



Beal Properties Inc.
903 S. Texas Ave
College Station TX 77845
979-764-2500

Call to Order

Review / Approval Meeting Minutes

- Special Meeting February 4th 2021

Financial Report

- Cash Flow & Expense 1st Quarter

Management Reports

- Delinquency Status
- Violations Report
- Work Order

Unfinished Business

- 2021 Budget
- Internet / Cable
- Rules & Regulations with Fines and Fees Schedule
- Maintenance Around Clubhouse & Pool: Hot tubs / Fire Pit / Security Camera/ Pool Phone / Handicap Parking / Package Room
- Committees: Landscaping / Social

New Business

- Maintenance Around Clubhouse & Pool: Painting / Sam's Club / Ray Criswell
- Office Hours
- Landscaping – update from the Freeze
- Gym Equipment – Squat rack requested

Adjourn

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

FEBRUARY 4, 2021

LAKERIDGE CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji, Brad Corrier, Toni Myers, Allyson Mullins, Terry Thigpin, Kayla Ballew

1. The meeting was called to order at approximately 6:10 PM
 - The meeting minutes from the January 16th meeting were reviewed, Brad Corrier made a motion to accept the minutes, Waseem Srouji seconded the motion, minutes were approved unanimously.
2. The January cash flow report was presented by Toni Myers; net cash flow for January was \$67,895 and total cash balance was \$74,411; all agreed that cash flow appears healthy in relation to current expenses.
3. The Homeowner Delinquency report was presented by Toni Myers, approximately 56 units are delinquent however the majority of these are likely due to delays resulting from changing over payment systems between Lakeridge and Beal Management; also, several owners have refused to pay Lakeridge but have indicated they will now pay Beal; it is anticipated that the majority if not all of the currently delinquent units will be paid in full within the next 30 days
4. Property tour/deferred maintenance items/repairs – Toni and Allyson took the Board on a tour of the property and facilities to discuss various items that need immediate attention, the following items were identified, and action recommended:
 - The club house/office needs various cosmetic repairs including touch up painting, replacement of the front entry carpet, repairs to the lounge furniture; the Board unanimously authorized Toni to proceed with the repairs
 - Toni proposed changing the two tanning rooms into storage for packages for Lakeridge occupants and removing the old tanning beds; Toni will see about having an Amazon HUB possibly installed as well as other options from other delivery companies; the Board unanimously agreed with this proposal
 - Toni and Allyson are having the movie theater system checked by their AV company to determine what is needed to make it fully functional; the movie theater is in overall good condition however some furniture needs repair; it was determined that it should be brought back to full functionality so residents can use it and home football games broadcast

- The pool hot tubs are not functional; it was unanimously agreed that Oasis Pools should provide a full bid to convert both into tanning lounges
- The fire pit is non-functional, and it was unanimously agreed that it should be fully disabled and that bids should be obtained for converting it into a decorative planter, table or other converted use; Toni will obtain bids for various options
- The basketball court has a broken light, broken net and the timer box needs a locking mechanism; the Board unanimously approved making those repairs
- The workout equipment was in overall good condition however several benches need repair; the current equipment contract includes repairs, and the company will be contacted to make those repairs
- The shuffleboard table and pool table have damaged felt and there is only one pool cue; Toni will get bids to repair both items and will purchase new pool cues
- It was determined that several security cameras are functional in the club house but others are needed in the pool area and other areas; Toni will get bids to install cameras into those areas; The cameras at the gates were determined to not to be useful since they only monitor the gates (which are insured) and the footage is difficult to review, it was agreed that these would be removed; Also it was determined that non-functional cameras and signage regarding cameras in areas that do not exist should be removed for liability reasons
- The pool area possibly does not have a safety compliant emergency phone, the Board approved having Toni install a pool safety phone; via KingsIII. Also, several pool gates are in need of repair – the Board agreed that these should be repaired immediately
- Allyson suggested ordering flags (American, Texas and A&M) to put on the flagpoles in front of the office – the Board unanimously agreed
- The Board agreed that signage on the parking spot poles in front of the club house be purchase providing office staff with reserved spots and providing spots for handicapped parking

5. Insurance – the current insurance policy is up for renewal April 1st; it was decided that the current policy would be reviewed as to the extent of the coverage and that new bids for insurance would be solicited.
6. Internet/Cable Contract – Toni and Allyson are in the process of renegotiating the existing contract with Suddenlink which is up for renewal in May; the Board unanimously agreed that we should consider dropping Cable TV service since most individual use an on-line streaming service instead (HULU, YouTube, Netflix, etc). Toni

will work on a proposal with considerably faster Internet service and it is expected this can be to achieve at a considerably reduced cost

7. Landscaping – the landscaping contract with Grassroots is being reviewed and the level of service clarified. The contract has a 30-day termination policy therefore new landscaping companies will be approached for a bid. The current company will be contacted regarding mulching around the club house and other areas in need of immediate attention.
8. Office Cleaning – the current service consists of one individual; Toni and Allyson proposed using a service they use elsewhere that consists of two individuals who do a more thorough job for about the same cost as the current service; the Board unanimously approved moving forward with the new service.
9. Porter Service – the Board unanimously approved the hiring of Bob's Porter Service to take care of exterior site cleaning including emptying dog waste receptacles, garbage cans and removing heavy trash which the City does not remove.
10. FOBs – it was proposed and unanimously approve that the HOA purchase extra FOBs in bulk and provide current owners with non-functional FOBs with a new one; All future replacements due to loss or damage will be at the bulk cost (\$22.00 each) plus \$8.
11. Toni suggested that a separate laptop be purchased for the Lakeridge HOA specifically to contain the FOB software and database. This will allow for continuity of the system regardless of any change in HOA management. Prices will be obtained for the Board to approve the purchase.
12. Toni and Allyson suggested that the HOA establish basic rules for the occupants at Lakeridge and a fine schedule for the violation of such rules. Currently there are no established rules to governing basic conduct. They will look at rules from other comparable developments and provide a proposal to the Board.
13. Toni suggested that we get quotes for power washing the exterior of many of the buildings which have become dirty with mildew and moss growth.
14. The meeting was adjourned at approximately 8:10 PM.

