



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

Call to Order

Review / Approval Meeting Minutes

- Board Meeting July 14th, 2022

Financial Report

- Cash flow & Expense – 3rd Quarter

Management Reports

- Delinquency Status
- Violations Report
- Work Orders

Unfinished Business

- Rules & Regs with Fines and Fees Schedule
- Committees: Landscape / Social / ACC
- Lawsuit Status
- Clubhouse: Tanning Room / Entertainment Room
- Security: Cameras
- Irrigation work
- Reserve Study

New Business

- 2022 Annual Meeting
 - a. Terms of Current Directors
 - b. Date / Time of Meeting
 - c. Place of Meeting
- 2023 Budget Review

Next Meeting

- Next Meetings January 10th, 2023 @ 5:30 pm

Adjourn

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

July 14, 2022

LAKERIDGE CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji (via Zoom), Brad Corrier, Toni Myers, Teresa Meadows

1. The meeting was called to order at approximately 5:36 PM
2. The minutes for the May 9th, 2021 meeting were reviewed and approved.
3. HOA financial were reviewed; Revenues were in-line with expectations expenses exceeded revenues by \$56,497 however this is largely due to \$17,000 being transferred into long-term capital reserves as well as one-time capital expenses including \$24,700 for electrical repairs and \$14,000 to replace the pool furniture; The operating balance was \$56,018 and the reserve balance was \$174,104.
4. The Homeowner Delinquency report was presented by Toni Myers, only one unit was delinquent for a total of \$800 and this is in the process of being paid.
5. Teresa Meadows presented the violations report – there were very few violations since the last meeting and most were similar to the past violations including garbage left outside of units. Pet owners not cleaning up after their pets is an issue and notices have been sent out reminding occupants to clean up after their dogs.
6. The rules and regulations for the development are still being worked on so a complete document is not yet ready. Updates to the document will be emailed to the Board for review soon.
7. Committees – there is still no interest from residents to volunteer for committees however this is not surprising considering the summer occupancy is low.
8. Legal update – Toni is sending a letter to Amarillo Bank (the bank that the developers used throughout their management of the HOA) requesting historical bank statements so they can be analyzed for inconsistencies; once the statements are received and can be evaluated the attorney can move forward with depositions.
9. Building/Facilities Update: Attempts to sell the tanning beds have not been successful so the board has approved donating them or disposing of them; the entertainment room equipment as well as the security equipment has being submitted for bids to repair/replace however several vendors have been slow to respond; working on getting bids in the next few weeks so a decision can be made; the theater room is a major priority so that it is up and running by the start of the Fall football season

10. Landscaping and Irrigation repairs: Bids from The Ground Crew and Green Teams were very similar however Toni has extensive positive experience with the Ground Crew so a unanimous decision was made to go with their proposal
11. The board agreed that a Back to School Bash should be held for the residents on Tuesday August 23rd before school starts. A \$1,500 budget was allocated for the bash for food and beverages. Tony and Teresa were going to research the cost of Bar-b-q and/or pizza.
12. Decorations – the Board agreed that we should price out large pre-lit artificial Christmas tree and Aggie themed decorations for the club house. It was decided that it would be nice for the club house to be decorated and inviting during the holiday season and a quality artificial tree should last many years. A traditional 'Angel' tree will also be displayed allowing residents to provide gifts for a needy child.
13. Pond – the drought has caused the algae to bloom which in turn clogs the fountain pump; Bobby is working on killing the algae by physically cleaning it out, chemical treatment and then dye in the water to reduce sunlight and algae growth
14. It was decided that the next Board meeting would be October 13th.
15. The meeting was adjourned at approximately 6:24 PM.

