



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

## **Call to Order**

## **Review / Approval Meeting Minutes**

- Board Meeting October 17<sup>th</sup>, 2022

## **Financial Report**

- Cash flow & Expense – 3rd Quarter

## **Management Reports**

- Delinquency Status
- Violations Report
- Work Orders

## **Unfinished Business**

- Irrigation Project
- Lawsuit
- Conference Room

## **New Business**

## **Next Meeting**

- Next Meeting April \_\_\_\_\_, 2023 @ \_\_\_\_\_ pm

## **Adjourn**

# **LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING**

## **MEETING MINUTES**

**October 17, 2022**

### **LAKERIDGE CONFERENCE ROOM**

**Attendance: Robert Orzabal, Waseem Srouji, Brad Carrier, Toni Myers, Teresa Meadows**

1. The meeting was called to order at approximately 5:31 PM
2. The minutes for the July 14th meeting were reviewed and approved.
3. HOA financial were reviewed; Revenues were in-line with expectations and NOI for the quarter was \$21,028. This was after \$17,000 was transferred into long-term capital reserves as well as one-time capital expenditure of \$13,494. The current operating account balance is \$76,803 and the total capital reserve balance grew to \$191,294.
4. The Homeowner Delinquency report was presented by Toni Myers; there is approximately \$1,800 in delinquent dues/fees; only one unit was delinquent however this unit historically pays late. Most of the delinquencies are related to key fobs and late fees.
5. Teresa Meadows presented the violations report there were only five violations and most of these were related to garbage not being deposited in the dumpsters on a timely basis.
6. Work orders for the period included the replacement of broken fence pickets, repair of a post by the front entrance gate, repair of the basketball goal light and the removal of dead shrubs and trees left over from the freeze and summer drought.
7. Rules and regulations are still in the process of being finalized.
8. Committees – there is still no interest from residents in volunteering for committees.
9. Legal update – Toni was able to obtain bank statements from Amarillo Bank (the bank that the developers used throughout their management of the HOA) – the statements indicate numerous irregularities; the HOA attorney indicates that there is good evidence of criminal activity. The attorney is proceeding with requesting depositions from the developers.
10. Building/Facilities Update:
  - Tanning Beds - One of the tenants at Lakeridge has indicated an interest in taking the tanning beds and should be coming soon to retrieve them.
  - Security - Multiple cameras are not working and others are old; staff is currently working on getting a bid from Audio-Video for a replacement system; Robert suggested a bid on an IP based system

- Irrigation System – the board unanimously approved the bid from Ground Works (\$65,800) to completely replace the existing irrigation system; there were multiple bids and Ground Works was in the middle of the range however their performance at other properties managed by Beal has been good and they were considered to be the best choice for the job
11. The board unanimously approved moving forward with hiring a consultant to complete a capital reserve study. The detailed report should be completed by the end of November.
  12. Decorating – Club house decorations for the Fall have been put up and decorations for the holiday season are being ordered. Bids for Christmas lights for the club house and front gates are being solicited and will be emailed to the Board for approval when obtained. The Board generally agreed to a budget around \$1,000 for lights but this will be approved via email once bids are obtained.
  13. Conference Room – it was agreed that the conference room needs new chairs. Brad offered to check prices at Costco and Sam's. Once acceptable chairs are identified the Board would approve the purchase of the chairs via email.
  14. Theater Room – the new equipment is up and running and working well. The Board agreed that a deposit on a credit card or debit card of \$100 would be appropriate for owners/occupants renting the room and that a form regarding liability and proper use of the room signed by the renter would be required.
  15. 2022 Annual Meeting – The Board decided that a meeting date of Saturday, December 3<sup>rd</sup> at 10:00 AM in the club house meeting room would be appropriate and in accordance with the bylaws.
  16. Fourth Quarter Board Meeting - It was decided that the next Board meeting covering the fourth quarter of 2022 would be January 12<sup>th</sup> 2023.
  17. The meeting was adjourned at approximately 6:52 PM.

## Cash Flow

### Beal Properties

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

Date Range: 10/01/2022 to 12/31/2022 (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>                         |                   |                      |                     |                          |
| Begining Balance                      | 0.00              | 0.00                 | 1,642.65            | 0.24                     |
| Interest Income                       | 6.44              | 0.00                 | 46.86               | 0.01                     |
| Late Fees\NSF Rent                    | 245.00            | 0.15                 | 837.06              | 0.12                     |
| Homeowners Association Dues           | 165,810.46        | 98.78                | 671,818.67          | 97.16                    |
| Transfer Fee                          | 350.00            | 0.21                 | 2,650.00            | 0.38                     |
| Certified Letter Charge               | 0.00              | 0.00                 | 27.84               | 0.00                     |
| LR- Capital Contributions             | 1,440.00          | 0.86                 | 14,460.00           | 2.09                     |
| Certified Mail Charges Recovered      | 0.00              | 0.00                 | -20.88              | 0.00                     |
| <b>Total Operating Income</b>         | <b>167,851.90</b> | <b>100.00</b>        | <b>691,462.20</b>   | <b>100.00</b>            |
| <b>Expense</b>                        |                   |                      |                     |                          |
| Appliance Repair                      | 151.55            | 0.09                 | 151.55              | 0.02                     |
| Broadband service                     | 23,020.04         | 13.71                | 23,020.04           | 3.33                     |
| HOA Dues - Refund of Overpayment      | 0.00              | 0.00                 | 290.00              | 0.04                     |
| Cable                                 | 0.00              | 0.00                 | 69,016.99           | 9.98                     |
| Clubhouse Supplies                    | 370.93            | 0.22                 | 4,368.16            | 0.63                     |
| Carpet Cleaning                       | 1,217.81          | 0.73                 | 1,330.77            | 0.19                     |
| Copier Service                        | 81.21             | 0.05                 | 487.37              | 0.07                     |
| Electrical Repairs                    | 974.25            | 0.58                 | 32,469.84           | 4.70                     |
| Express Mail                          | 0.00              | 0.00                 | 10.30               | 0.00                     |
| Fence Repair                          | 2,914.27          | 1.74                 | 9,000.07            | 1.30                     |
| Community Events                      | 2,205.74          | 1.31                 | 4,718.41            | 0.68                     |
| Fire Alarm Repairs                    | 2,267.85          | 1.35                 | 6,058.28            | 0.88                     |
| Interior Furnishings                  | 0.00              | 0.00                 | 2,872.12            | 0.42                     |
| Gas                                   | 525.87            | 0.31                 | 3,071.93            | 0.44                     |
| General Maintenance                   | 4,046.97          | 2.41                 | 14,754.53           | 2.13                     |
| Insurance                             | 34,912.64         | 20.80                | 101,146.12          | 14.63                    |
| Transfer to Reserves                  | 17,000.01         | 10.13                | 136,000.03          | 19.67                    |
| Keys/Locks                            | 19.55             | 0.01                 | 1,322.78            | 0.19                     |
| Legal Fees                            | 1,300.00          | 0.77                 | 11,269.60           | 1.63                     |
| Lawn/Property Maintenance             | 21,128.63         | 12.59                | 63,093.33           | 9.12                     |
| Landscape - Irrigation Repair         | 0.00              | 0.00                 | 3,538.26            | 0.51                     |
| Maintenance Supplies                  | 571.03            | 0.34                 | 571.03              | 0.08                     |
| Special Projects                      | 4,977.74          | 2.97                 | 31,844.16           | 4.61                     |
| Management Fee                        | 9,900.00          | 5.90                 | 39,300.00           | 5.68                     |
| Gift                                  | 100.00            | 0.06                 | 100.00              | 0.01                     |
| Misc. Property Expense                | 10.76             | 0.01                 | 10.76               | 0.00                     |
| Monitoring Service                    | 1,684.80          | 1.00                 | 4,989.60            | 0.72                     |

