meeting September 28<sup>th</sup>, 2021

## **Financial Report**

- Cash flow & Expense – 1<sup>st</sup> Quarter

## **Management Reports**

- Delinquency Status
- Violations Report – None at this time
- Work Orders

## **Unfinished Business**

- Rules & Regs with Fines and Fees Schedule
- Committees: Landscape / Social / ACC
- Irrigation Bids
- Lawsuit Status
- Clubhouse: Tanning Room / Entertainment Room
- Security: Cameras
- Pool: Furniture / Deck
- Lighting throughout the complex

## **New Business**

- Clubhouse: Decorations
- Grand Opening for the Pool
- 

## **Next Meeting**

- Next Meetings July 14<sup>th</sup>, 2022 @ 5:30 pm

## **Adjourn**

# **LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING**

## **MEETING MINUTES**

**September 28, 2021**

### **LAKERIDGE CONFERENCE ROOM**

Attendance: Robert Orzabal, Waseem Srouji (via Zoom), Brad Corrier, Toni Myers, Terry Thigpen, Stacie Cone

1. Prior to the meeting starting Bobby Grabowski with Oasis Pools met the meeting attendees at the hot tubs to discuss the options for converting them since repairing has been deemed to be impractical.
2. The meeting was called to order at approximately 6:22 PM
3. Bobby Grabowski with Oasis Pools was present to show the meeting attendees the spa lounge covers that were delivered. His assessment was that they were inadequate and would require replacement frequently. He recommended that we fill in the spas with concrete and top with flagstone so that they could be used as permanent lounge areas. The cost to fill in both hot tubs and the firepit was quoted at \$7,200.00. The bid for the repairs came in after the meeting concluded, the board voted unanimously via email to approve the repair.
4. Bobby also went over the proposal to replace the water fountain in the lake. There were two proposals Bobby's was \$17,428.00 and the second from Solitude was approximately \$3,000 less however it did not include substantial electrical work or cleaning of the lake. Bobby's proposal was deemed to be a better value. The board unanimously approved moving forward with Bobby's proposal.
5. The minutes from the July 13<sup>th</sup> meeting were reviewed and unanimously approved.
6. The third quarter cash flow report was presented by Toni Myers; gross operating income for the third quarter was \$505,410.10; total operating expenses were \$357,125.64; net operating income was \$148,284.46; cash balance at the end of the third quarter is \$162,687.12.
7. The Homeowner Delinquency report was presented by Toni Myers, approximately six units are delinquent however only two are over 30 days; one of the remaining long-term delinquencies is paying regularly the other is refusing to pay; the Board authorized Toni to give 30 days' notice to pay in full and then file a lien against this delinquent unit. Total delinquent dues for these units are \$6,429.53, the long-term, non-paying single delinquency is \$3,564.57 of this amount.
8. Stacie Cone presented the violations report – there are no current rules violations. Stacie asked the board for their opinions on various potential violation items for better

reference in the future and will continue to monitor several units for possible violations.

9. Toni provided a general property condition update. There are various landscape items that Grassroots has yet to complete, and she has scheduled a meeting with them to walk through the property to identify these items. All agreed that any new landscaping shall wait until next Spring to avoid any possible freeze damage. The board also unanimously agreed to solicit bids from other landscaping companies since Grassroots performance has been less than adequate. Toni will also get a bid to remove the dead palm trees around the pools since most have not recovered from the hard freeze.
10. At 7:41 PM the board went into executive session. The board met with Jana Beddingfield the attorney representing the plaintiff in the lawsuit against the developer and Lakeridge HOA. Ms. Beddingfield made a presentation regarding Aggie-Leases, L.L.C.'s and Aggie-Leases 2, L.L.C.'s claims against the developers and the HOA. Upon conclusion of Ms. Beddingfield's presentation, the board discussed the litigation. After the executive session, a motion was made and seconded authorizing the board to approve a settlement with Aggie-Leases, L.L.C. and Aggie-Leases 2, L.L.C that would cover the attorney fees of \$30,000.00 they had incurred so far in the litigation process. The board also agreed to join into the lawsuit as the plaintiff against the developer. The motion passed unanimously. The executive session ended at 8:02 PM.
11. The meeting was adjourned at approximately 8:05 PM.