Cash Flow

Beal Properties

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

Date Range: 07/01/2022 to 09/30/2022 (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
Operating Income & Expense				
Income				
Begining Balance	0.00	0.00	1,642.65	0.31
Interest Income	34.92	0.02	48.90	0.01
Late Fees\NSF Rent	662.06	0.38	1,047.06	0.20
Homeowners Association Dues	168,642.04	97.79	505,932.21	96.55
Transfer Fee	450.00	0.26	2,300.00	0.44
Certified Letter Charge	0.00	0.00	27.84	0.01
LR- Capital Contributions	2,660.00	1.54	13,020.00	2.48
Certified Mail Charges Recovered	0.00	0.00	-20.88	0.00
Total Operating Income	172,449.02	100.00	523,997.78	100.00
Expense				
HOA Dues - Refund of Overpayment	290.00	0.17	290.00	0.06
Cable	23,094.17	13.39	69,016.99	13.17
Clubhouse Supplies	348.14	0.20	3,997.23	0.76
Carpet Cleaning	0.00	0.00	112.96	0.02
Copier Service	77.07	0.04	406.16	0.08
Electrical Repairs	6,426.96	3.73	31,495.59	6.01
Express Mail	10.30	0.01	10.30	0.00
Fence Repair	893.07	0.52	6,085.80	1.16
Community Events	2,512.67	1.46	2,512.67	0.48
Fire Alarm Repairs	552.08	0.32	3,790.43	0.72
Interior Furnishings	0.00	0.00	2,872.12	0.55
Gas	354.70	0.21	2,830.45	0.54
General Maintenance	2,823.82	1.64	10,707.56	2.04
Insurance	17,452.32	10.12	66,233.48	12.64
Transfer to Reserves	17,000.01	9.86	119,000.02	22.71
Keys/Locks	1,022.01	0.59	1,444.08	0.28
Legal Fees	243.75	0.14	9,969.60	1.90
Lawn/Property Maintenance	9,123.19	5.29	41,964.70	8.01
Landscape - Irrigation Repair	3,043.26	1.76	3,538.26	0.68
Special Projects	13,494.86	7.83	26,866.42	5.13
Management Fee	9,900.00	5.74	29,400.00	5.61
Monitoring Service	0.00	0.00	3,304.80	0.63
Cleaning Expense	1,664.08	0.96	6,568.69	1.25
Office Expenses	358.15	0.21	329.82	0.06
Parking Lot Repair	303.10	0.18	15,366.09	2.93
Pest Control	866.01	0.50	1,603.08	0.31
Plumbing Expense	1,967.22	1.14	12,354.31	2.36

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Porter Service	4,055.00	2.35	10,260.00	1.96
Pool Expense	6,626.31	3.84	39,389.27	7.52
Postage	-10.30	-0.01	-10.30	0.00
Pond Expense	3,067.37	1.78	3,067.37	0.59
Recreational Equipment Expense	243.56	0.14	1,844.09	0.35
Sign Expense	157.90	0.09	2,024.38	0.39
Telephone Service	139.64	0.08	418.92	0.08
Utilities	410.68	0.24	38,426.21	7.33
Utilities - electric	3,580.84	2.08	3,580.84	0.68
Utilities - Sprinkler	4,159.45	2.41	4,159.45	0.79
LR Utilities - Electric & Water	15,169.00	8.80	15,169.00	2.89
Total Operating Expense	151,420.39	87.81	590,400.84	112.67
NOI - Net Operating Income	21,028.63	12.19	-66,403.06	-12.67
Total Income	172,449.02	100.00	523,997.78	100.00
Total Expense	151,420.39	87.81	590,400.84	112.67
Net Income	21,028.63	12.19	-66,403.06	-12.67
Other Items				
Prepayments	-111.45		3,119.58	
Net Other Items	-111.45		3,119.58	
Cash Flow	20,917.18		-63,283.48	
Beginning Cash	55,596.44		139,373.10	
Beginning Cash + Cash Flow	76,513.62		76,089.62	
Actual Ending Cash	76,803.62		76,803.62	