Cash Flow

Beal Properties

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77845

Date Range: 01/01/2021 to 03/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	3,486.00	2.14	3,486.00	2.14
Homeowners Association Dues	158,920.00	97.43	158,920.00	97.43
Transfer Fee	385.00	0.24	385.00	0.24
LR- Capital Contributions	320.00	0.20	320.00	0.20
Total Operating Income	163,111.00	100.00	163,111.00	100.00
Expense				
A/C or Heating Repairs	135.00	0.08	135.00	0.08
Bank Fees/Office Expenses	55.84	0.03	55.84	0.03
Cable	46,127.41	28.28	46,127.41	28.28
Carpet Cleaning	2,468.10	1.51	2,468.10	1.51
Electrical Repairs	1,705.14	1.05	1,705.14	1.05
Fence Repair	2,452.76	1.50	2,452.76	1.50
Fire Alarm Repairs	4,161.68	2.55	4,161.68	2.55
Gas	122.05	0.07	122.05	0.07
General Maintenance	1,243.76	0.76	1,243.76	0.76
Insurance	23,136.41	14.18	23,136.41	14.18
Keys/Locks	-7.10	0.00	-7.10	0.00
Lawn/Property Maintenance	20,026.00	12.28	20,026.00	12.28
Management Fee	10,000.00	6.13	10,000.00	6.13
Misc. Property Expense	1,000.00	0.61	1,000.00	0.61
Monitoring Service	357.23	0.22	357.23	0.22
Cleaning Expense	824.25	0.51	824.25	0.51
Office Expenses	47.92	0.03	47.92	0.03
Pest Control	422.18	0.26	422.18	0.26
Plumbing Expense	1,715.00	1.05	1,715.00	1.05
Porter Service	1,115.00	0.68	1,115.00	0.68
Pool Expense	2,537.60	1.56	2,537.60	1.56
Security Expense	1,732.00	1.06	1,732.00	1.06
Utilities	11,318.87	6.94	11,318.87	6.94
Total Operating Expense	132,697.10	81.35	132,697.10	81.35
NOI - Net Operating Income	30,413.90	18.65	30,413.90	18.65
Total Income	163,111.00	100.00	163,111.00	100.00
Total Expense	132,697.10	81.35	132,697.10	81.35
Net Income	30,413.90	18.65	30,413.90	18.65

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	10,444.00		10,444.00	
Net Other Items	<u>10,444.00</u>		<u>10,444.00</u>	
Cash Flow	<u>40,857.90</u>		<u>40,857.90</u>	
Beginning Cash	13,214.00		13,214.00	
Beginning Cash + Cash Flow	54,071.90		54,071.90	
Actual Ending Cash	54,071.90		54,071.90	