## Cash Flow

### Beal Properties

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77840

Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Balance Forward	1,642.65	0.91	1,642.65	0.91
Homeowners Association Dues	172,136.29	95.05	172,136.29	95.05
Transfer Fee	1,050.00	0.58	1,050.00	0.58
Certified Letter Charge	27.84	0.02	27.84	0.02
LR- Capital Contributions	6,200.00	3.42	6,200.00	3.42
Miscellaneous Income	35.00	0.02	35.00	0.02
<b>Total Operating Income</b>	<b>181,091.78</b>	<b>100.00</b>	<b>181,091.78</b>	<b>100.00</b>
<b>Expense</b>				
Cable	22,830.78	12.61	22,830.78	12.61
Clubhouse Supplies	235.32	0.13	235.32	0.13
Copier Service	54.14	0.03	54.14	0.03
Electrical Repairs	300.00	0.17	300.00	0.17
Fence Repair	4,050.68	2.24	4,050.68	2.24
Fire Alarm Repairs	671.16	0.37	671.16	0.37
Interior Furnishings	841.10	0.46	841.10	0.46
General Maintenance	2,553.43	1.41	2,553.43	1.41
Insurance	13,882.46	7.67	13,882.46	7.67
Transfer to Reserves	85,000.00	46.94	85,000.00	46.94
Keys/Locks	-267.39	-0.15	-267.39	-0.15
Legal Fees	5,076.06	2.80	5,076.06	2.80
Lawn/Property Maintenance	16,216.16	8.95	16,216.16	8.95
Maintenance Supplies	167.83	0.09	167.83	0.09
Special Projects	13,538.23	7.48	13,538.23	7.48
Management Fee	9,600.00	5.30	9,600.00	5.30
Monitoring Service	1,620.00	0.89	1,620.00	0.89
Cleaning Expense	2,135.02	1.18	2,135.02	1.18
Office Expenses	3.25	0.00	3.25	0.00
Pest Control	596.34	0.33	596.34	0.33
Plumbing Expense	4,489.16	2.48	4,489.16	2.48
Porter Service	2,915.00	1.61	2,915.00	1.61
Pool Expense	7,357.19	4.06	7,357.19	4.06
Recreational Equipment Expense	243.56	0.13	243.56	0.13
Telephone Service	139.64	0.08	139.64	0.08
Utilities	17,355.06	9.58	17,355.06	9.58
<b>Total Operating Expense</b>	<b>211,604.18</b>	<b>116.85</b>	<b>211,604.18</b>	<b>116.85</b>
<b>NOI - Net Operating Income</b>	<b>-30,512.40</b>	<b>-16.85</b>	<b>-30,512.40</b>	<b>-16.85</b>

## Cash Flow

<b>Account Name</b>	<b>Selected Period</b>	<b>% of Selected Period</b>	<b>Fiscal Year To Date</b>	<b>% of Fiscal Year To Date</b>
Total Income	181,091.78	100.00	181,091.78	100.00
Total Expense	211,604.18	116.85	211,604.18	116.85
<b>Net Income</b>	<b>-30,512.40</b>	<b>-16.85</b>	<b>-30,512.40</b>	<b>-16.85</b>
<b>Other Items</b>				
Prepayments	4,512.90		4,512.90	
<b>Net Other Items</b>	<b>4,512.90</b>		<b>4,512.90</b>	
<b>Cash Flow</b>	<b>-25,999.50</b>		<b>-25,999.50</b>	
<b>Beginning Cash</b>	<b>139,408.10</b>		<b>139,408.10</b>	
<b>Beginning Cash + Cash Flow</b>	<b>113,408.60</b>		<b>113,408.60</b>	
<b>Actual Ending Cash</b>	<b>113,148.60</b>		<b>113,148.60</b>	

## Cash Flow

### Beal Properties

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77840

Date Range: 01/01/2022 to 05/09/2022 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Balance Forward	1,642.65	0.57	1,642.65	0.57
Interest Income	3.71	0.00	3.71	0.00
Late Fees\NSF Rent	175.00	0.06	175.00	0.06
Homeowners Association Dues	278,175.85	96.02	278,175.85	96.02
Transfer Fee	1,400.00	0.48	1,400.00	0.48
Certified Letter Charge	6.96	0.00	6.96	0.00
LR- Capital Contributions	8,280.00	2.86	8,280.00	2.86
Miscellaneous Income	35.00	0.01	35.00	0.01
<b>Total Operating Income</b>	<b>289,719.17</b>	<b>100.00</b>	<b>289,719.17</b>	<b>100.00</b>
<b>Expense</b>				
Cable	30,505.00	10.53	30,505.00	10.53
Clubhouse Supplies	478.76	0.17	478.76	0.17
Copier Service	135.35	0.05	135.35	0.05
Electrical Repairs	15,319.69	5.29	15,319.69	5.29
Fence Repair	4,050.68	1.40	4,050.68	1.40
Fire Alarm Repairs	2,291.16	0.79	2,291.16	0.79
Interior Furnishings	841.10	0.29	841.10	0.29
General Maintenance	4,127.49	1.42	4,127.49	1.42
Insurance	31,328.84	10.81	31,328.84	10.81
Transfer to Reserves	96,333.34	33.25	96,333.34	33.25
Keys/Locks	-160.69	-0.06	-160.69	-0.06
Legal Fees	5,226.06	1.80	5,226.06	1.80
Lawn/Property Maintenance	28,445.12	9.82	28,445.12	9.82
Maintenance Supplies	167.83	0.06	167.83	0.06
Special Projects	13,538.23	4.67	13,538.23	4.67
Management Fee	12,900.00	4.45	12,900.00	4.45
Misc. Property Expense	162.36	0.06	162.36	0.06
Monitoring Service	1,620.00	0.56	1,620.00	0.56
Cleaning Expense	3,217.02	1.11	3,217.02	1.11
Office Expenses	3.25	0.00	3.25	0.00
Parking Lot Repair	15,062.99	5.20	15,062.99	5.20
Pest Control	650.47	0.22	650.47	0.22
Plumbing Expense	9,726.08	3.36	9,726.08	3.36
Porter Service	4,925.00	1.70	4,925.00	1.70
Pool Expense	19,061.16	6.58	19,061.16	6.58
Recreational Equipment Expense	487.12	0.17	487.12	0.17
Sign Expense	146.84	0.05	146.84	0.05
Telephone Service	279.28	0.10	279.28	0.10