Expense Distribution

Exported On: 10/17/2022 04:30 PM

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

Payees: All

Bill Date Range: 07/01/2022 to 09/30/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	08/15/2022	#1605	Roger Monhollen & Starr Monhollen	236.00	10454	08/22/2022	Roger Monhollen, Starr Monhollen, Lakeridge Townhomes - #1605: Move Out Refund
6101 - HOA Dues - Refund of Overpayment							
	07/21/2022	#1703	Janie Davila	70.00	10431	07/31/2022	Janie Davila, Lakeridge Townhomes - #1703: Move Out Refund
	08/18/2022	#0204	Michael & Wendy Odell	220.00	10453	08/18/2022	Michael & Wendy Odell, Lakeridge Townhomes - #0204: Move Out Refund
				290.00			
6130 - Cable							
07707130491-01-7	07/05/2022		SuddenLink	197.06	ACH	07/05/2022	Cable
07707-578037-01-9	07/28/2022		SuddenLink	7,476.98	ACH	07/28/2022	Internet
07707-130491-01-7	08/01/2022		SuddenLink	267.96	ACH	08/01/2022	Internet and Phone
07707-578037-01-9	08/10/2022		SuddenLink	7,476.98	ACH	08/10/2022	Internet and Phone
07707-130491-01-7	09/01/2022		SuddenLink	198.21	ACH	09/01/2022	
07707-578037-01-9	09/10/2022		SuddenLink	7,476.98	ACH	09/10/2022	
				23,094.17			
6131 - Clubhouse Supplies							
218200385225	07/01/2022		Walmart	17.04	ACH	07/01/2022	LR clubhouse supplies
9870911690	07/25/2022		Sam's	129.40	ACH	07/25/2022	Clubhouse
8677063380094	09/09/2022		Sam's	186.76	credit card	09/09/2022	Coffee supplies
225200372443	09/09/2022		Walmart	14.94	credit card	09/09/2022	Coffee supplies
				348.14			
6301 - Copier Service							
IN3857049	07/12/2022		Xerox Business Solutions Southwest	25.00	10427	07/12/2022	Copier Charge Lakeridge Club house.
IN3906396	08/12/2022		Xerox Business Solutions Southwest	25.00	10451	08/12/2022	Printer & Copier in clubhouse
IN3969830	09/09/2022		Xerox Business Solutions Southwest	27.07	10472	09/12/2022	Copier & Printer monthly charge
				77.07			
6390 - Electrical Repairs							
12786	07/12/2022	#3107	Constant Current Electric	150.00	10420	07/12/2022	3107 - installed new light bulb on porch.
2022493	07/12/2022		Oasis Pools	5,802.20	10423	07/12/2022	To expose, replace as needed en or raise junction boxes in line with west side lights.
12748	08/12/2022	#1904	Constant Current Electric	162.38	10444	08/12/2022	1904 - removed faulty porch light and replaced.
12824	09/09/2022		Constant Current Electric	162.38	10466	09/12/2022	Time clock was off due to power outages. Reprogrammed
12823	09/09/2022	#3011	Constant Current Electric	150.00	10466	09/12/2022	3011 - Replaced bulb on porch.
				6,426.96			
6410 - Express Mail							
249466	07/13/2022		Postal Plus	10.30	ACH	07/13/2022	Key Fobs
6430 - Fence Repair							
2022503	07/18/2022		Oasis Pools	514.19	10430	07/18/2022	6/13 - Weld gate shut x 3.. Cut down fence post to match.