Expense Distribution

Exported On: 04/13/2021 04:16 PM

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77845

Payees: All

Bill Date Range: 01/01/2021 to 03/31/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6040 - A/C or Heating Repairs							
6353	03/01/2021		Advantage Cooling & Heating	135.00	10032	03/08/2021	
6130 - Cable							
07707-578037-01-9	02/03/2021		SuddenLink	14,877.54	10017	02/08/2021	Internet / Cable - Complex
07707-130491-01-7	02/03/2021		SuddenLink	164.36	10010	02/03/2021	Internet - Clubhouse
07707-578037-01-9	03/08/2021		SuddenLink	14,877.54	10047	03/08/2021	
07707-130491-01-7	03/08/2021		SuddenLink	338.42	10043	03/08/2021	clubhouse phone and internet and cable
000001	03/31/2021		Starfish Development / Matt Stewart	15,869.55 46,127.41	10060	03/31/2021	Reimbursement for bills paid with Credit Card
6150 - Carpet Cleaning							
77650	03/18/2021		Asure Carpet Cleaning	2,468.10	10048	03/24/2021	
6390 - Electrical Repairs							
12337	02/08/2021	#2603	Constant Current Electric	457.88	10020	02/08/2021	
12334	02/08/2021	#1603	Constant Current Electric	504.36	10020	02/08/2021	
12344	02/19/2021		Constant Current Electric	457.90	10028	02/19/2021	1603 - replaced LED wall pack
9465	02/19/2021		CC Electric	0.00			
9484-2	02/19/2021		CC Electric	166.00	10027	02/19/2021	Building 24, 3, B, 5 - repaired lights that were on during the day
12350	03/01/2021	#2602	Constant Current Electric	119.00	10036	03/08/2021	
				1,705.14			
6430 - Fence Repair							
1565883	02/04/2021		DoorKing Inc.	92.90	10014	02/08/2021	
9248	02/19/2021		Brenham Technical Services LLC	920.13	10026	02/19/2021	Disable front gate, reset entry system- reset back fence gate
9298	03/01/2021		Brenham Technical Services LLC	519.60	10034	03/08/2021	
9336	03/18/2021		Brenham Technical Services LLC	920.13 2,452.76	10050	03/24/2021	
6437 - Fire Alarm Repairs							
13712	01/25/2021		Chaney Fire & Security	373.48	10008	01/25/2021	
13708	02/04/2021		Chaney Fire & Security	610.53	10012	02/08/2021	
13790	03/01/2021		Chaney Fire & Security	1,225.93	10035	03/08/2021	
13792	03/01/2021		Chaney Fire & Security	274.96	10035	03/08/2021	
13791-1	03/02/2021		Chaney Fire & Security	205.68	10035	03/08/2021	
13791	03/02/2021		Chaney Fire & Security	205.68	10035	03/08/2021	
13805	03/02/2021		Chaney Fire & Security	1,265.44 4,161.68	10035	03/08/2021	
6450 - Gas							
4040991326	03/01/2021		Atmos Energy	122.05	10031	03/02/2021	
6455 - General Maintenance							
10537	01/15/2021		The Clean Up Crew	85.00	10005	01/15/2021	1506 - Gate hinges repair on hinges
10561	01/25/2021		The Clean Up Crew	245.00	10009	01/25/2021	
10590	02/05/2021	#1803	The Clean Up Crew	50.00	10029	02/19/2021	replaced damaged weathered fence pickets, reattached 2x4 frame and pickets
12670	02/08/2021		T. Fry Make Ready	182.47	10024	02/08/2021	
10607	02/19/2021		The Clean Up Crew	92.00	10029	02/19/2021	1506 / 1508 Replaced missing bolts and latch gates
10649	03/01/2021	#1405	The Clean Up Crew	75.00	10044	03/08/2021	
10598	03/01/2021	#0307	The Clean Up Crew	50.00	10044	03/08/2021	
10665	03/18/2021	#1302	The Clean Up Crew	275.00	10052	03/24/2021	
112-0420392-6496231	03/22/2021		Beal Properties	123.89	10049, 10049, 10053	03/24/2021	Solar lights for Lakeridge (beal cc)
10550	03/25/2021		The Clean Up Crew	65.40 1,243.76	10055	03/26/2021	Reattach gutter to building (left side of clubhouse)
6470 - Insurance							
1073-1968619-2	01/15/2021		AFS/IBEX A Division of MetaBank	8,106.96	10004	01/15/2021	
1073-1968619-2	02/08/2021		AFS/IBEX A Division of MetaBank	8,106.96	10019	02/08/2021	
0001	03/31/2021		Farmers Insurance Exchange	6,922.49 23,136.41	10059	03/31/2021	Insurance down payment for 2021 - 2022
6472 - Keys/Locks							
1576945	03/01/2021		DoorKing Inc.	82.90	10037	03/08/2021	
6475 - Lawn/Property Maintenance							
5970	01/07/2021		Grassroots, LLC	3,355.75	10003	01/07/2021	Monthly Lawn Maintenance
6003	02/09/2021		Grassroots, LLC	3,355.75	10021	02/08/2021	
6032	03/01/2021		Grassroots, LLC	48.71	10039	03/08/2021	
6046	03/01/2021		Grassroots, LLC	3,355.75	10039	03/08/2021	
6066	03/15/2021		Grassroots, LLC	1,524.90	10051	03/24/2021	
6069	03/15/2021		Grassroots, LLC	2,598.98	10051	03/24/2021	
5954	03/15/2021		Grassroots, LLC	48.71	10051	03/24/2021	
5740	03/15/2021		Grassroots, LLC	904.63	10051	03/24/2021	
5744	03/15/2021		Grassroots, LLC	547.26	10051	03/24/2021	
5705	03/15/2021		Grassroots, LLC	2,027.59	10051	03/24/2021	
5721	03/15/2021		Grassroots, LLC	623.31	10051	03/24/2021	
5639	03/15/2021		Grassroots, LLC	993.78	10051	03/24/2021	
6068	03/15/2021		Grassroots, LLC	640.88	10051	03/24/2021	
				20,028.00			
6540 - Management Fee							
2021-01	01/18/2021		Beal Properties	3,000.00	10006	01/20/2021	January Management Fee
2021-01	01/18/2021		Beal Properties	1,000.00	10006	01/20/2021	Initial start up fee
	02/01/2021		Beal Properties	3,000.00	10011	02/08/2021	February 2021 - HOA Management Fee
	03/01/2021		Beal Properties	3,000.00	10033	03/08/2021	March 2021 - HOA Management Fee
				10,000.00			
6545 - Misc. Property Expense							
gc	03/31/2021		Starfish Development / Matt Stewart	1,000.00	10061	03/31/2021	purchase golf cart
6555 - Monitoring Service							