## Cash Flow

| Account Name                      | Selected Period   | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|-----------------------------------|-------------------|----------------------|---------------------|--------------------------|
| Cleaning Expense                  | 1,682.00          | 1.00                 | 8,250.69            | 1.19                     |
| Office Expenses                   | 800.80            | 0.48                 | 1,130.62            | 0.16                     |
| Parking Lot Repair                | 0.00              | 0.00                 | 15,366.09           | 2.22                     |
| Pest Control                      | 276.05            | 0.16                 | 1,879.13            | 0.27                     |
| Plumbing Expense                  | 2,965.13          | 1.77                 | 15,319.44           | 2.22                     |
| Porter Service                    | 2,724.97          | 1.62                 | 12,984.97           | 1.88                     |
| Pool Expense                      | 4,161.85          | 2.48                 | 43,551.12           | 6.30                     |
| Postage                           | 0.00              | 0.00                 | -10.30              | 0.00                     |
| Professional Fees                 | 4,376.25          | 2.61                 | 4,376.25            | 0.63                     |
| Pond Expense                      | 629.58            | 0.38                 | 3,696.95            | 0.53                     |
| Property Taxes                    | 2.13              | 0.00                 | 2.13                | 0.00                     |
| Recreational Equipment Expense    | 985.07            | 0.59                 | 2,829.16            | 0.41                     |
| Sign Expense                      | 185.67            | 0.11                 | 2,210.05            | 0.32                     |
| Telephone Service                 | 144.76            | 0.09                 | 563.68              | 0.08                     |
| Trash Pick-up                     | 2,760.39          | 1.64                 | 2,760.39            | 0.40                     |
| Utilities                         | 11,240.61         | 6.70                 | 49,666.82           | 7.18                     |
| Utilities - electric              | 0.00              | 0.00                 | 3,580.84            | 0.52                     |
| Utilities - Sprinkler             | 0.00              | 0.00                 | 4,159.45            | 0.60                     |
| LR Utilities - Electric & Water   | 3,698.76          | 2.20                 | 18,867.76           | 2.73                     |
| <b>Total Operating Expense</b>    | <b>166,015.67</b> | <b>98.91</b>         | <b>755,991.27</b>   | <b>109.33</b>            |
| <b>NOI - Net Operating Income</b> | <b>1,836.23</b>   | <b>1.09</b>          | <b>-64,529.07</b>   | <b>-9.33</b>             |
| Total Income                      | 167,851.90        | 100.00               | 691,462.20          | 100.00                   |
| Total Expense                     | 166,015.67        | 98.91                | 755,991.27          | 109.33                   |
| <b>Net Income</b>                 | <b>1,836.23</b>   | <b>1.09</b>          | <b>-64,529.07</b>   | <b>-9.33</b>             |
| <b>Other Items</b>                |                   |                      |                     |                          |
| Prepayments                       | 118.61            |                      | 3,625.67            |                          |
| <b>Net Other Items</b>            | <b>118.61</b>     |                      | <b>3,625.67</b>     |                          |
| <b>Cash Flow</b>                  | <b>1,954.84</b>   |                      | <b>-60,903.40</b>   |                          |
| <b>Beginning Cash</b>             | <b>77,228.86</b>  |                      | <b>139,373.10</b>   |                          |
| <b>Beginning Cash + Cash Flow</b> | <b>79,183.70</b>  |                      | <b>78,469.70</b>    |                          |
| <b>Actual Ending Cash</b>         | <b>79,183.70</b>  |                      | <b>79,183.70</b>    |                          |

## Cash Flow

### Beal Properties

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

Date Range: 02/01/2023 to 02/01/2023

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>                         |                   |                      |                     |                          |
| Interest Income                       | 6.37              | 0.02                 | 23.94               | 0.02                     |
| Late Fees\NSF Rent                    | 175.00            | 0.44                 | 839.70              | 0.87                     |
| Homeowners Association Dues           | 39,988.07         | 99.55                | 95,279.70           | 99.10                    |
| <b>Total Operating Income</b>         | <b>40,169.44</b>  | <b>100.00</b>        | <b>96,143.34</b>    | <b>100.00</b>            |
| <b>Expense</b>                        |                   |                      |                     |                          |
| HOA Dues - Refund of Overpayment      | 0.00              | 0.00                 | 708.00              | 0.74                     |
| Copier Service                        | 0.00              | 0.00                 | 27.07               | 0.03                     |
| Fence Repair                          | 0.00              | 0.00                 | 606.20              | 0.63                     |
| Fire Alarm Repairs                    | 0.00              | 0.00                 | 1,684.80            | 1.75                     |
| Interior Furnishings                  | 0.00              | 0.00                 | 2,128.38            | 2.21                     |
| General Maintenance                   | 0.00              | 0.00                 | 710.00              | 0.74                     |
| Insurance                             | 0.00              | 0.00                 | 8,746.16            | 9.10                     |
| Transfer to Reserves                  | 0.00              | 0.00                 | 5,666.67            | 5.89                     |
| Keys/Locks                            | -35.00            | -0.09                | -175.00             | -0.18                    |
| Management Fee                        | 0.00              | 0.00                 | 3,300.00            | 3.43                     |
| Cleaning Expense                      | 0.00              | 0.00                 | 600.00              | 0.62                     |
| Pest Control                          | 0.00              | 0.00                 | 346.40              | 0.36                     |
| Plumbing Expense                      | 0.00              | 0.00                 | 150.00              | 0.16                     |
| Porter Service                        | 0.00              | 0.00                 | 1,300.00            | 1.35                     |
| Pool Expense                          | 0.00              | 0.00                 | 3,178.88            | 3.31                     |
| Property Taxes                        | 0.00              | 0.00                 | 2.13                | 0.00                     |
| <b>Total Operating Expense</b>        | <b>-35.00</b>     | <b>-0.09</b>         | <b>28,979.69</b>    | <b>30.14</b>             |
| <b>NOI - Net Operating Income</b>     | <b>40,204.44</b>  | <b>100.09</b>        | <b>67,163.65</b>    | <b>69.86</b>             |
| Total Income                          | 40,169.44         | 100.00               | 96,143.34           | 100.00                   |
| Total Expense                         | -35.00            | -0.09                | 28,979.69           | 30.14                    |
| <b>Net Income</b>                     | <b>40,204.44</b>  | <b>100.09</b>        | <b>67,163.65</b>    | <b>69.86</b>             |
| <b>Other Items</b>                    |                   |                      |                     |                          |
| Prepayments                           | -17,010.44        |                      | -17,119.05          |                          |
| <b>Net Other Items</b>                | <b>-17,010.44</b> |                      | <b>-17,119.05</b>   |                          |
| <b>Cash Flow</b>                      | <b>23,194.00</b>  |                      | <b>50,044.60</b>    |                          |

## Cash Flow

| Account Name               | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|----------------------------|-----------------|----------------------|---------------------|--------------------------|
| Beginning Cash             | 106,742.30      |                      | 79,183.70           |                          |
| Beginning Cash + Cash Flow | 129,936.30      |                      | 129,228.30          |                          |
| Actual Ending Cash         | 129,936.30      |                      | 129,936.30          |                          |

### Expense Distribution

Exported On: 02/01/2023 03:09 PM

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

Payees: All

Bill Date Range: 10/01/2022 to 12/31/2022 (Last Quarter)