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Utilities	17,656.77	6.09	17,656.77	6.09
Utilities - electric	1,409.30	0.49	1,409.30	0.49
Utilities - Sprinkler	59.85	0.02	59.85	0.02
Utilities - Water	163.96	0.06	163.96	0.06
LR Utilities - Electric & Water	4,699.72	1.62	4,699.72	1.62
<b>Total Operating Expense</b>	<b>324,859.13</b>	<b>112.13</b>	<b>324,859.13</b>	<b>112.13</b>
<b>NOI - Net Operating Income</b>	<b>-35,139.96</b>	<b>-12.13</b>	<b>-35,139.96</b>	<b>-12.13</b>
Total Income	289,719.17	100.00	289,719.17	100.00
Total Expense	324,859.13	112.13	324,859.13	112.13
<b>Net Income</b>	<b>-35,139.96</b>	<b>-12.13</b>	<b>-35,139.96</b>	<b>-12.13</b>
<b>Other Items</b>				
Prepayments	-13,023.11		-13,023.11	
<b>Net Other Items</b>	<b>-13,023.11</b>		<b>-13,023.11</b>	
<b>Cash Flow</b>	<b>-48,163.07</b>		<b>-48,163.07</b>	
<b>Beginning Cash</b>	<b>139,408.10</b>		<b>139,408.10</b>	
<b>Beginning Cash + Cash Flow</b>	<b>91,245.03</b>		<b>91,245.03</b>	
<b>Actual Ending Cash</b>	<b>90,985.03</b>		<b>90,985.03</b>	

## Expense Distribution

Exported On: 05/09/2022 11:54 AM

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>							
	01/07/2022	#2908	Guy Simpson	236.00	10275	01/10/2022	Guy Simpson, Lakeridge Townhomes - #2908: Move Out Refund
	01/07/2022	#2104	Putheavy Long	4.15	10274	01/10/2022	Putheavy Long, Lakeridge Townhomes - #2104: Move Out Refund
	01/31/2022	#1507	Monique Halandras	472.00	10300	02/08/2022	Monique Halandras, Lakeridge Townhomes - #1507: Move Out Refund
	02/14/2022	#3113	Samantha Williams	424.00	10308	02/16/2022	Samantha Williams, Lakeridge Townhomes - #3113: Move Out Refund
	03/03/2022	#2706	Ana Salinas	142.00	10312	03/04/2022	Ana Salinas, Lakeridge Townhomes - #2706: Move Out Refund
	03/21/2022	#0506	Wayde Anderson	472.00	10330	03/21/2022	Wayde Anderson, Lakeridge Townhomes - #0506: Move Out Refund
	03/30/2022	#3005	Ted Henley	366.66	10332	03/31/2022	Ted Henley, Lakeridge Townhomes - #3005: Move Out Refund
				<b>2,116.81</b>			
<b>4600 - Homeowners Association Dues</b>							
	02/21/2022	#1311	Mai Le	212.00	10309	02/22/2022	Mai Le, Lakeridge Townhomes - #1311: Move Out Refund
<b>4606 - Certified Letter Charge</b>							
	03/31/2022		Beal Properties	20.88	10337	04/11/2022	Certified Letter Charge for 03/2022
<b>6130 - Cable</b>							
07707-130491-01-7 ach	03/04/2022		SuddenLink	399.84	07707-130491-01-7 ACH	03/04/2022	Cable, Internet
07707-578037-01-9 ACH	03/29/2022		SuddenLink	22,430.94	07707-578037-01-9 ACH	03/29/2022	Internet
				<b>22,830.78</b>			
<b>6131 - Clubhouse Supplies</b>							
9093	02/16/2022		Sam's Club	127.06	9093	02/16/2022	Coffee supplies
9829165521	02/23/2022		Sam's Club	17.30	9829165521	02/23/2022	Coffee supplies
9830804730	02/28/2022		Sam's	57.48	9830804730	02/28/2022	Clubhouse coffee supplies
9838394076	03/28/2022		Sam's Club	33.48	9838394076	03/28/2022	clubhouse coffee supplies
				<b>236.32</b>			
<b>6301 - Copier Service</b>							
IN3504674	01/12/2022		Xerox Business Solutions Southwest	27.07	10284	01/12/2022	Copier Charge Lakeridge Club house.
IN3564860	03/07/2022		Xerox Business Solutions Southwest	27.07	10328	03/07/2022	Copier Charge Lakeridge Club house.
				<b>54.14</b>			
<b>6390 - Electrical Repairs</b>							
12651	02/07/2022	#2305	Constant Current Electric	150.00	10294	02/08/2022	2305 - Inspected receptacle and wiring for possible issues.. Reset GFI
12658	02/07/2022		Constant Current Electric	150.00	10294	02/08/2022	203 - Replaced bulb in porch light
				<b>300.00</b>			
<b>6430 - Fence Repair</b>							
10244	02/07/2022		Brenham Technical Services LLC	205.68	10292	02/08/2022	Install new cell box on entry
10399	02/07/2022		Brenham Technical Services LLC	1,872.73	10292	02/08/2022	Back gate upgrade to remote system
10447	03/07/2022		Brenham Technical Services LLC	303.10	10317	03/07/2022	10 remotes
10469	03/07/2022		Brenham Technical Services LLC	545.58	10317	03/07/2022	18 remotes
10482	03/07/2022		Brenham Technical Services LLC	1,123.59	10317	03/07/2022	motor on left side exit gate at entry, batteries + labor
				<b>4,060.68</b>			
<b>6437 - Fire Alarm Repairs</b>							
1061-F134694	01/12/2022		American Fire Protection Group-College Station	313.93	10276	01/12/2022	Emergency call for Building 21, replaced 12vt battery that were corroded and causing alarm issues.
1061-F142862	03/07/2022		American Fire Protection Group-College Station	357.23	10316	03/07/2022	Repaired leaking branch line, building #12 room 1207 3rd floor closet.
				<b>671.16</b>			
<b>6440 - Interior Furnishings</b>							
Area rugs for Lakeridge Clubhouse	03/31/2022		Beal Properties	841.10	10331	03/31/2022	Area rugs purchased for clubhouse with Beal CC
<b>6455 - General Maintenance</b>							
13476	01/07/2022	#1707	T. Fry Make Ready	50.00	10272	01/07/2022	1707- Gate latch repair
10802	01/12/2022		The Clean Up Crew	273.17	10283	01/12/2022	Various maintenance items, around clubhouse.
284861	01/13/2022		Koetter Fire Protection	157.21	ACH	01/13/2022	Fire gate and key switch needed for emergency operations of the gates
9817480583	01/18/2022		Sam's Club	64.67	ACH	01/18/2022	Tool kit & light bulbs for Clubhouse
10874	02/07/2022		The Clean Up Crew	60.00	10303	02/08/2022	Adjusted latch on pedestrian walkway gate
1152718	02/07/2022		ACME GLASS INC.	705.19	10289	02/08/2022	404- replace broken window from seal being damaged.
10535	02/07/2022	#0401	The Clean Up Crew	87.00	10303	02/08/2022	401 - Repaired back fence
10767	02/07/2022		The Clean Up Crew	75.00	10303	02/08/2022	Walk through gate was jammed, adjusted door latch-striker plate
10825	02/07/2022	#1704	The Clean Up Crew	75.00	10303	02/08/2022	1704 - Adjusted gate hinges, new lag bolts.
10898	02/07/2022		The Clean Up Crew	60.00	10303	02/08/2022	2601 - reattached fence to post
10728	02/07/2022	#2111	The Clean Up Crew	131.00	10303	02/08/2022	2111- reattached fence to brick wall. fallen over
1198	03/07/2022		Johnathan Rios	35.00	10325	03/07/2022	Posted notices on all of the front doors.