13768	03/01/2021	Chaney Fire & Security	357.23	10035	03/08/2021	Quarterly Monitoring All Buildings
6600 - Cleaning Expense						
0000180	02/04/2021	Jessica Hudson	200.00	10015	02/08/2021	Lakeridge Clubhouse Clean
0000163	03/08/2021	Jessica Hudson	542.00	10040	03/08/2021	Feb Clubhouse cleaning
10000	03/08/2021	Ana Grant	82.25	10038	03/08/2021	clubhouse cleaning January 2021
			824.25			
6685 - Office Expenses						
112-3813159-7809812	03/22/2021	Beal Properties	47.92	10049, 10049, 10053	03/24/2021, 03/24/2021, 03/24/2021	dispensers, surge protectors, breakroom coffee condiment
6695 - Pest Control						
71458	02/04/2021	Professional Pest Control, Inc.	211.09	10016	02/08/2021	
71458	03/08/2021	Professional Pest Control, Inc.	211.09	10042	03/08/2021	Pest Control - Rats
			422.18			
6700 - Plumbing Expense						
2984	01/18/2021	Twin City Plumbing LLC	89.99	10027	01/20/2021	
3052	02/08/2021	Twin City Plumbing LLC	750.00	10025	02/08/2021	
3160	03/01/2021	Twin City Plumbing LLC	185.00	10045	03/08/2021	building 4
3131	03/01/2021	Twin City Plumbing LLC	350.00	10045	03/08/2021	Lakeridge Pool house- capped off water lines after lines busted.
3167	03/08/2021	Twin City Plumbing LLC	165.00	10045	03/08/2021	replace sprinkler head in Risor Room at building 4
3180	03/08/2021	Twin City Plumbing LLC	180.00	10045	03/08/2021	
			1,715.00			
6701 - Porter Service						
2097	02/04/2021	Robert Walker	410.00	10018	02/08/2021	
2127	03/08/2021	Robert Walker	105.00	10048	03/08/2021	Bulk pick up Feb
2140	03/08/2021	Robert Walker	600.00	10046	03/08/2021	Feb Porter Service
			1,115.00			
6702 - Pool Expense						
2020875	02/08/2021	Oasis Pools	752.34	10022	02/08/2021	
2020853	02/08/2021	Oasis Pools	752.34	10022	02/08/2021	
2020833	02/08/2021	Oasis Pools	160.75	10022	02/08/2021	
2021905	03/08/2021	Oasis Pools	872.17	10041	03/08/2021	Feb pool maintenance
			2,537.60			
6752 - Security Expense						
4484	02/08/2021	InterSecurity Systems LLC	868.00	10023	02/08/2021	Inter Security
4549	02/08/2021	InterSecurity Systems LLC	868.00	10023	02/08/2021	Inter Security - Camera's for January
			1,732.00			
6810 - Utilities						
323735-224800	02/04/2021	College Station Utilities	131.02	10013	02/08/2021	
323735-228256	02/04/2021	College Station Utilities	97.17	10013	02/08/2021	
323735-228258	02/04/2021	College Station Utilities	117.24	10013	02/08/2021	
323735-227774	02/04/2021	College Station Utilities	108.01	10013	02/08/2021	
323735-228254	02/04/2021	College Station Utilities	81.14	10013	02/08/2021	
323735-237550	02/04/2021	College Station Utilities	121.77	10013	02/08/2021	
323735-237548	02/04/2021	College Station Utilities	100.26	10013	02/08/2021	
323735-234952	02/04/2021	College Station Utilities	150.06	10013	02/08/2021	
323735-234938	02/04/2021	College Station Utilities	93.12	10013	02/08/2021	
323735-229114	02/04/2021	College Station Utilities	140.04	10013	02/08/2021	
323735-234950	02/04/2021	College Station Utilities	136.30	10013	02/08/2021	
323735-229112	02/04/2021	College Station Utilities	163.56	10013	02/08/2021	
323735-228260	02/04/2021	College Station Utilities	89.49	10013	02/08/2021	
323735-237552	02/04/2021	College Station Utilities	138.63	10013	02/08/2021	
587849-101094	02/19/2021	College Station Utilities	43.96	10030	02/19/2021	
587849-217212	02/19/2021	College Station Utilities	41.93	10030	02/19/2021	
587849-217214	02/19/2021	College Station Utilities	76.49	10030	02/19/2021	
587849-216994	02/19/2021	College Station Utilities	140.27	10030	02/19/2021	
587849-216996	02/19/2021	College Station Utilities	42.38	10030	02/19/2021	
587849-216998	02/19/2021	College Station Utilities	40.68	10030	02/19/2021	
587849-219282	02/19/2021	College Station Utilities	235.65	10030	02/19/2021	
587849-217216	02/19/2021	College Station Utilities	69.93	10030	02/19/2021	Building 6
587849-220456	02/19/2021	College Station Utilities	55.93	10030	02/19/2021	Building 9
587849-220564	02/19/2021	College Station Utilities	58.09	10030	02/19/2021	Building 7
587849-220904	02/19/2021	College Station Utilities	77.84	10030	02/19/2021	Building 8
587849-220906	02/19/2021	College Station Utilities	67.67	10030	02/19/2021	Building 10
587849-220956	02/19/2021	College Station Utilities	79.41	10030	02/19/2021	Building 19
587849-237554	02/19/2021	College Station Utilities	81.75	10030	02/19/2021	Building 14
587849-237552	02/19/2021	College Station Utilities	70.99	10030	02/19/2021	Building 13
587849-237550	02/19/2021	College Station Utilities	69.18	10030	02/19/2021	Building 12
587849-237548	02/19/2021	College Station Utilities	58.01	10030	02/19/2021	Building 11
587849-234952	02/19/2021	College Station Utilities	88.19	10030	02/19/2021	Building 15
587849-234950	02/19/2021	College Station Utilities	69.02	10030	02/19/2021	Building 17
587849-234938	02/19/2021	College Station Utilities	80.45	10030	02/19/2021	Building 16
587849-229114	02/19/2021	College Station Utilities	76.18	10030	02/19/2021	Building 31
587849-229112	02/19/2021	College Station Utilities	78.33	10030	02/19/2021	Building 30
587849-228260	02/19/2021	College Station Utilities	65.41	10030	02/19/2021	Building 28
587849-228258	02/19/2021	College Station Utilities	65.58	10030	02/19/2021	Building 27
587849-228256	02/19/2021	College Station Utilities	75.46	10030	02/19/2021	Building 24
587849-228254	02/19/2021	College Station Utilities	58.40	10030	02/19/2021	Building 23
587849-227774	02/19/2021	College Station Utilities	64.35	10030	02/19/2021	Building 25
587849-224800	02/19/2021	College Station Utilities	63.46	10030	02/19/2021	Building 26
587849-224798	02/19/2021	College Station Utilities	72.03	10030	02/19/2021	Building 22
587849-224476	02/19/2021	College Station Utilities	61.91	10030	02/19/2021	Building 21
587849-223476	02/19/2021	College Station Utilities	121.48	10030	02/19/2021	Building 18
587849-220960	02/19/2021	College Station Utilities	59.27	10030	02/19/2021	Building 29
587849-220958	02/19/2021	College Station Utilities	54.71	10030	02/19/2021	Building 20
587849-101094	03/25/2021	College Station Utilities	63.10	10054	03/26/2021	Lakeridge Sprinklers
587849-216994	03/25/2021	College Station Utilities	389.93	10054	03/26/2021	Lakeridge HOA Building 1- electric
587849-216996	03/25/2021	College Station Utilities	59.23	10054	03/26/2021	Lakeridge HOA Building 2- electric
587849-216998	03/25/2021	College Station Utilities	64.22	10054	03/26/2021	Lakeridge HOA Building 3- electric
587849-217212	03/25/2021	College Station Utilities	86.26	10054	03/26/2021	Lakeridge HOA Building 4- electric
587849-217214	03/25/2021	College Station Utilities	207.38	10054	03/26/2021	Lakeridge HOA Building 5 -electrical & water
587849-217216	03/25/2021	College Station Utilities	178.03	10054	03/26/2021	Lakeridge HOA Building 6-electric & water
587849-219282	03/25/2021	College Station Utilities	837.06	10054	03/26/2021	Lakeridge HOA Building Clubhouse
587849-220456	03/25/2021	College Station Utilities	153.46	10054	03/26/2021	Lakeridge HOA Building 9 - electric & water
587849-220564	03/25/2021	College Station Utilities	520.72	10054	03/26/2021	Lakeridge HOA Building 7 - electrical & water
587849-220904	03/25/2021	College Station Utilities	254.15	10056	03/26/2021	Lakeridge HOA Building 8 - electrical & water
587849-220906	03/25/2021	College Station Utilities	170.60	10056	03/26/2021	Lakeridge HOA Building 10 - electrical & water
587849-220956	03/25/2021	College Station Utilities	197.55	10056	03/26/2021	Lakeridge HOA Building 19 - electrical & water
587849-220958	03/25/2021	College Station Utilities	119.23	10056	03/26/2021	Lakeridge HOA Building 20 - electrical & water
587849-220960	03/25/2021	College Station Utilities	156.38	10056	03/26/2021	Lakeridge HOA Building 29- electrical & water
587849-223476	03/25/2021	College Station Utilities	196.02	10056	03/26/2021	Lakeridge HOA Building 18-electrical & water