| Reference                              | Bill Date  | Unit  | Payee   | Amount    | Check #     | Check Date | Description   |
|--|------------|-------|---|-----------|-------------|------------|---|
| <b>2270 - Clearing-Tenant Deposits</b> |            |       |   |           |             |            |   |
|  | 10/12/2022 | #1704 | Kevin Armstrong & Suzanne L. Armstrong          | 236.00    | 10495       | 10/18/2022 | Kevin Armstrong, Suzanne L. Armstrong, Lakeridge Townhomes - #1704: Move Out Refund   |
|  | 11/17/2022 | #0305 | Mark Stanfil & Karen Stanfil                    | 220.00    | 10522       | 11/17/2022 | Mark Stanfil, Karen Stanfil, Lakeridge Townhomes - #0305: Move Out Refund   |
|  | 11/17/2022 | #1003 | Renee Brickey & Raymond Brickey                 | 236.00    | 10523       | 11/17/2022 | Renee Brickey, Raymond Brickey, Lakeridge Townhomes - #1003: Move Out Refund  |
|  |            |       |   | 692.00    |             |            |   |
| <b>6030 - Appliance Repair</b>         |            |       |   |           |             |            |   |
| 479                                    | 10/10/2022 |       | Israel Cruz                                     | 151.55    | 10483       | 10/11/2022 | Cleaned out drain line  |
| <b>6060 - Broadband service</b>        |            |       |   |           |             |            |   |
| 07707-130491-01-7                      | 10/04/2022 |       | Optimum   | 196.74    | drafted     | 10/04/2022 | Monthly Broadband for Clubhouse.  |
| 07707-578037-01-9                      | 10/11/2022 |       | Optimum   | 7,476.98  | drafted     | 10/13/2022 | Monthly Broadband Service   |
| 07707-130491-01-7                      | 11/03/2022 |       | Optimum   | 196.18    | drafted     | 11/03/2022 | Broadband Services for Clubhouse  |
| 07707-578037-01-9                      | 11/14/2022 |       | Optimum   | 7,476.98  | drafted     | 11/14/2022 | Monthly Broadband Service   |
| 07707-130491-01-7                      | 12/02/2022 |       | Optimum   | 196.18    | drafted     | 12/05/2022 | monthly broadband bill paid by ACH from bank for clubhouse  |
| 07707-578037-01-9                      | 12/13/2022 |       | Optimum   | 7,476.98  | drafted     | 12/13/2022 | Monthly Broadband Service   |
|  |            |       |   | 23,020.04 |             |            |   |
| <b>6131 - Clubhouse Supplies</b>       |            |       |   |           |             |            |   |
| 227800113331                           | 10/05/2022 |       | Walmart   | 27.11     | credit card | 10/05/2022 | Candy Dishes to hold candy  |
| 419606338095                           | 10/05/2022 |       | Sam's Club                                      | 124.80    | credit card | 10/05/2022 | Coffee and Halloween supplies   |
| 882431                                 | 10/10/2022 |       | Beal Properties                                 | 28.04     | 10493       | 10/11/2022 | Schedule Book for theatre room (Beal Credit Card)   |
| Clubhouse office supplies              | 12/05/2022 |       | Sam's Club                                      | 83.70     | credit card | 12/05/2022 | purchased cups, swissmiss & etc items for clubhouse and annual meeting  |
| HEB Annual Meeting supplies            | 12/06/2022 |       | H-E-B   | 22.06     | credit card | 12/06/2022 | Annual HOA Meeting supplies from HEB  |
| Sam's club                             | 12/08/2022 |       | Sam's Club                                      | 41.96     | credit card | 12/08/2022 | Breakfast snacks for Lakeridge HOA Annual Meeting   |
| Purchase HEB                           | 12/09/2022 |       | H-E-B   | 43.26     | credit card | 12/09/2022 | Purchased coffee supplies for clubhouse.  |
|  |            |       |   | 370.93    |             |            |   |
| <b>6150 - Carpet Cleaning</b>          |            |       |   |           |             |            |   |
| 22904                                  | 11/07/2022 |       | Asure Carpet Cleaning                           | 1,217.81  | 10507       | 11/11/2022 | LAKERIDGE GYM-6 VENTS AND 1 RETURN, clean air ducts w/ the AW system which includes vent grills, clean air ducts, clean and repaint vent grills as needed, replaced vent grills, clean return air, remove debris and dust, fog through HVAC system with sanitiz |
| <b>6301 - Copier Service</b>           |            |       |   |           |             |            |   |
| IN4033344                              | 10/10/2022 |       | Xerox Business Solutions Southwest              | 27.07     | 10492       | 10/11/2022 | Copier & Printer monthly charge   |
| IN4068891                              | 11/11/2022 |       | Xerox Business Solutions Southwest              | 27.07     | 10518       | 11/11/2022 | contract base rate charge   |
| IN4141928                              | 12/05/2022 |       | Xerox Business Solutions Southwest              | 27.07     | 10544       | 12/08/2022 | Monthly printer & copier cost -   |
|  |            |       |   | 81.21     |             |            |   |
| <b>6390 - Electrical Repairs</b>       |            |       |   |           |             |            |   |
| 12844                                  | 11/11/2022 |       | Constant Current Electric                       | 974.25    | 10509       | 11/11/2022 | removal, rewire, and install of led lamps   |
| <b>6430 - Fence Repair</b>             |            |       |   |           |             |            |   |
| 1551                                   | 12/05/2022 |       | Mark Gonzalez                                   | 1,100.00  | 10535       | 12/08/2022 | Lakeridge Gate Repairs  |
| 11395                                  | 12/08/2022 |       | Brenham Technical Services LLC                  | 1,814.27  | 10531       | 12/08/2022 | Installed new walk through gate mechanical Locks  |
|  |            |       |   | 2,914.27  |             |            |   |
| <b>6435 - Community Events</b>         |            |       |   |           |             |            |   |
| Hobby Lobby (Fall Decorations)         | 10/08/2022 |       | Beal Properties                                 | 235.89    | 10496       | 10/18/2022 | Purchased fall decorations for Lakeridge Clubhouse and exterior   |
| Lowes (fall decorations)               | 10/09/2022 |       | Beal Properties                                 | 64.17     | 10496       | 10/18/2022 | Purchased Carving Pumpkin, 19" plastic flute, 1.75 gal growers Pot  |
| Rally House                            | 10/09/2022 |       | Beal Properties                                 | 81.05     | 10498       | 10/21/2022 | Purchased office supplies for Lakeridge Fall and Christmas decorations  |
| Amazon (Decorations for the tree)      | 10/21/2022 |       | Beal Properties                                 | 11.19     | 10498       | 10/21/2022 | Decorations for the Christmas Tree at Lakeridge   |
| Decorations from Amazon                | 10/21/2022 |       | Beal Properties                                 | 33.24     | 10498       | 10/21/2022 | Decorations for the Christmas Tree at Lakeridge   |
| Decorations from Amazon                | 10/21/2022 |       | Beal Properties                                 | 231.91    | 10498       | 10/21/2022 | Decorations for the Christmas Tree at Lakeridge   |
| Halloween Candy                        | 10/27/2022 |       | H-E-B   | 32.99     | drafted     | 10/27/2022 | Purchased Halloween candy for the clubhouse.  |
| Paul Michael Store                     | 11/15/2022 |       | Beal Properties                                 | 136.48    | 10521       | 11/15/2022 | Christmas decorations, new bows, new lights, new decorations for tree (Beal CC)   |
| Walmart                                | 11/15/2022 |       | Beal Properties                                 | 37.04     | 10521       | 11/15/2022 | Christmas decorations, new bows, new lights, new decorations for tree (Beal CC)   |
| Hobby Lobby                            | 11/15/2022 |       | Beal Properties                                 | 231.91    | 10521       | 11/15/2022 | Christmas decorations, new bows, new lights, new decorations for tree (Beal CC)   |
| Hobby Lobby                            | 11/15/2022 |       | Beal Properties                                 | 34.64     | 10521       | 11/15/2022 | Christmas decorations, new bows, new lights, new decorations for tree (Beal CC)   |
| Hobby Lobby                            | 11/19/2022 |       | Beal Properties                                 | 173.20    | 10524       | 11/28/2022 | Purchased 4 Christmas wreaths for Lakeridge Gates.  |
| 35921                                  | 12/05/2022 |       | Greener Images                                  | 665.74    | 10536       | 12/08/2022 | Christmas Light installation  |
| 11581                                  | 12/05/2022 |       | The Clean Up Crew                               | 75.00     | 10542       | 12/08/2022 | Hang 4 Christmas Wreaths on main entrance.  |
| Purchase Poinsettia for Annual meeting | 12/08/2022 |       | Walmart   | 57.81     | credit card | 12/08/2022 | Walmart - Purchase Poinsettia for Annual meeting  |
|  |            |       |   | 2,102.26  |             |            |   |
| <b>6437 - Fire Alarm Repairs</b>       |            |       |   |           |             |            |   |
| 1061-F170371                           | 11/11/2022 |       | American Fire Protection Group- College Station | 357.23    | 10506       | 11/11/2022 | Battery trouble on Bldg 13  |
| 1061-F173910                           | 12/05/2022 |       | American Fire Protection Group- College Station | 211.09    | 10529       | 12/08/2022 | Building 3 has NAC trouble due to devices possibly pulled in 301.   |
| 1061-F171323                           | 12/05/2022 |       | American Fire Protection Group- College Station | 1,699.53  | 10529       | 12/08/2022 | Replaced failed fire alarm panel in building #22  |
|  |            |       |   | 2,267.85  |             |            |   |
| <b>6450 - Gas</b>                      |            |       |   |           |             |            |   |
| 4040991326                             | 10/28/2022 |       | Atmos Energy                                    | 297.04    | ACH, ACH    | 10/28/2022 | Gas Bill  |
| 4040991326                             | 10/28/2022 |       | Atmos Energy                                    | 84.01     | drafted     | 10/28/2022 | Natural Gas Bill  |
| 4040991326                             | 11/28/2022 |       | Atmos Energy                                    | 91.13     | drafted     | 11/29/2022 | Monthly Natural Gas Bill  |
| 4040991326                             | 12/27/2022 |       | Atmos Energy                                    | 137.70    | drafted     | 12/27/2022 | Natural Gas Bill  |
|  |            |       |   | 609.88    |             |            |   |
| <b>6455 - General Maintenance</b>      |            |       |   |           |             |            |   |
| 7835                                   | 10/07/2022 | #1003 | Aq Town Property Maintenance                    | 70.00     | 10479       | 10/11/2022 | Sealed exterior siding  |
| 1061-F166411                           | 10/10/2022 |       | American Fire Protection Group- College Station | 985.08    | 10480       | 10/11/2022 | FA troubleshoot building 14   |