1152718	03/07/2022		ACME GLASS INC.	705.19	10315	03/07/2022	#404 - installation of glass window + labor
10935	03/07/2022	#1508	The Clean Up Crew	75.00	10326	03/07/2022	fence gate -1508 - treated 2x4 and screws
				2,553.43			
<b>6470 - Insurance</b>							
F009386555-001-00001	02/07/2022		Farmers Insurance Exchange	6,934.22	10297	02/08/2022	Monthly Insurance Premium
F009386555-001-00001	03/07/2022		Farmers Insurance Exchange	6,948.24	10320	03/07/2022	Monthly Insurance Premium
				13,882.46			
<b>6471 - Transfer to Reserves</b>							
0001	02/16/2022		Lakeridge HOA	68,000.00	10306	02/16/2022	2021 - Transfer to Reserves
0002	02/16/2022		Lakeridge HOA	11,333.33	10307	02/16/2022	Transfer to Reserves for January - February 2022
	03/01/2022		Lakeridge HOA	5,666.67	10311	03/02/2022	March 2022 - Transfer to Reserves
				85,000.00			
<b>6472 - Keys/Locks</b>							
1729719	01/12/2022		DoorKing Inc.	82.90	10277	01/12/2022	key monitoring
1745511	02/07/2022		DoorKing Inc.	138.86	10295	02/08/2022	Monitoring Locks at office, gate and back gate.
1743214	02/07/2022		DoorKing Inc.	45.00	10295	02/08/2022	monitoring back gate
1763648	03/07/2022		DoorKing Inc.	95.85	10318	03/07/2022	Key codes for Lakeridge office, gate and back gate.
				362.61			
<b>6473 - Legal Fees</b>							
45960	01/12/2022		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	1,725.00	10281	01/12/2022	Legal fees associated with Cross-Claim and Third party petition. Lakeridge vs James B. Stewart.
46547	03/07/2022		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	81.25	10323	03/07/2022	Conference with FFB on closing a unit sale with a lawsuit pending.
46585	03/07/2022		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	3,107.31	10323	03/07/2022	Legal fees associated with Cross-Claim and Third party petition. Lakeridge vs James B. Stewart.
46350	03/07/2022		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	162.50	10323	03/07/2022	how to fill out a condo questionnaire with a pending litigation.
				5,076.06			
<b>6475 - Lawn/Property Maintenance</b>							
6503	01/12/2022		Grassroots, LLC	5,444.85	10279	01/12/2022	remove all damaged plants from February 2021 freeze
6700	01/12/2022		Grassroots, LLC	3,355.75	10279	01/12/2022	Monthly Lawn Maintenance
2022161	02/07/2022		Oasis Pools	126.44	10301	02/08/2022	Monthly Pond Lake Dye - August
2022298	02/07/2022		Oasis Pools	288.81	10301	02/08/2022	Monthly Pond lake Dye - December
6810	02/07/2022		Grassroots, LLC	3,355.75	10299	02/08/2022	Monthly Lawn Maintenance
2022337	02/07/2022		Oasis Pools	288.81	10301	02/08/2022	Monthly Pond Lake Dye - January
6861	03/07/2022		Grassroots, LLC	3,355.75	10321	03/07/2022	Monthly Lawn Maintenance
				16,216.16			
<b>6520 - Maintenance Supplies</b>							
402120	02/07/2022		Ray Criswell Distributing Company	4.87	10302	02/08/2022	Purchased glass shine
402117	02/07/2022		Ray Criswell Distributing Company	112.96	10304	02/08/2022	Purchased cleaning equipment and supplies for Lakeridge Clubhouse.
C335771	02/08/2022		Pye * Barker Fire Safety	50.00	10305	02/08/2022	Fire Extinguishers
				167.83			
<b>6531 - Special Projects</b>							
Copies for posting doors - parking lot project	01/05/2022		Copy Corner	166.67	ACH	01/05/2022	Copies for posting doors - parking lot project
2022164	01/12/2022		Oasis Pools	3,897.00	10282	01/12/2022	Filled in 2 Hot tubs with concrete matching flagstone finish.
2022163	02/07/2022		Oasis Pools	9,474.56	10301	02/08/2022	Install New Fountain
				13,538.23			
<b>6540 - Management Fee</b>							
	01/01/2022		Beal Properties	3,000.00	10270	01/07/2022	January 2022 - HOA Management Fee
	02/01/2022		Beal Properties	3,300.00	10291	02/08/2022	February 2022 - HOA Management Fee
	03/14/2022		Beal Properties	3,300.00	10329	03/14/2022	Management Fee for 03/2022
				9,600.00			
<b>6555 - Monitoring Service</b>							
1061-F127156	02/07/2022		American Fire Protection Group-College Station	1,620.00	10290	02/08/2022	Quarterly Fire Lam Monitoring.
<b>6600 - Cleaning Expense</b>							
0000204	01/12/2022		Jessica Hudson	541.00	10280	01/12/2022	Clean Lakeridge club house
0000207	02/07/2022		Jessica Hudson	541.00	10287	02/07/2022	Clean Lakeridge club house
2821-79363	02/07/2022		Fish Window Cleaning	512.02	10298	02/08/2022	clean screens.
0000211	03/07/2022		Jessica Hudson	541.00	10313	03/07/2022	Monthly Cleaning of Lakeridge Clubhouse
				2,136.02			
<b>6665 - Office Expenses</b>							
Copies for Lakeridge	02/23/2022		Copy Corner	3.25	credit card	02/23/2022	
<b>6695 - Pest Control</b>							
24678 / 24677	01/07/2022		Joe Loudat DBA/	108.26	10271	01/07/2022	Exterior - roaches, ants, silver fish / exterior service Fire Ants
6832	03/07/2022		Grassroots, LLC	488.08	10321	03/07/2022	Systemic insect treatment to suppress selected insects.
				596.34			
<b>6700 - Plumbing Expense</b>							
72759	01/12/2022		Ed Phillips Plumbing	178.61	10278	01/12/2022	Water pressure issues Bld 12, 14, 15, & 28.. Use gauge to determine