587849-224798	03/25/2021	College Station Utilities	213.47	10056	03/26/2021	Lakeridge HOA Building 22 - electrical & water
587849-224800	03/25/2021	College Station Utilities	125.32	10056	03/26/2021	Lakeridge HOA Building 26 - electrical & water
587849-227774	03/25/2021	College Station Utilities	205.34	10056	03/26/2021	Lakeridge HOA Building 25 - electrical & water
587849-228254	03/25/2021	College Station Utilities	178.59	10056	03/26/2021	Lakeridge HOA Building 23 - electrical & water
587849-228256	03/25/2021	College Station Utilities	173.84	10057	03/26/2021	Lakeridge HOA Building 24 - electrical & water
587849-228258	03/25/2021	College Station Utilities	157.70	10057	03/26/2021	Lakeridge HOA Building 27 - electrical & water
587849-228260	03/25/2021	College Station Utilities	181.20	10057	03/26/2021	Lakeridge HOA Building 28 - electrical & water
587849-229112	03/25/2021	College Station Utilities	237.36	10057	03/26/2021	Lakeridge HOA Building 30 - electrical & water
587849-229114	03/25/2021	College Station Utilities	244.66	10057	03/26/2021	Lakeridge HOA Building 31 - electrical & water
587849-234938	03/25/2021	College Station Utilities	255.95	10057	03/26/2021	Lakeridge HOA Building 16 - electrical & water
587849-234950	03/25/2021	College Station Utilities	233.73	10057	03/26/2021	Lakeridge HOA Building 17 - electrical & water
587849-234952	03/25/2021	College Station Utilities	269.06	10057	03/26/2021	Lakeridge HOA Building 15 - electrical & water
587849-237548	03/25/2021	College Station Utilities	169.69	10057	03/26/2021	Lakeridge HOA Building 11 - electrical & water
587849-237550	03/25/2021	College Station Utilities	222.84	10057	03/26/2021	Lakeridge HOA Building 12 - electrical & water
587849-237552	03/25/2021	College Station Utilities	194.03	10058	03/26/2021	Lakeridge HOA Building 13 - electrical & water
587849-237554	03/25/2021	College Station Utilities	246.01	10058	03/26/2021	Lakeridge HOA Building 14 - electrical & water
587849-224476	03/25/2021	College Station Utilities	228.50	10058	03/26/2021	Lakeridge HOA Building 21 - electrical & water
			11,318.87			
Total			132,731.26			