|   |            |       |   |           |                         |  |  |
|---|------------|-------|---|-----------|-------------------------|--|--|
| 1061-F166432                            | 10/10/2022 |       | American Fire Protection Group- College Station     | 811.88    | 10480                   | 10/11/2022                               | #1306 - Leaking Sprinkler Head   |
| 11490                                   | 11/11/2022 |       | The Clean Up Crew                                   | 75.00     | 10516                   | 11/11/2022                               | Mailbox Repair   |
| 11526                                   | 11/11/2022 |       | The Clean Up Crew                                   | 260.00    | 10516                   | 11/11/2022                               | Fence Repair   |
| 11236                                   | 11/11/2022 |       | The Clean Up Crew                                   | 78.00     | 10516                   | 11/11/2022                               | Repair Vent Cap  |
| 7723                                    | 11/11/2022 | #0506 | Ag Town Property Maintenance                        | 65.00     | 10505                   | 11/11/2022                               | Gate repairs   |
| 7737                                    | 12/05/2022 |       | Ag Town Property Maintenance                        | 650.00    | 10528                   | 12/08/2022                               | Sand & repair with color match the 2 circular vents on the back of 206 & 207       |
| 7735                                    | 12/05/2022 |       | Ag Town Property Maintenance                        | 75.00     | 10528                   | 12/08/2022                               | 1501 - attached a 2x4 to the brick siding with concrete screws and attached fence. |
| 11566                                   | 12/05/2022 |       | The Clean Up Crew                                   | 75.00     | 10542                   | 12/08/2022                               | 1601 - fence was down - reattached fence to wall.                                  |
| 11457                                   | 12/05/2022 |       | The Clean Up Crew                                   | 120.00    | 10542                   | 12/08/2022                               | Replaced 2 broken pickets on fence unit 2502                                       |
| 11583                                   | 12/05/2022 |       | The Clean Up Crew                                   | 75.00     | 10542                   | 12/08/2022                               | Installed new basketball nets  |
| 11585                                   | 12/05/2022 |       | The Clean Up Crew                                   | 70.00     | 10542                   | 12/08/2022                               | Theatre Room - seat not working, bracket is broken.. will need to replace          |
| 11495                                   | 12/05/2022 |       | The Clean Up Crew                                   | 398.51    | 10542                   | 12/08/2022                               | 1302- water leaking through window, sheetrock repair, caulk window.                |
| 11584                                   | 12/05/2022 |       | The Clean Up Crew                                   | 75.00     | 10542                   | 12/08/2022                               | Install a bulletin board on wall in theater room                                   |
| 11582                                   | 12/05/2022 |       | The Clean Up Crew                                   | 77.50     | 10542                   | 12/08/2022                               | units 1901, 1902, 1903 replaced light bulbs  |
| 7754                                    | 12/06/2022 |       | Ag Town Property Maintenance                        | 86.00     | 10528                   | 12/08/2022                               | #2302 - Replaced gate latch  |
|   |            |       |   | 4,046.97  |                         |  |  |
| <b>6470 - Insurance</b>                 |            |       |   |           |                         |  |  |
| F009386555-001-00001                    | 10/10/2022 |       | Farmers Insurance Exchange                          | 8,720.16  | 10478                   | 10/10/2022                               | Monthly Insurance Premium  |
| F009386555-001-00001                    | 10/27/2022 |       | Farmers Insurance Exchange                          | 8,720.16  | 10499                   | 10/27/2022                               | Monthly Insurance Premium  |
| F009386555-001-00001                    | 12/05/2022 |       | Farmers Insurance Exchange                          | 8,746.16  | 10533                   | 12/08/2022                               | November Monthly Insurance Premium   |
| F009386555-001-00001                    | 12/19/2022 |       | Farmers Insurance Exchange                          | 8,720.16  | 10546                   | 12/19/2022                               | December Monthly Insurance payment.  |
|   |            |       |   | 34,912.64 |                         |  |  |
| <b>6471 - Transfer to Reserves</b>      |            |       |   |           |                         |  |  |
|   | 10/01/2022 |       | Lakeridge HOA                                       | 5,666.67  | 10476                   | 10/03/2022                               | October 2022 - Transfer to Reserves  |
|   | 11/01/2022 |       | Lakeridge HOA                                       | 5,666.67  | 10501                   | 11/01/2022                               | November 2022 - Transfer to Reserves   |
|   | 12/01/2022 |       | Lakeridge HOA                                       | 5,666.67  | 10525                   | 12/01/2022                               | December 2022 - Transfer to Reserves   |
|   |            |       |   | 17,000.01 |                         |  |  |
| <b>6472 - Keys/Locks</b>                |            |       |   |           |                         |  |  |
| 1886444                                 | 10/04/2022 |       | DoorKing Inc.                                       | 134.85    | ACH,<br>ACH,<br>drafted | 09/29/2022,<br>09/29/2022,<br>10/04/2022 |  |
| 1904261                                 | 10/29/2022 |       | DoorKing Inc.                                       | 134.85    | ACH,<br>ACH,<br>drafted | 10/29/2022,<br>10/29/2022,<br>11/01/2022 |  |
| 1922078                                 | 12/02/2022 |       | DoorKing Inc.                                       | 134.85    | drafted                 | 12/02/2022                               | Monthly key monitoring   |
|   |            |       |   | 404.55    |                         |  |  |
| <b>6473 - Legal Fees</b>                |            |       |   |           |                         |  |  |
| 47462                                   | 10/10/2022 |       | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 325.00    | 10488                   | 10/11/2022                               | Email and phone exchange with T. Myers - reserve account                           |
| 47695                                   | 12/05/2022 |       | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 975.00    | 10539                   | 12/08/2022                               | Legal expenses associated with the pending law suit                                |
|   |            |       |   | 1,300.00  |                         |  |  |
| <b>6475 - Lawn/Property Maintenance</b> |            |       |   |           |                         |  |  |
| 5257                                    | 10/07/2022 |       | The Ground Crew                                     | 4,952.44  | 10490                   | 10/11/2022                               | Monthly Maintenance - September  |
| 5166                                    | 10/10/2022 |       | The Ground Crew                                     | 6,009.50  | 10490                   | 10/11/2022                               | Irrigation inspection and Monthly maintenance - August                             |
| 4673                                    | 11/07/2022 |       | Lopez Boyz  | 120.00    | 10502                   | 11/07/2022                               | Picked up Trash and clean flower beds  |
| 5427                                    | 11/11/2022 |       | TGC Landscapes LLC                                  | 5,094.25  | 10519                   | 11/11/2022                               | Irrigation inspection and Monthly Maintenance                                      |
| 5585                                    | 12/06/2022 |       | TGC Landscapes LLC                                  | 4,952.44  | 10541                   | 12/08/2022                               | Monthly Lawn Maintenance   |
|   |            |       |   | 21,128.63 |                         |  |  |
| <b>6520 - Maintenance Supplies</b>      |            |       |   |           |                         |  |  |
| 9205668197                              | 10/10/2022 |       | HD Supply Facilities Maintenance                    | 358.43    | 10494                   | 10/11/2022                               | Pet waste baggies - 45%  |
| 405454                                  | 11/11/2022 |       | Ray Criswell Distributing Company                   | 212.60    | 10515                   | 11/11/2022                               | Cleaning supplies  |
|   |            |       |   | 571.03    |                         |  |  |
| <b>6531 - Special Projects</b>          |            |       |   |           |                         |  |  |
| 17988                                   | 10/10/2022 |       | Audio Video   | 3,373.71  | 10481                   | 10/11/2022                               | Final Payment - 20%  |
| 35752                                   | 10/27/2022 |       | Greener Images                                      | 784.81    | 10500                   | 10/27/2022                               | Deposit for Christmas Light Installation   |
| 17986                                   | 11/11/2022 |       | Audio Video   | 819.22    | 10508                   | 11/11/2022                               | Remaining Balance  |
|   |            |       |   | 4,977.74  |                         |  |  |
| <b>6540 - Management Fee</b>            |            |       |   |           |                         |  |  |
|   | 10/03/2022 |       | Beal Properties                                     | 3,300.00  | 10475                   | 10/03/2022                               | Management Fee for 10/2022   |
|   | 11/01/2022 |       | Beal Properties                                     | 3,300.00  | 10504                   | 11/08/2022                               | Management Fee for 11/2022   |
|   | 12/05/2022 |       | Beal Properties                                     | 3,300.00  | 10526                   | 12/05/2022                               | Management Fee for 12/2022   |
|   |            |       |   | 9,900.00  |                         |  |  |
| <b>6542 - Gift</b>                      |            |       |   |           |                         |  |  |
| - T J Maxx                              | 12/07/2022 |       | T J Maxx  | 100.00    | credit card             | 12/07/2022                               | Purchased Gift-Thank you Card for Carrie Thigpin (Christmas Decorations)           |
| <b>6545 - Misc. Property Expense</b>    |            |       |   |           |                         |  |  |
| Lakeridge Debit Card                    | 11/11/2022 |       | Walmart   | 10.78     | credit card             | 11/11/2022                               | Purchased basketball Nets  |
| <b>6555 - Monitoring Service</b>        |            |       |   |           |                         |  |  |
| 1061-F168980                            | 10/07/2022 |       | American Fire Protection Group- College Station     | 1,684.80  | 10480                   | 10/11/2022                               | Quarterly Monitoring Service   |
| <b>6600 - Cleaning Expense</b>          |            |       |   |           |                         |  |  |
| 0000236                                 | 10/07/2022 |       | Jessica Hudson                                      | 541.00    | 10485                   | 10/11/2022                               | Cleaning one to two times weekly   |
| 0000241                                 | 11/11/2022 |       | Jessica Hudson                                      | 541.00    | 10510                   | 11/11/2022                               | Cleanings  |
| 0000245                                 | 12/05/2022 |       | Jessica Hudson                                      | 800.00    | 10537                   | 12/08/2022                               | Monthly Cleaning of Lakeridge Clubhouse  |
|   |            |       |   | 1,882.00  |                         |  |  |
| <b>6655 - Office Expenses</b>           |            |       |   |           |                         |  |  |
| BE-SF1152                               | 10/21/2022 |       | BEST BUY  | 5.77      | drafted                 | 10/24/2022                               | 3' 4K Ultra HD HDMI Cable  |
| BE-MSFM                                 | 10/26/2022 |       | BEST BUY  | 38.59     | drafted                 | 10/26/2022                               | Full motion TV wall mount for 19-50" tvs   |
| 114-6206841-0884267                     | 10/27/2022 |       | Amazon .com   | 142.84    | drafted                 | 10/27/2022                               | Mega Roll Wipes for Gym in Clubhouse   |
| 114-9721351-8546608                     | 10/28/2022 |       | Amazon .com   | 41.12     | drafted                 | 10/28/2022                               | Mailbox with key and lock for theater.   |
| Sams'club                               | 11/04/2022 |       | Sam's Club  | 107.10    | credit card             | 11/04/2022                               | Office supplies for the Lakeridge Clubhouse/Christmas Kcup                         |
| Amazon                                  | 11/14/2022 |       | Amazon .com   | 234.09    | credit card             | 11/14/2022                               | Ghent 1 door enclosed rubber bulletin board  |
| Sam's club                              | 11/15/2022 |       | Sam's   | 218.58    | credit card             | 11/15/2022                               | Office supplies for the Lakeridge Clubhouse/Christmas Kcup                         |
|   |            |       |   | 788.09    |                         |  |  |
| <b>6895 - Pest Control</b>              |            |       |   |           |                         |  |  |
| 1313                                    | 10/07/2022 |       | Joe Loudat DBA/                                     | 108.28    | 10488                   | 10/11/2022                               | Exterior treatment for Fire ants - Involves 28062 & 28063                          |
| 26223                                   | 11/11/2022 |       | Joe Loudat DBA/                                     | 54.13     | 10511                   | 11/11/2022                               | Exterior Pest Control - ants   |
| 26357                                   | 12/05/2022 |       | Joe Loudat DBA/                                     | 113.66    | 10527                   | 12/07/2022                               | Rats/Mice exterior rodent control  |