73262	01/12/2022		Ed Phillips Plumbing	3,434.70	10278	01/12/2022	them with new ones to
73769	02/07/2022		Ed Phillips Plumbing	119.08	10296	02/08/2022	leak in between Building 7 & 8.
74041	02/07/2022		Ed Phillips Plumbing	119.08	10296	02/08/2022	drops to 30 psi
4351	03/07/2022		Twin City Plumbing LLC	340.00	10327	03/07/2022	Repaired 1" pvc water leak at club house
73820	03/07/2022		Ed Phillips Plumbing	297.69	10319	03/07/2022	Water leak reported in Bldg 15 .
				4,489.16			
<b>6701 - Porter Service</b>							
2365	01/07/2022		Robert Walker	600.00	10273	01/10/2022	Monthly Porter Service
2349	01/07/2022		Robert Walker	370.00	10273	01/10/2022	Bulk Pick up
2371	02/07/2022		Robert Walker	360.00	10288	02/07/2022	Bulk Pick up
2382	02/07/2022		Robert Walker	600.00	10288	02/07/2022	Monthly Porter Service
1.5.2022	02/07/2022		Freeman Cone	100.00	10293	02/08/2022	Posted notices on all doors for Parking lot project
2391	03/07/2022		Robert Walker	285.00	10314	03/07/2022	Bulk Pick up
2402	03/07/2022		Robert Walker	600.00	10314	03/07/2022	Monthly Porter Service
				2,915.00			
<b>6702 - Pool Expense</b>							
2022265	01/12/2022		Oasis Pools	1,748.24	10282	01/12/2022	2- Sand exchange from pool filter.
2022286	01/17/2022		Oasis Pools	2,706.25	10286	01/24/2022	Pond Electrical Work
2022299	02/07/2022		Oasis Pools	752.34	10301	02/08/2022	Monthly pool Maintenance - December
2022338	02/07/2022		Oasis Pools	1,055.41	10301	02/08/2022	Monthly Pool Cleaning & Supplies - January
2022250	03/07/2022		Oasis Pools	126.44	10324	03/07/2022	Monthly Pond Lake Dye - November
2022346	03/07/2022		Oasis Pools	968.51	10324	03/07/2022	Cleaned fountain screen -Pond Dye - Pond algae treatment
				7,367.19			
<b>6726 - Recreational Equipment Expense</b>							
IN0046764	03/07/2022		Marathon Fitness	243.56	10322	03/07/2022	On-site service call - performed Preventative maintenance
<b>6757 - Telephone Service</b>							
2147653	01/24/2022		Kings III Of America, LLC	139.64	10285	01/24/2022	Pool Phone quarterly expense
<b>6810 - Utilities</b>							
587849-216996	02/01/2022		College Station Utilities	44.90	587849-216996 ACH	02/01/2022	Electric
587849-216998	02/01/2022		College Station Utilities	42.18	587849-216998 ACH	02/01/2022	Electric
587849-217212	02/01/2022		College Station Utilities	59.54	587849-217212 ACH	02/01/2022	Electric
587849-217214	02/01/2022		College Station Utilities	142.80	587849-217214 ACH	02/01/2022	Electric
587849-217216	02/01/2022		College Station Utilities	337.11	587849-217216 ACH	02/01/2022	Electric
587849-219282	02/01/2022		College Station Utilities	994.04	587849-219282 ACH	02/01/2022	Electric
587849-220456	02/01/2022		College Station Utilities	117.19	587849-220456 ACH	02/01/2022	Electric
587849-220564	02/01/2022		College Station Utilities	145.99	587849-220564 ACH	02/01/2022	Electric
587849-220904	02/01/2022		College Station Utilities	118.00	587849-220904 ACH	02/01/2022	Electric
587849-220806	02/01/2022		College Station Utilities	117.98	587849-220806 ACH	02/01/2022	Electric
587849-220956	02/01/2022		College Station Utilities	207.83	587849-220956 ACH	02/01/2022	Electric
587849-220958	02/01/2022		College Station Utilities	89.64	587849-220958 ACH	02/01/2022	Electric
587849-223476	02/01/2022		College Station Utilities	137.75	587849-223476 ACH	02/01/2022	Electric
587849-224476	02/01/2022		College Station Utilities	117.82	587849-224476 ACH	02/01/2022	Electric
587849-224798	02/01/2022		College Station Utilities	138.60	587849-224798 ACH	02/01/2022	Electric
587849-224800	02/01/2022		College Station Utilities	117.80	587849-224800 ACH	02/01/2022	Electric
587849-227774	02/01/2022		College Station Utilities	115.37	587849-227774 ACH	02/01/2022	Electric
587849-228254	02/01/2022		College Station Utilities	119.11	587849-228254 ACH	02/01/2022	Electric
587849-228256	02/01/2022		College Station Utilities	101.54	587849-228256 ACH	02/01/2022	Electric
587849-228258	02/01/2022		College Station Utilities	115.44	587849-228258 ACH	02/01/2022	Electric
587849-228260	02/01/2022		College Station Utilities	131.31	587849-228260 ACH	02/01/2022	Electric
587849-229112	02/01/2022		College Station Utilities	175.82	587849-229112 ACH	02/01/2022	Electric
587849-229114	02/01/2022		College Station Utilities	223.30	587849-229114 ACH	02/01/2022	Electric
587849-234938	02/01/2022		College Station Utilities	233.15	587849-234938 ACH	02/01/2022	Electric
587849-234950	02/01/2022		College Station Utilities	141.40	587849-234950 ACH	02/01/2022	Electric
587849-234952	02/01/2022		College Station Utilities	129.85	587849-234952 ACH	02/01/2022	Electric
587849-237548	02/01/2022		College Station Utilities	126.24	587849-237548 ACH	02/01/2022	Electric
587849-237550	02/01/2022		College Station Utilities	329.20	587849-237550 ACH	02/01/2022	Electric