Homeowner Delinquency (As Of)

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77845

As of: 04/13/2021

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 100.00

Unit	Amount Receivable	90+
Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77845		
#0503	226.96	0.00
#0604	708.00	0.00
#1102	236.00	0.00
#1201	478.96	0.00
#1311	4,283.20	3,640.24
#1312	124.00	0.00
#1402	3,564.57	2,914.65
#1703	236.00	0.00
#1810	496.00	124.00
#1901	496.00	124.00
#2503	496.00	124.00
#2808	212.00	0.00
#2905	346.00	0.00
	11,903.69	6,926.89
Total	11,903.69	6,926.89

LAKERIDGE HOA BUDGET (DRAFT)

2021

HOA dues (Jan-Dec) 275 units complete (ALL)		\$700,470.00
Transfer Fees		\$1,000.00
<u>Total Operating Income</u>	\$	701,470.00
<u>Operating Expenses</u>		
Bank Charges		\$600.00
Clubhouse supplies		\$6,000.00
Dues/subscriptions		\$1,500.00
Fire Suppression System Monitoring		\$1,500.00
Fire Suppression System Repairs		\$10,000.00
Gate Remotes		\$5,000.00
Gate Repairs		\$20,000.00
Insurance Expense		\$97,284.00
Janitorial Service Expense		\$7,500.00
Key Supplies		\$250.00
Landscaping		\$50,000.00
Management Fee expense		\$36,000.00
Pest Control		\$12,000.00
Pool Maintenance and Chemicals		\$9,100.00
Pool Repairs		\$8,000.00
Porter Service		\$6,000.00
Postage		\$500.00
Professional Fees - Legal		\$5,000.00
Professional Fees - Accounting		\$1,000.00
Repairs and Maintenance (General)	\$	50,000.00
Utilities		\$180,000.00
Cable/internet for units		\$4,100.00
Clubhouse Internet/cable		\$2,400.00
Clubhouse TV service/DIRECT TV		\$78,000.00
Electric/water		\$3,500.00
Gas		\$180,000.00
<u>Net Operating Expenses</u>	\$	595,234.00
<u>Net Operating Income</u>	\$	701,470.00
<u>New Cash Balance</u>		\$106,236.00
Beginning Reserve balance		\$70,000.00
Projected Reserve Contribution at 10%		\$70,000.00
<u>Ending Reserve Balance</u>	\$	140,000.00
<u>Net Income</u>		\$36,236.00



BEAL
Properties

903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcshoa.com

Option 1: Video and Data 3 year

Rate: \$52.00 + Taxes and/or fees

Speed: 200 mbps

Summary: Increase speed from 50 Mbps to 200 Mbps

Option 2: Internet Only play 3 year

Rate: 29.00

Speed: 200 mbps

Summary: Increase speed from 50 Mbps to 200 Mbps

Option 3: Double play 5 year

Rate: 45.00

Speed: 200 Mbps increase the speed to 400 Mbps in year 3

Summary: Increase speed from 50 Mbps to 200 Mbps

Option 4: Single play 5 year

Rate: 25.00

Speed: 200 mbps increase to 400 Mbps in year 3

Summary: Increase speed from 50 Mbps to 200 Mbps

Toni

Sorry for the delay in getting back to you, I haven't heard back from my request to take the property to 400 meg automatically. However our best guess is that for the entire property to go to 400 meg will require some infrastructure work. Therefore we could move you all up to 200 meg now and 400 in 6 months, the price for the now would be \$27.00 per home.

Yes we can make that offer stick. On the other properties there was no upfront cost on this one the infrastructure upgrade to get to 400 meg will cost Suddenlink about \$120,000.00.

Chris Little
Suddenlink Account Executive

Beal Properties
903 S. Texas Avenue College Station, TX 77840
(979)764-2500 www.bealbcs.com

Thank you for contacting us and allowing us to give our best bid possible on March 8th! This email is to provide your bid in writing and more information about our company. ***Please confirm receipt of this email.***

We are highly competitive in our pricing and have 2-3 great teams working for us in the slow season, 4 in the busy season. Also, insurance information is provided below and attached are some testimonials for you to peruse (too many pages to print! over 150 to date) and our current W-9. We also own our own bucket lift, stump grinder, 5 trailers and 5 trucks! Next in this email, you will find some References you may like to call...

References:

Ann Wiatt - (979) 846-6485
Sherry Frisk- (713)-705-7115
Phil Bennett - (254) 405-4766
Mike Bozardt - (713) 373-7775
Jonna Goolsby - (979) 224-0558
Dee Dee Hodges - (979) 846-5245
Sandie with Neighborhood Partners - (979) 690-2330

BID: I assessed the service for the 11 palm trees at the property at Lakeridge Townhomes, 1198 Jones Butler Rd, College Station, Tx 77845, and determined with your approval... we would,

IF THE PALMS ARE:

1) ALIVE, TRIM ALL PALMS AND HAUL OFF ALL DEBRIS for \$150 plus tax for each tree (\$150 PLUS TAX X 11 PALM TREES = \$1650 X 8.25% TAX \$136.13) \$1786.13.