|  |            |                        |  |          |            |   |   |
|--|------------|------------------------|--|----------|------------|---|---|
|  |            |                        |  | 276.05   |            |   |   |
| <b>6700 - Plumbing Expense</b>               |            |                        |  |          |            |   |   |
| 4897   | 10/07/2022 | #0901                  | Twin City Plumbing LLC                             | 120.00   | 10491      | 10/11/2022                                      | Repair/Remodel - Leak from Sprinkler Solenoid                                   |
| 4888   | 10/07/2022 |                        | Twin City Plumbing LLC                             | 650.00   | 10491      | 10/11/2022                                      | Repair/Remodel - sprinkler water line   |
| 4948   | 10/07/2022 |                        | Twin City Plumbing LLC                             | 320.00   | 10491      | 10/11/2022                                      | Unclog of sewer line - clogged with paper towels                                |
| 75334  | 10/10/2022 |                        | Ed Phillips Plumbing                               | 265.21   | 10484      | 10/11/2022                                      | #2905 - Replace handle to try and stop leak                                     |
| 77618  | 10/10/2022 |                        | Ed Phillips Plumbing                               | 1,049.81 | 10484      | 10/11/2022                                      | Bldg 16 - Removal and replacement of guts from the PRV                          |
| 77619  | 12/05/2022 |                        | Ed Phillips Plumbing                               | 395.11   | 10532      | 12/08/2022                                      | 1603 - saw water coming from wall. 1601 stated they had a lavatory overflowing. |
| 5033   | 12/05/2022 | Twin City Plumbing LLC | 165.00   | 10543    | 12/08/2022 | Clubhouse - unclogged toilet in Men's bathroom. |   |
|  |            |                        | 2,965.13   |          |            |   |   |
| <b>6701 - Porter Service</b>                 |            |                        |  |          |            |   |   |
| 2551   | 10/07/2022 |                        | Robert Walker                                      | 210.00   | 10477      | 10/07/2022                                      | Bulk Pick Up - September  |
| 2585   | 10/07/2022 |                        | Robert Walker                                      | 600.00   | 10477      | 10/07/2022                                      | Porter Service - September  |
| 2588   | 11/07/2022 |                        | Robert Walker                                      | 600.00   | 10503      | 11/07/2022                                      | Monthly Porter Service  |
| 2574   | 11/07/2022 |                        | Robert Walker                                      | 330.00   | 10503      | 11/07/2022                                      | Monthly Bulk Pick Up  |
| 25411  | 11/11/2022 |                        | Robert Walker                                      | 24.97    | 10520      | 11/11/2022                                      | 65% of Total  |
| 2635   | 12/02/2022 |                        | Robert Walker                                      | 615.00   | 10548      | 01/06/2023                                      | Monthly Bulk Pick Up  |
| 2597   | 12/13/2022 |                        | Robert Walker                                      | 360.00   | 10545      | 12/13/2022                                      | Monthly Bulk Pick Up  |
| 2627   | 12/13/2022 |                        | Robert Walker                                      | 600.00   | 10545      | 12/13/2022                                      | Monthly Porter Service  |
|  |            |                        | 3,339.97   |          |            |   |   |
| <b>6702 - Pool Expense</b>                   |            |                        |  |          |            |   |   |
| 2022594                                      | 10/10/2022 |                        | Oasis Pools  | 752.34   | 10489      | 10/11/2022                                      | Monthly Pool Maintenance - August   |
| 2022632                                      | 11/11/2022 |                        | Oasis Pools  | 1,887.60 | 10514      | 11/11/2022                                      | Monthly Pool Maintenance  |
| 2022631                                      | 11/11/2022 |                        | Oasis Pools  | 288.81   | 10514      | 11/11/2022                                      | Monthly Pool Lake Dye   |
| 2022659                                      | 12/05/2022 |                        | Oasis Pools  | 1,233.10 | 10540      | 12/08/2022                                      | Monthly Pool Cleaning & Supplies (October)                                      |
|  |            |                        | 4,161.85   |          |            |   |   |
| <b>6705 - Professional Fees</b>              |            |                        |  |          |            |   |   |
| TX-2228                                      | 10/20/2022 |                        | Facilities Advisors Texas                          | 2,940.00 | 10497      | 10/20/2022                                      | 50% initial deposit for reserve study services                                  |
| 47581  | 11/11/2022 |                        | Bruchez, Goss, Thomson, Meronoff & Hawthorne, P.C. | 1,056.25 | 10513      | 11/11/2022                                      |   |
| 216724                                       | 11/11/2022 |                        | Thompson, Derrig and Craig, P.C.                   | 380.00   | 10517      | 11/11/2022                                      | Tax Preparations  |
|  |            |                        | 4,376.25   |          |            |   |   |
| <b>6708 - Pond Expense</b>                   |            |                        |  |          |            |   |   |
| 2022593                                      | 10/10/2022 |                        | Oasis Pools  | 288.81   | 10489      | 10/11/2022                                      | Monthly Pond Dye - August   |
| 2022658                                      | 12/05/2022 |                        | Oasis Pools  | 340.77   | 10540      | 12/08/2022                                      | Monthly Pond Lake Dye - October   |
|  |            |                        | 629.68   |          |            |   |   |
| <b>6710 - Property Taxes</b>                 |            |                        |  |          |            |   |   |
| 2022-365391                                  | 12/05/2022 |                        | Kristeen Roe, Tax A/C                              | 2.13     | 10538      | 12/08/2022                                      | Tax expense - 591800  |
| <b>6725 - Recreational Equipment Expense</b> |            |                        |  |          |            |   |   |
| IN0050254                                    | 10/10/2022 |                        | Marathon Fitness                                   | 503.36   | 10487      | 10/11/2022                                      | Diagnostic and repair of leg press  |
| IN0050961                                    | 11/11/2022 |                        | Marathon Fitness                                   | 238.15   | 10512      | 11/11/2022                                      | Diagnostics and repair  |
| IN0050951                                    | 11/11/2022 |                        | Marathon Fitness                                   | 243.56   | 10512      | 11/11/2022                                      | Quarterly Maintenance   |
|  |            |                        | 985.07   |          |            |   |   |
| <b>6753 - Sign Expense</b>                   |            |                        |  |          |            |   |   |
| 465-65407                                    | 12/05/2022 |                        | Fast Signs   | 185.67   | 10534      | 12/08/2022                                      | Theatre Room - available / reserved slides.                                     |
| <b>6757 - Telephone Service</b>              |            |                        |  |          |            |   |   |
| 2309729                                      | 11/16/2022 |                        | Kings III Of America, LLC                          | 144.76   | drafted    | 11/16/2022                                      | Monthly Pool Telephone  |
| <b>6776 - Trash Pick-up</b>                  |            |                        |  |          |            |   |   |
| 0000071654                                   | 10/10/2022 |                        | BVR Waste and Recycling                            | 162.39   | 10482      | 10/11/2022                                      | July Services   |
| 0000072470                                   | 10/10/2022 |                        | BVR Waste and Recycling                            | 2,165.00 | 10482      | 10/11/2022                                      | August Bill   |
| 0000072792                                   | 12/05/2022 |                        | Brannon Industrial Group                           | 433.00   | 10530      | 12/08/2022                                      | Dumpster for August 2023 move outs at Lakeridge                                 |
|  |            |                        | 2,760.39   |          |            |   |   |
| <b>6810 - Utilities</b>                      |            |                        |  |          |            |   |   |
| 587849-220958                                | 10/31/2022 |                        | College Station Utilities                          | 134.48   | ACH        | 10/31/2022                                      | Lakeridge BL 20 - Electrical - Water  |
| 587849-220956                                | 10/31/2022 |                        | College Station Utilities                          | 156.59   | ACH        | 10/31/2022                                      | Lakeridge BL 19 - Electrical - Water  |