587849-237552	ACH	02/01/2022	College Station Utilities	176.49	587849-237552 ACH	02/01/2022	Electric
587849-237554	ACH	02/01/2022	College Station Utilities	202.41	587849-237554 ACH	02/01/2022	Electric
587849-216994	ACH	02/01/2022	College Station Utilities	49.28	587849-216994 ACH	02/01/2022	Electric
587849-101094	ACH	02/01/2022	College Station Utilities	121.60	587849-101094 ACH	02/01/2022	Sprinkler
587849-220960	ACH	02/01/2022	College Station Utilities	117.06	587849-220960 ACH	02/01/2022	Electric
587849-220960	ACH	02/28/2022	College Station Utilities	120.14	587849-220960 ACH	02/28/2022	Electric
587849-237554	ACH	02/28/2022	College Station Utilities	190.00	ACH	02/28/2022	Electric
587849-237552	ACH	02/28/2022	College Station Utilities	176.70	ACH	02/28/2022	Electric
587849-237550	ACH	02/28/2022	College Station Utilities	134.85	ACH	02/28/2022	Electric
587849-237548	ACH	02/28/2022	College Station Utilities	124.61	ACH	02/28/2022	Electric
587849-234952	ACH	02/28/2022	College Station Utilities	161.30	ACH	02/28/2022	Electric
587849-234950	ACH	02/28/2022	College Station Utilities	134.88	ACH	02/28/2022	Electric
587849-234938	ACH	02/28/2022	College Station Utilities	250.56	ACH	02/28/2022	Electric
587849-229114	ACH	02/28/2022	College Station Utilities	219.38	ACH	02/28/2022	Electric
587849-229112	ACH	02/28/2022	College Station Utilities	174.64	ACH	02/28/2022	Electric
587849-228260	ACH	02/28/2022	College Station Utilities	131.66	ACH	02/28/2022	Electric
587849-228258	ACH	02/28/2022	College Station Utilities	72.43	ACH	02/28/2022	Electric, Water
587849-228256	ACH	02/28/2022	College Station Utilities	107.97	ACH	02/28/2022	Electric, Water
587849-228254	ACH	02/28/2022	College Station Utilities	103.29	ACH	02/28/2022	Electric, Water
587849-227774	ACH	02/28/2022	College Station Utilities	102.13	ACH	02/28/2022	Electric, Water
587849-224800	ACH	02/28/2022	College Station Utilities	125.91	ACH	02/28/2022	Electric, Water
587849-224798	ACH	02/28/2022	College Station Utilities	123.71	ACH	02/28/2022	Electric, Water
587849-224476	ACH	02/28/2022	College Station Utilities	192.29	ACH	02/28/2022	Electric, Water
587849-223476	ACH	02/28/2022	College Station Utilities	128.36	ACH	02/28/2022	Electric, Water
587849-220958	ACH	02/28/2022	College Station Utilities	108.58	ACH	02/28/2022	Electric, Water
587849-220956	ACH	02/28/2022	College Station Utilities	260.33	ACH	02/28/2022	Electric, Water
587849-220906	ACH	02/28/2022	College Station Utilities	129.93	ACH	02/28/2022	Electric, Water
587849-220904	ACH	02/28/2022	College Station Utilities	130.56	ACH	02/28/2022	Electric, Water
587849-220564	ACH	02/28/2022	College Station Utilities	205.80	ACH	02/28/2022	Electric, Water
587849-220456	ACH	02/28/2022	College Station Utilities	125.45	ACH	02/28/2022	Electric, Water
587849-219282	ACH	02/28/2022	College Station Utilities	756.81	ACH	02/28/2022	Electric, Drainage
587849-217216	ACH	02/28/2022	College Station Utilities	453.07	ACH	02/28/2022	Electric, Water
587849-217214	ACH	02/28/2022	College Station Utilities	171.07	ACH	02/28/2022	Electric, Water
587849-217212	ACH	02/28/2022	College Station Utilities	42.79	ACH	02/28/2022	Electric
587849-216998	ACH	02/28/2022	College Station Utilities	37.05	ACH	02/28/2022	Electric
587849-216996	ACH	02/28/2022	College Station Utilities	39.62	ACH	02/28/2022	Electric
587849-216994	ACH	02/28/2022	College Station Utilities	314.57	ACH	02/28/2022	Electric, Sanitation
587849-101094	ACH	03/01/2022	College Station Utilities	79.35	587849-101094 ACH	03/01/2022	Sprinkler
587849-216994	ACH	03/31/2022	College Station Utilities	118.40	587849-216994 ACH	03/31/2022	Electric, Sanitation
587849-216996	ACH	03/31/2022	College Station Utilities	39.62	587849-216996 ACH	03/31/2022	Electric
587849-228260	ACH	03/31/2022	College Station Utilities	143.55	587849-228260 ACH	03/31/2022	BLDG 28
587849-220960	ACH	03/31/2022	College Station Utilities	129.45	587849-220960 ACH	03/31/2022	BLDG 29
587849-216998	ACH	03/31/2022	College Station Utilities	42.95	587849-216998 ACH	03/31/2022	BLDG 3
587849-229112	ACH	03/31/2022	College Station Utilities	185.80	587849-229112 ACH	03/31/2022	BLDG 30