2 DEAD, CUT DOWN ALL PALMS AND HAUL OFF ALL DEBRIS for \$325 plus tax for each tree (\$325 PLUS TAX X 11 PALM TREES = \$3575 X 8.25% TAX \$294.94) \$3869.93

Thank you, again, for the opportunity to serve you!

Warm Regards,

Karen, Chase, Meg and...

Tim Sandifer
Manager
TSMS Tree Services, LLC
dba **Brazos Valley Stump Grinding and Tree Service**
979-774-4800
979-985-4453 TEXT

Grassroots, LLC
P.O. Box 11283
College Station, TX 77842
979.703.8412

Estimate 2032



ADDRESS

Lakeridge Additional Services
Lakeridge Additional Services
P.O. Box 10028
College Station, TX 77842-990

DATE 04/05/2021	TOTAL \$1,194.64
---------------------------	----------------------------

DESCRIPTION	QTY	RATE	AMOUNT
Entrance near Stripes Renovation			
Nellie Stevens Holly, 30 gallon	1	210.00	210.00T
Tree Rope	1	7.00	7.00T
Tree Tee Post, steel 5 ft.6 in. stake	3	7.90	23.70T
Wax Leaf Ligustrum, 7 gal.	4	45.50	182.00T
Burford Holly, 7 gal.	1	38.13	38.13T
Muhlygrass, 3 gal.	3	14.13	42.39T
Black Velvet Mulch, per bag	30	4.00	120.00T
Labor to straighten and stake tree	1	125.00	125.00
Labor to install bedding mix, plant material, and mulch	1	395.00	395.00

SUBTOTAL 1,143.22
TAX (0.0825) 51.42

TOTAL \$1,194.64

THANK YOU.

Accepted By

Accepted Date

Grassroots, LLC
 P.O. Box 11283
 College Station, TX 77842
 979.703.8412

Estimate 2031



ADDRESS

Lakeridge Additional Services
 Lakeridge Additional Services
 P.O. Box 10028
 College Station, TX 77842-990

DATE	TOTAL
04/05/2021	\$3,912.88

DESCRIPTION

DESCRIPTION	QTY	RATE	AMOUNT
Front Entrance and Main Island Bed			
Main Island Area Estimate			
Knock Out Roses, 3 gal.	3	25.99	77.97T
Drift Roses, 3 gal.	1	25.35	25.35T
Pink Muhlygrass, 5 gal.	16	26.77	428.32T
Indian Hawthorn, 3 gal.	10	14.53	145.30T
Front Entrance Area Estimate			
Maiden Grass, 3 gallon	4	15.41	61.64T
2 Specimen Trees, 15 gal. allowance	1	395.00	395.00T
Burford Holly, 7 gal.	1	38.13	38.13T
Indian Hawthorn, 3 gal.	16	14.53	232.48T
Dwarf Yaupon, 3gal.	8	14.63	117.04T
Variegated Flax Lily, 1 gallon	18	7.53	135.54T
Material Disposal	3	45.00	135.00T
Black Velvet Mulch, per bag	52	4.00	208.00T
Bedding Mix, per yard	2	36.92	73.84T
Labor to install bedding mix, plant material, and mulch	1	1,495.00	1,495.00
Delivery charge	4	40.00	160.00T

SUBTOTAL 3,728.61
 TAX (0.0825) 184.27

TOTAL **\$3,912.88**

THANK YOU.

Grassroots, LLC
P.O. Box 11283
College Station, TX 77842
979.703.8412

Estimate 2030



ADDRESS

Lakeridge Additional Services
Lakeridge Additional Services
P.O. Box 10028
College Station, TX 77842-990

DATE	TOTAL
04/05/2021	\$6,936.62

DESCRIPTION	QTY	RATE	AMOUNT
Pool Estimate Renovation			
Clara Hawthorn, 3 gal.	53	14.03	743.59T
Knock Out Roses, 3 gal.	7	25.49	178.43T
Bi Color Iris, 1 gal.	10	6.79	67.90T
Excessive trimming of 11 palm trees due to ice storm	11	300.00	3,300.00T
Material Disposal	2	45.00	90.00T
Bull Rock 1-3", per yard	6	68.50	411.00T
Burford Holly, 7 gal.	7	37.63	263.41T
Black Velvet Mulch, per bag	1	15.00	15.00T
10" Round Valve Box	3	16.65	49.95T
Labor to refresh bullrock, remove and replace dead plant material	1	1,395.00	1,395.00
SUBTOTAL			6,514.28
TAX (0.0825)			422.34
TOTAL			\$6,936.62

THANK YOU.