10943	08/12/2022		Brenham Technical Services LLC	378.88	10442	08/12/2022	Purchased additions key fobs
				893.07			
6435 - Community Events							
000285	08/19/2022		Sam's Club	67.80	drafted	08/19/2022	Purchased coffee cups and 16 oz cups for Welcome Back Aggies party
Raising Canes	08/23/2022		Beal Properties	261.94	10455	08/25/2022	Food for Lakeridge Welcome Back Party
Shell (Ice Bags for party)	08/23/2022		Beal Properties	9.91	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Fastsigns Welcome Back Sign	08/23/2022		Beal Properties	142.76	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Heartworks (decorations)	08/23/2022		Beal Properties	43.28	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Lowe's -Decorations (plant)	08/23/2022		Beal Properties	19.44	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Party City (floor runner Football)	08/23/2022		Beal Properties	26.52	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Lowe's (Planter for LR)	08/23/2022		Beal Properties	34.60	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Hobby Lobby (Fabric Cloth)	08/23/2022		Beal Properties	14.57	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Double Daves Pizza & Pizza rolls	08/23/2022		Beal Properties	235.43	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Michaels (decorations)	08/23/2022		Beal Properties	38.93	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Raising Canes (LR Credit Card)	08/23/2022		Raising Canes Restaurant	130.97	credit card	08/23/2022	Lakeridge HOA Welcome Back Party
Double Daves Pizza & Pizza rolls(LR CC)	08/23/2022		Double Dave's Pizza	341.92	credit card	08/23/2022	Lakeridge HOA Welcome Back Party
K and S Sweets (LR CC)	08/23/2022		K and S Sweets	140.32	credit card	08/24/2022	Lakeridge HOA Welcome Back Party
Sam's Club (LR CC) Drinks	08/23/2022		Sam's Club	76.41	credit card	08/23/2022	Lakeridge HOA Welcome Back Party
Decorations from Michaels	08/25/2022		Beal Properties	28.10	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Amazon (maroon napkins)	08/25/2022		Beal Properties	24.80	10455	08/25/2022	Lakeridge HOA Welcome Back Party
Purchased Christmas Tree	09/12/2022		Beal Properties	874.97	10474	09/19/2022	Christmas Tree
				2,512.67			
6437 - Fire Alarm Repairs							
1061-F161073	08/12/2022		American Fire Protection Group- College Station	281.45	10441	08/12/2022	Installed missing escutcheon in unit 204
1061-F162882	09/09/2022		American Fire Protection Group- College Station	270.63	10463	09/12/2022	Installed missing escutcheon in 2nd floor of unit 3107
				552.08			
6450 - Gas							
4040991326	07/28/2022		Atmos Energy	70.31	ACH	07/28/2022	
4040991326	08/26/2022		Atmos Energy	71.36	ACH	08/26/2022	
4040991326	09/29/2022		Atmos Energy	213.03	ACH	09/29/2022	
				354.70			