| 587849-220906                                | 10/31/2022 |                        | College Station Utilities                          | 174.35   | ACH        | 10/31/2022                                      | Lakeridge BL 10 - Electrical - Water  |
| 587849-220904                                | 10/31/2022 |                        | College Station Utilities                          | 241.17   | ACH        | 10/31/2022                                      | Lakeridge BL 8 - Electrical - Water   |
| 587849-220564                                | 10/31/2022 |                        | College Station Utilities                          | 192.61   | ACH        | 10/31/2022                                      | Lakeridge BL 7 - Electrical - Water   |
| 587849-220456                                | 10/31/2022 |                        | College Station Utilities                          | 219.32   | ACH        | 10/31/2022                                      | Lakeridge BL 9 - Electrical - Water   |
| 587849-219282                                | 10/31/2022 |                        | College Station Utilities                          | 1,552.41 | ACH        | 10/31/2022                                      | Lakeridge Clubhouse - utilities - electric - drainage                           |
| 587849-217214                                | 10/31/2022 |                        | College Station Utilities                          | 207.37   | ACH        | 10/31/2022                                      | Lakeridge BL 5 - Electrical - Water   |
| 587849-217212                                | 10/31/2022 |                        | College Station Utilities                          | 58.58    | ACH        | 10/31/2022                                      | Lakeridge BL 4 - Electrical   |
| 587849-216998                                | 10/31/2022 |                        | College Station Utilities                          | 20.62    | ACH        | 10/31/2022                                      | Lakeridge BL 3 - Electrical   |
| 587849-216996                                | 10/31/2022 |                        | College Station Utilities                          | 35.50    | ACH        | 10/31/2022                                      | Lakeridge BL 2 - Electrical   |
| 587849-216994                                | 10/31/2022 |                        | College Station Utilities                          | 394.61   | ACH        | 10/31/2022                                      | Lakeridge BL 1 - Electrical - Sanitation  |
| 587849-101094                                | 10/31/2022 |                        | College Station Utilities                          | 703.35   | ACH        | 10/31/2022                                      | Lakeridge Sprinkler   |
| 587849-237552                                | 10/31/2022 |                        | College Station Utilities                          | 332.13   | ACH        | 10/31/2022                                      | Lakeridge BL 13 - Electrical - Water  |
| 587849-237550                                | 10/31/2022 |                        | College Station Utilities                          | 130.93   | ACH        | 10/31/2022                                      | Lakeridge BL 12 - Electrical - Water  |
| 587849-237548                                | 10/31/2022 |                        | College Station Utilities                          | 168.05   | ACH        | 10/31/2022                                      | Lakeridge BL 11 - Electrical - Water  |
| 587849-234952                                | 10/31/2022 |                        | College Station Utilities                          | 225.65   | ACH        | 10/31/2022                                      | Lakeridge BL 15 - Electrical - Water  |
| 587849-223476                                | 10/31/2022 |                        | College Station Utilities                          | 207.58   | ACH        | 10/31/2022                                      | Building 18 - Electric - Water  |
| 587849-217216                                | 10/31/2022 |                        | College Station Utilities                          | 192.17   | ACH        | 10/31/2022                                      | Building 6 - Water - Electric   |
| 587849-227774                                | 10/31/2022 |                        | College Station Utilities                          | 137.52   | ACH        | 10/31/2022                                      | Building 25 - water - electric  |
| 587849-224800                                | 10/31/2022 |                        | College Station Utilities                          | 145.14   | ACH        | 10/31/2022                                      | Building 26 - water - electric  |
| 587849-237554                                | 10/31/2022 |                        | College Station Utilities                          | 314.45   | ACH        | 10/31/2022                                      | Building 14 - Water - Electric  |
| 587849-234950                                | 11/02/2022 |                        | College Station Utilities                          | 185.93   | ACH        | 11/02/2022                                      | Lakeridge BL 17 - Electrical - Water  |
| 587849-234938                                | 11/02/2022 |                        | College Station Utilities                          | 234.30   | ACH        | 11/02/2022                                      | Lakeridge BL 16 - Electrical - Water  |
| 587849-229114                                | 11/02/2022 |                        | College Station Utilities                          | 252.77   | ACH        | 11/02/2022                                      | Lakeridge BL 31 - Electrical - Water  |
| 587849-229112                                | 11/02/2022 |                        | College Station Utilities                          | 306.63   | ACH        | 11/02/2022                                      | Lakeridge BL 30 - Electrical - Water  |
| 587849-228280                                | 11/02/2022 |                        | College Station Utilities                          | 182.49   | ACH        | 11/02/2022                                      | Lakeridge BL 28 - Electrical - Water  |
| 587849-228258                                | 11/02/2022 |                        | College Station Utilities                          | 146.60   | ACH        | 11/02/2022                                      | Lakeridge BL 27 - Electrical - Water  |
| 587849-228256                                | 11/02/2022 |                        | College Station Utilities                          | 129.69   | ACH        | 11/02/2022                                      | Lakeridge BL 24 - Electrical - Water  |
| 587849-228254                                | 11/02/2022 |                        | College Station Utilities                          | 160.69   | ACH        | 11/02/2022                                      | Lakeridge BL 23 - Electrical - Water  |
| 587849-220960                                | 11/02/2022 |                        | College Station Utilities                          | 190.20   | ACH        | 11/02/2022                                      | Lakeridge BL 29 - Electrical - Water  |
| 587849-224798                                | 11/02/2022 |                        | College Station Utilities                          | 197.25   | ACH        | 11/02/2022                                      | Lakeridge BL 22 - Electrical - Water  |
| 587849-224476                                | 11/02/2022 |                        | College Station Utilities                          | 178.24   | ACH        | 11/02/2022                                      | Lakeridge BL 21 - Electrical - Water  |
| 587849-234950                                | 11/29/2022 |                        | College Station Utilities                          | 148.16   | drafted    | 11/29/2022                                      | BLD 17- Utilities - electrical - water  |
| 587849-219282                                | 12/09/2022 |                        | College Station Utilities                          | 1,190.23 | ACH        | 12/09/2022                                      | CLUBHOUSE   |
| 587859-217216                                | 12/09/2022 |                        | College Station Utilities                          | 165.25   | ACH        | 12/09/2022                                      | BLDG 6  |
| 587849-217214                                | 12/09/2022 |                        | College Station Utilities                          | 174.32   | ACH        | 12/09/2022                                      | BLDG 5  |
| 587849-217212                                | 12/09/2022 |                        | College Station Utilities                          | 61.76    | ACH        | 12/09/2022                                      | BLDG 14   |
| 587849-216998                                | 12/09/2022 |                        | College Station Utilities                          | 20.28    | ACH        | 12/09/2022                                      | BLDG 3  |
| 587849-216994                                | 12/09/2022 |                        | College Station Utilities                          | 565.53   | ACH        | 12/09/2022                                      | BLDG 1  |
| 587849-101094                                | 12/09/2022 |                        | College Station Utilities                          | 89.10    | ACH        | 12/09/2022                                      |   |
| 587849-237552                                | 12/09/2022 |                        | College Station Utilities                          | 310.15   | ACH        | 12/09/2022                                      | BLDG 13   |
| 587849-237550                                | 12/09/2022 |                        | College Station Utilities                          | 120.77   | ACH        | 12/09/2022                                      | BLDG 12   |