587849-229114 ACH	03/31/2022		College Station Utilities	257.81	587849- 229114 ACH	03/31/2022	Bldg 31
587849-223476 ACH	03/31/2022		College Station Utilities	141.55	587849- 223476 ACH	03/31/2022	BLDG 18
587849-220956 ACH	03/31/2022		College Station Utilities	242.03	587849- 220956 ACH	03/31/2022	BLDG 19
587849-220958 ACH	03/31/2022		College Station Utilities	117.58	587849- 220958 ACH	03/31/2022	BLDG 20
587849-224476 ACH	03/31/2022		College Station Utilities	275.73	587849- 224476 ACH	03/31/2022	BLDG 21
587849-224798 ACH	03/31/2022		College Station Utilities	135.91	587849- 224798 ACH	03/31/2022	Bldg 22
587849-228254 ACH	03/31/2022		College Station Utilities	128.76	587849- 228254 ACH	03/31/2022	BLDG 23
587849-228256 ACH	03/31/2022		College Station Utilities	113.18	587849- 228256 ACH	03/31/2022	BLDG 24
587849-227774 ACH	03/31/2022		College Station Utilities	129.58	587849- 227774 ACH	03/31/2022	BLDG 25
587849-217212 ACH	03/31/2022		College Station Utilities	43.84	587849- 217212 ACH	03/31/2022	BLDG 04
587849-224800 ACH	03/31/2022		College Station Utilities	301.46	587849- 224800 ACH	03/31/2022	BLDG 26
587849-228258 ach	03/31/2022		College Station Utilities	210.02	587849- 228258 ACH	03/31/2022	BLDG 27
587849-220906 ACH	03/31/2022		College Station Utilities	129.48	587849- 220906 ACH	03/31/2022	BLDG 10
587849-237550 ACH	03/31/2022		College Station Utilities	156.20	587849- 237550 ACH	03/31/2022	BLDG 12
587849-237548 ACH	03/31/2022		College Station Utilities	145.81	587849- 237548 ACH	03/31/2022	BLDG 11
587849-237552 ACH	03/31/2022		College Station Utilities	189.34	587849- 237552 ACH	03/31/2022	BLDG 13
587849-237554 ACH	03/31/2022		College Station Utilities	253.01	587849- 237554 ACH	03/31/2022	BLDG 14
587849-234952 ACH	03/31/2022		College Station Utilities	179.62	587849- 234952 ACH	03/31/2022	BLDG 15
587849-234938 ACH	03/31/2022		College Station Utilities	286.72	587849- 234938 ACH	03/31/2022	BLDG 16
587849-234950 ACH	03/31/2022		College Station Utilities	141.28	587849- 234950 ACH	03/31/2022	BLDG 17
587849-217214 ach	03/31/2022		College Station Utilities	199.92	587849- 217214 ACH	03/31/2022	BLDG 5
587849-217216 ACH	03/31/2022		College Station Utilities	357.17	587849- 217216 ACH	03/31/2022	BLDG 06
587849-220564 ACH	03/31/2022		College Station Utilities	324.60	587849- 220564 ACH	03/31/2022	BLDG 07
587849-220904 ACH	03/31/2022		College Station Utilities	163.52	587849- 220904 ACH	03/31/2022	BLDG 8
587849-220456 ACH	03/31/2022		College Station Utilities	148.17	587849- 220456 ach	03/31/2022	BLDG 9
587849-219282 ACH	03/31/2022		College Station Utilities	695.62	587849- 219282 ACH	03/31/2022	Clubhouse
587849-101094 ACH	03/31/2022		College Station Utilities	59.85	587849- 101094 ACH	03/31/2022	COMPLEX
				<b>17,355.06</b>			
<b>Total</b>				<b>214,583.87</b>			