Accepted By

Accepted Date

Coffee & Office Supplies

Estimated Times Ordered/Year	Item	Staples		Sam's Club		Difference	Difference/ Year
		Quantity	Price	Quantity	Price		
6	Coffee K-cups (comparable quality)	96	\$ 32.99	100	\$ 24.98	\$ 8.01	\$ 48.06
6	Coffee Mate Liquid Creamer Singles	150	\$ 32.99	150	\$ 17.94	\$ 15.05	\$ 90.30
2	N'Joy Sugar Canisters	8	\$ 19.49	8	\$ 9.92	\$ 9.57	\$ 19.14
1	Hot liquid 12 oz cups (comparable quality)	1000	\$ 99.98	1000	\$ 46.94	\$ 53.04	\$ 53.04
1	Dixie Hot cup Lids	1000	\$ 61.99	1000	\$ 43.76	\$ 18.23	\$ 18.23
1	Stir Sticks	1000	\$ 7.79	1000	\$ 9.96	\$ (2.17)	\$ (2.17)
6	Copy paper	10	\$ 42.49	10	\$ 32.98	\$ 9.51	\$ 57.06
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -
						\$ -	\$ -

\$ 283.66 Total Price Difference/Year

\$ (100.00) Cost of Sam's Club Membership/Year (Plus account - free shipping)

\$ 183.66 Total Savings/Year

\$ 283.66 Total Price Difference/Year

\$ (21.98) Shipping (\$21.98 if this order is placed once per year)

\$ (45.00) Cost of Sam's Club Membership/Year (Normal club account - shipping costs)

\$ 216.68 Total Savings/Year



Marathon Fitness
Fitness Center Specialists

www.MarathonFitness.com
P.O. Box 17705
Sugar Land, TX 77496
Tel:(800) 391-9496 Fax:(888) 240-9360

Sales Proposal

Date Apr 12, 2021	Page Page 1 of 1
Proposal Number QT0025818	

Printed On 4/12/2021
At 1:49:03PM

Bill To:

Lakeridge Townhomes HOA
Beal Properties
c/o Lakeridge Townhomes HOA
College Station, TX 77840
USA

Ship To:

LAKERIDGE TOWNHOMES HOA
1198 JONES BUTLER RD.
COLLEGE STATION, TX 77840
alyson@bealbcs.com

Salesperson	Proposal Valid Until	Terms
Clint Cooper	6/11/2021	Net 30

Qty.	Item Number	Description	Unit Retail	Sales Price	Extended Price
1	50002B	Power Lift Collegiate Series Half Rack	\$ 1,799.00	\$ 1,385.00	\$ 1,385.00
1	SD-040R	Troy VTX RUBBER 8-Sided Dumbbell - 40b (Each)	\$ 89.60	\$ 67.20	\$ 67.20
1	GOB-1200	Troy 7' Institutional Olympic Bar, 32MM Dia., 1200lb Static Test	\$ 228.90	\$ 171.68	\$ 171.68
4	GO-045VR	Troy 45 lb. Olympic Rubber Encased "Wide Flange" 3 Hole GripVTX Plate	\$ 109.80	\$ 82.35	\$ 329.40
2	GO-025VR	Troy 25 lb. Olympic Rubber Encased "Wide Flange" 3 Hole GripVTX Plate	\$ 61.00	\$ 45.75	\$ 91.50
4	GO-010VR	Troy 10 lb. Olympic Rubber Encased "Wide Flange" 3 Hole GripVTX Plate	\$ 24.40	\$ 18.30	\$ 73.20
2	GO-005VR	Troy 5 lb. Olympic Rubber Encased "Wide Flange" 3 Hole GripVTX Plate	\$ 12.20	\$ 9.15	\$ 18.30
2	GO-002VR	Troy 2.5 lb. Olympic Rubber Encased "Wide Flange" 3 Hole Grip VTX Plate	\$ 6.10	\$ 4.58	\$ 9.15
1	TOZC-1/2G	Troy Olympic Spring Collars w/Grips	\$ 12.08	\$ 9.66	\$ 9.66
1	FREIGHT	Freight	\$ 355.00	\$ 355.00	\$ 355.00
1	EQUIP INSTALL	Equipment Installation	\$ 265.00	\$ 265.00	\$ 265.00

Subtotal	\$ 2,775.09
Sales Tax 8.25%	\$ 228.94

I accept the terms and conditions of this proposal. Prices are valid for 30 days. Equipment remains the property of Marathon Fitness until paid in full.

Mastercard, American Express, or VISA are accepted and subject to a 3% convenience fee.

Signature: _____ PO# _____

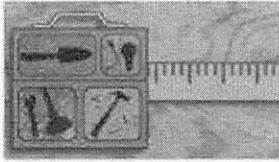
Printed Name: _____ Title: _____

DELIVERY INSTRUCTIONS:

Must arrive by ___ / ___ / _____ Loading Dock: Yes ___ No ___

Total	\$ 3,004.03
--------------	--------------------





The Clean Up Crew, LLC
(979) 229-4550

905 Cedar Circle
Bryan, Texas
77803
United States

Prepared For
Accounts Payable
Beal Properties
BVP Management, Inc.
903 S. Texas Avenue
College Station, Texas
77840
United States

Estimate Date
04/12/2021

Estimate Number
000679

Reference
Lakeridge Townhomes

Description	Rate	Qty	Line Total
Repair masonry work - concrete (cinder block) and stone post/column	\$0.00	1	\$0.00
Electrical rewire lamp post and erect (re-install) lamp post on concrete & stone column	\$0.00	1	\$0.00
Labor & Materials	\$7,500.00	1	\$7,500.00
	Subtotal		7,500.00
	Tax		0.00
	Estimate Total (USD)		\$7,500.00

Notes

Service Address:
Lakeridge Townhomes
1198 Jones Butler Rd.
College Station, TX77840

Terms

Bid valid for 30 days. Total subject to change due to increases in material costs and requested change orders.