|   |            |  |                           |                   |     |            |         |
|---|------------|--|---------------------------|-------------------|-----|------------|---------|
| 587849-237554                                     | 12/09/2022 |  | College Station Utilities | 252.53            | ACH | 12/09/2022 | BLDG 14 |
| 587849-216996                                     | 12/09/2022 |  | College Station Utilities | 33.16             | ACH | 12/09/2022 | BLDG 2  |
|   |            |  |                           | <b>11,240.61</b>  |     |            |         |
| <b>6845 - LR Utilities - Electric &amp; Water</b> |            |  |                           |                   |     |            |         |
| 587849-237548                                     | 12/09/2022 |  | College Station Utilities | 159.10            | ACH | 12/09/2022 | BLDG 11 |
| 587849-234952                                     | 12/09/2022 |  | College Station Utilities | 183.17            | ACH | 12/09/2022 | BLDG 15 |
| 587849-234950                                     | 12/09/2022 |  | College Station Utilities | 161.41            | ACH | 12/09/2022 | BLDG 17 |
| 587849-234938                                     | 12/09/2022 |  | College Station Utilities | 136.58            | ACH | 12/09/2022 | BLDG 16 |
| 587849-229114                                     | 12/09/2022 |  | College Station Utilities | 228.21            | ACH | 12/09/2022 | BLDG 31 |
| 587849-229112                                     | 12/09/2022 |  | College Station Utilities | 332.92            | ACH | 12/09/2022 | BLDG 30 |
| 587849-228260                                     | 12/09/2022 |  | College Station Utilities | 101.52            | ACH | 12/09/2022 | BLDG 28 |
| 587849-228258                                     | 12/09/2022 |  | College Station Utilities | 173.39            | ACH | 12/09/2022 | BLDG 27 |
| 587849-228256                                     | 12/09/2022 |  | College Station Utilities | 116.58            | ACH | 12/09/2022 | BLDG 24 |
| 587849-228254                                     | 12/09/2022 |  | College Station Utilities | 103.45            | ACH | 12/09/2022 | BLDG 23 |
| 587849-227774                                     | 12/09/2022 |  | College Station Utilities | 63.99             | ACH | 12/09/2022 | BLDG 25 |
| 587849-224800                                     | 12/09/2022 |  | College Station Utilities | 135.50            | ACH | 12/09/2022 | BLDG 26 |
| 587849-224798                                     | 12/09/2022 |  | College Station Utilities | 237.11            | ACH | 12/09/2022 | BLDG 22 |
| 587849-224476                                     | 12/09/2022 |  | College Station Utilities | 162.71            | ACH | 12/09/2022 | BLDG 21 |
| 587849-223476                                     | 12/09/2022 |  | College Station Utilities | 182.37            | ACH | 12/09/2022 | BLDG 18 |
| 587849-220960                                     | 12/09/2022 |  | College Station Utilities | 168.97            | ACH | 12/09/2022 | BLDG 29 |
| 587849-220958                                     | 12/09/2022 |  | College Station Utilities | 104.93            | ACH | 12/09/2022 | BLDG 20 |
| 587849-220956                                     | 12/09/2022 |  | College Station Utilities | 148.16            | ACH | 12/09/2022 | BLDG 19 |
| 587849-220906                                     | 12/09/2022 |  | College Station Utilities | 204.01            | ACH | 12/09/2022 | BLDG 10 |
| 587849-220904                                     | 12/09/2022 |  | College Station Utilities | 192.19            | ACH | 12/09/2022 | BLDG 8  |
| 587849-220564                                     | 12/09/2022 |  | College Station Utilities | 183.66            | ACH | 12/09/2022 | BLDG 7  |
| 587849-220456                                     | 12/09/2022 |  | College Station Utilities | 218.65            | ACH | 12/09/2022 | BLDG 9  |
|   |            |  |                           | <b>3,898.76</b>   |     |            |         |
| <b>Total</b>                                      |            |  |                           | <b>167,676.49</b> |     |            |         |