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Statement Date 3/31/2022  
 Account No \*\*\*\*3782  
 Page 1 of 5

2817 1 AV 0.426  
 THE OWNERS ASSOCIATION OF LAKERIDGE  
 CONDOMINIUM INC  
 3363 UNIVERSITY DR E STE 215  
 BRYAN TX 77802-3470



**STATEMENT SUMMARY** TX Business Money Market Account No \*\*\*\*3782

03/01/2022	Beginning Balance			\$151,419.13
	2 Deposits/Other Credits		+	\$5,679.98
	0 Checks/Other Debits		-	\$0.00
03/31/2022	Ending Balance	31	Days in Statement Period	\$157,099.11
	Total Enclosures			1

**DEPOSITS/OTHER CREDITS**

Date	Description	Amount
03/03/2022	Deposit	\$5,666.67
03/31/2022	Accr Earning Pymt Added to Account	\$13.31

**DAILY ENDING BALANCE**

Date	Balance	Date	Balance	Date	Balance
03-01	\$151,419.13	03-03	\$157,085.80	03-31	\$157,099.11

**EARNINGS SUMMARY**

\*\* Below is an itemization of the Earnings paid this period. \*\*

Interest Paid This Period	\$13.31	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$26.48	Days in Earnings Period	31

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103241 : 00281701





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Statement Date

4/30/2022

2532 1 AV 0.426  
 THE OWNERS ASSOCIATION OF LAKERIDGE  
 CONDOMINIUM INC  
 3363 UNIVERSITY DR E STE 215  
 BRYAN TX 77802-3470

Account No

\*\*\*\*3782

Page 1 of 5



**STATEMENT SUMMARY**

TX Business Money Market Account No \*\*\*\*3782

04/01/2022	Beginning Balance			\$157,099.11
	2 Deposits/Other Credits	+		\$5,679.99
	0 Checks/Other Debits	-		\$0.00
04/30/2022	Ending Balance		30 Days in Statement Period	\$162,779.10
	Total Enclosures			1

**DEPOSITS/OTHER CREDITS**

Date	Description	Amount
04/05/2022	Deposit	\$5,666.67
04/30/2022	Accr Earning Pymt Added to Account	\$13.32

**DAILY ENDING BALANCE**

Date	Balance	Date	Balance	Date	Balance
04-01	\$157,099.11	04-05	\$162,765.78	04-30	\$162,779.10

**EARNINGS SUMMARY**

\*\* Below is an itemization of the Earnings paid this period. \*\*

Interest Paid This Period	\$13.32	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$39.80	Days in Earnings Period	30

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103271 : 00253201