3363 University Drive East Suite 215  
Bryan, TX 77802  
(979)764-2500 [www.bealbcshoa.com](http://www.bealbcshoa.com)

February 1, 2023

**LAKERIDGE TOWNHOMES MANAGEMENT REPORT**

**Delinquency Status:** At the end of December, the total outstanding dues owed to the HOA were \$2,817.78. One account makes up \$1,389.07 of this balance, and there are multiple accounts that are delinquent because of key fobs. Beal will continue to make every effort to reach out to the owners of the accounts regarding their past due balance.

# Lakeridge Townhomes HOA - 2022 Aproved Budget

| Account Name                              |  |  | 2022 Budget          |
|---|--|--|----------------------|
| <b>Income</b>                             |  |  |                      |
| Pool Fobs                                 |  |  | \$ 800.00            |
| Balance Forward                           |  |  | \$ -                 |
| Homeowners Association Dues               |  |  | \$ 670,860.00        |
| Transfer Fee                              |  |  | \$ 1,500.00          |
| Insurance Proceeds                        |  |  | \$ -                 |
| Certified Letter Collection               |  |  | \$ 200.00            |
| LR- Capital Contributions                 |  |  | \$ 5,000.00          |
| Miscellaneous Income (Vending Commission) |  |  | \$ 50.00             |
| <b>Total Operating Income</b>             |  |  | <b>\$ 678,410.00</b> |
| <b>Expense</b>                            |  |  |                      |
| Bank Fees/Office Expenses                 |  |  | \$ 100.00            |
| Broadband service                         |  |  | \$ 89,100.00         |
| Cable                                     |  |  | \$ 2,340.00          |
| Cleaning Expense                          |  |  | \$ 6,500.00          |
| Clubhouse Supplies                        |  |  | \$ 1,500.00          |
| Copier Service                            |  |  | \$ 500.00            |
| Electrical Repairs                        |  |  | \$ 15,000.00         |
| Emergency Water Extraction                |  |  | \$ -                 |
| Fence Repair                              |  |  | \$ 10,000.00         |
| Fire Alarm Repairs                        |  |  | \$ 6,480.00          |
| Gas                                       |  |  | \$ 900.00            |
| General Maintenance                       |  |  | \$ 10,000.00         |
| Insurance                                 |  |  | \$ 90,000.00         |
| Keys/Locks                                |  |  | \$ 250.00            |
| Legal Fees                                |  |  | \$ 15,000.00         |
| <br>                                      |  |  |                      |
| Lawn/Property Maintenance                 |  |  | \$ 57,314.00         |
| Maintenance Supplies                      |  |  | \$ -                 |
| Membership Meeting Expense                |  |  | \$ -                 |
| Special Projects                          |  |  | \$ 89,000.00         |
| Management Fee                            |  |  | \$ 39,600.00         |
| Misc. Property Expense                    |  |  | \$ -                 |
| Monitoring Service                        |  |  | \$ 4,500.00          |
| Office Expenses                           |  |  | \$ 2,000.00          |
| Parking Lot Repair                        |  |  | \$ -                 |
| Pest Control                              |  |  | \$ 4,200.00          |
| Plumbing Expense                          |  |  | \$ 7,000.00          |
| Porter Service                            |  |  | \$ 7,200.00          |
| Porter Service - Bulk Pickup              |  |  | \$ 2,800.00          |
| Pool Expense                              |  |  | \$ 18,000.00         |
| Postage                                   |  |  | \$ -                 |
| <br>                                      |  |  |                      |
| Recreational Equipment Expense            |  |  | \$ 5,000.00          |
| Room Reservation (mtg)                    |  |  | \$ -                 |
| Security Expense                          |  |  | \$ -                 |
| Sign Expense                              |  |  | \$ 1,000.00          |
| Tax Expense                               |  |  | \$ 5,000.00          |
| Telephone Service                         |  |  | \$ 200.00            |
| Trash Pick-up                             |  |  | \$ 1,000.00          |
| Reserve Account Contribution              |  |  | \$ 68,000.00         |
| Utilities - electric                      |  |  | \$ 18,000.00         |
| Utilities - Sprinkler                     |  |  | \$ 18,000.00         |
| LR Utilities - Electric & Water           |  |  | \$ 36,000.00         |
| <b>NOI - Net Operating Income</b>         |  |  | <b>\$ 631,484.00</b> |
| <br>                                      |  |  |                      |
| Total Operating Income                    |  |  | \$ 678,410.00        |
| Total Operating Expenses                  |  |  | \$ 631,484.00        |
| <b>NOI - Net Operating Income</b>         |  |  | <b>\$ 46,926.00</b>  |

**TGC Landscapes, LLC**

PO Box 6567  
 Bryan, TX 77805 US  
 info@tgclandscapes.com  
 www.tgclandscapes.com



**Estimate**

ADDRESS  
 Lakeridge Townhomes  
 3363 University Dr. East Suite 215  
 Bryan, TX 77802

SHIP TO  
 Lakeridge Townhomes  
 3363 University Dr. East Suite 215  
 Bryan, TX 77802

ESTIMATE EST2214494  
 DATE 01/26/2023

| DATE | DESCRIPTION  | QTY    | AMOUNT              |
|------|--|--------|---------------------|
|      | Lakeridge Irrigation Electrical Repair - Completed   |        |                     |
|      | Place 121 New Valve Boxes<br>Pull 10,000' of wire across property.<br>Rebuild Valves and Replace Solenoids to Electronic Components of the Irrigation System.  | 1      | 65,800.00T          |
|      | 14 Gauge ID wire per foot  | 10,000 | 0.00T               |
|      | NDS - Rectangular Valve Box  | 121    | 0.00T               |
|      | SL9696TW Controller  | 2      | 0.00T               |
|      | 1 Valve Decoder Weathermatic   | 96     | 0.00T               |
|      | 2 Valve Decoder Weathermatic   | 20     | 0.00T               |
|      | 4 Valve Decoder Weathermatic   | 5      | 0.00T               |
|      | Grounding Rod  | 3      | 0.00T               |
|      | Grounding Rod Clamp  | 10     | 0.00T               |
|      |  |        | Subtotal: 65,800.00 |
|      | Irrigation Repairs Necessary to Verify Wire Path - Completed   |        |                     |
|      | Rain Bird G4 Solenoid Assembly   | 15     | 1,704.45T           |
|      | Weathermatic Smartline 2-wire Lightning Arrestor   | 20     | 2,886.40T           |
|      | Irrigation Repair - Service Valve 2"<br>- Rain Bird Diaphragm Assembly and Bonnet Assembly for 200 PEB Valve 2 in.   | 13     | 2,506.79T           |
|      | Irrigation Repair - Rebuild 2" Valve   | 8      | 600.00T             |
|      | Irrigation Repair - Main Line Repair   | 4      | 300.00T             |
|      | Excludes Bores, Lightning Arrestors, Sales Tax, materials and labor for excess quantities not provided to TGC.<br>Assumes zone map provided with valve locations to TGC, wire path is accessible with existing sleeves, all electrical valves are operational. |        |                     |
|      |  |        | Subtotal: 7,997.64  |

Irrigation Repairs Needed for 100% operational- Pending

**\*\*Jones Butler Controller\*\***

|  |    |           |
|--|----|-----------|
| Drip Splice  | 51 | 1,147.50T |
| 4" Hunter Pro Spray w/ Nozzle                                    | 9  | 269.55T   |
| Spray Nozzle Replace   | 14 | 125.30T   |
| Lateral Line Repair  | 12 | 768.00T   |
| Tree Bubbler   | 10 | 89.50T    |
| Rotor - Rain Bird 5004   | 9  | 449.55T   |
| Service 1 1/2" Valve<br>- Leaking from the top of the bonnet cap | 1  | 165.00T   |
| Rebuild 1" Valve<br>- Leaking from the top of the bonnet cap     | 1  | 125.00T   |
| Replumb Drip Section<br>- Along 2818 Fence                       | 1  | 450.00T   |
| Replumb Lateral Section & Replace Heads                          | 1  | 450.00T   |

**\*\*Pool Controller\*\***

|   |    |           |
|---|----|-----------|
| Spray Nozzle Replace  | 3  | 26.85T    |
| Lateral Line Repair   | 11 | 704.00T   |
| 4" Hunter Pro Spray w/ Nozzle   | 8  | 239.60T   |
| Replumb Drip Section<br>- Along 2818 Fence<br>- Raised Beds throughout<br>- Grass sections between bed and sidewalk | 6  | 2,700.00T |
| Drip Splice   | 46 | 1,035.00T |
| Replace Bonnet Cap and Replace Male Adapter 1 1/2" Valve  | 1  | 275.00T   |

Subtotal: 9,019.85

Lakeridge Irrigation - To Completion  
2/1/2023

|              |                    |
|--------------|--------------------|
| SUBTOTAL     | 82,817.49          |
| TAX          | 6,832.44           |
| <b>TOTAL</b> | <b>\$89,649.93</b> |

Accepted By

Accepted Date