6455 - General Maintenance							
11221	07/12/2022		The Clean Up Crew	275.00	10426	07/12/2022	Installation of 50" TV in Clubhouse conference rm.
11217	07/12/2022	#0207	The Clean Up Crew	75.00	10426	07/12/2022	Repaired fence between 206 - 0207 middle section
11218	07/12/2022		The Clean Up Crew	70.00	10426	07/12/2022	Reset new holes for hinge screws
11228	07/12/2022	#1607	The Clean Up Crew	85.00	10426	07/12/2022	repaired fence between 1606-1607
11229	07/12/2022		The Clean Up Crew	430.00	10426	07/12/2022	hung picture - moved paper holder next to soap dispenser in ladies RR.
11268	08/12/2022		The Clean Up Crew	81.00	10448	08/12/2022	Replaced broken pickets by building 22
11290	08/12/2022		The Clean Up Crew	87.00	10448	08/12/2022	secured mirror in clubhouse gym, removed wasp nest located near clubhouse.
11261	08/12/2022		The Clean Up Crew	90.00	10448	08/12/2022	replaced lightbulbs in office ceiling and ceiling fan. hung stop sign on existing pole
11250	08/12/2022	#1701	The Clean Up Crew	75.00	10448	08/12/2022	1701 - replaced gate latch
	08/12/2022		Robert Walker	38.38	10450	08/12/2022	Reimburse Bob Walker for Trash bags purchased at Lowes.
11320	08/12/2022	#0506	The Clean Up Crew	90.00	10448	08/12/2022	entry steps flagstones steps unit 506-507
11324	08/12/2022	#1601	The Clean Up Crew	75.00	10448	08/12/2022	1601 - reattached fence to post on south side facing fence
92634	08/12/2022		Chad's Mobile Wash	150.00	10443	08/12/2022	Building 5&6 - pressure washed dirt /grime off walkway/sidewalk and parking lot.
11230	08/12/2022	#0506	The Clean Up Crew	83.00	10448	08/12/2022	0506 - stairs (stone left of steps at bottom of stairs detached.
11450	09/09/2022	#1703	The Clean Up Crew	90.00	10471	09/12/2022	1703 - reattached back fence from wall
11425	09/09/2022	#0506	The Clean Up Crew	95.00	10471	09/12/2022	0506 - replacement screws for porch light cover and replaced bulbs.
11363	09/09/2022	#0204	The Clean Up Crew	107.00	10471	09/12/2022	0204- replaced missing vent cap
11362	09/09/2022	#0207	The Clean Up Crew	75.00	10471	09/12/2022	repaired iron fence back of 0207
11361	09/09/2022		The Clean Up Crew	75.00	10471	09/12/2022	repaired exterior light on brick column @ Jones butler side
11389	09/09/2022	#3101	The Clean Up Crew	80.00	10471	09/12/2022	3101- replaced electrical box cover, removed wires from foundation.
11360	09/09/2022	#0101	The Clean Up Crew	81.00	10471	09/12/2022	0101 - repaired gate in back yard.
1153271	09/09/2022		ACME GLASS INC.	516.44	10462	09/12/2022	1603 - Replaced annealed insulated unit
91891	09/23/2022		Chad's Mobile Wash	200.00	10465,	09/12/2022,	Pressure wash/clean siding/wood facades (3 total) on building 4
				3,023.82			
6470 - Insurance							
F009386555-00001	07/31/2022		Farmers Insurance Exchange	8,726.16	10432	07/31/2022	Monthly Insurance Premium
F009386555-001-00001	08/31/2022		Farmers Insurance Exchange	8,726.16	10456	08/31/2022	Monthly Insurance Premium
				17,452.32			
6471 - Transfer to Reserves							
	07/01/2022		Lakeridge HOA	5,666.67	10416	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Lakeridge HOA	5,666.67	10434	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022		Lakeridge HOA	5,666.67	10457	09/01/2022	September 2022 - Transfer to Reserves
				17,000.01			
6472 - Keys/Locks							
11012	08/12/2022		Brenham Technical Services LLC	757.75	10442	08/12/2022	Purchased 35 new remotes for Lakeridge
10959	08/12/2022		Brenham Technical Services LLC	227.33	10442	08/12/2022	purchased 6 additional remotes
11083	09/09/2022		Brenham Technical Services LLC	757.75	10464	09/12/2022	Purchased 20 keyfob remotes for Lakeridge.
11032	09/09/2022		Brenham Technical Services LLC	1,136.63	10464	09/12/2022	Purchased additional 30 keyfob remotes
1868840	09/16/2022		DoorKing Inc.	311.70	ACH	09/16/2022	One time payment for late fees
1886444	09/29/2022		DoorKing Inc.	140.85	ACH	09/29/2022	
				3,332.01			
6473 - Legal Fees							
47199	09/09/2022		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	243.75	10469	09/12/2022	updated the discover & finalized discovery requests
6475 - Lawn/Property Maintenance							
7066	07/12/2022		Grassroots, LLC	1,780.29	10421	07/12/2022	Installation of flats, bedding mix, spreading soil conditioner
7122	07/12/2022		Grassroots, LLC	631.40	10421	07/12/2022	
7101	07/12/2022		Grassroots, LLC	3,355.75	10421	07/12/2022	Monthly Lawn Maintenance
7171	08/12/2022		Grassroots, LLC	3,355.75	10445	08/12/2022	Monthly Lawn Maintenance
				9,123.19			
6476 - Landscape - Irrigation Repair							
7121	07/12/2022	#0203	Grassroots, LLC	249.45	10421	07/12/2022	#203 - Irrigation labor to repair line break and replace valve.
7090	07/12/2022		Grassroots, LLC	1,761.72	10421	07/12/2022	Irrigation labor and supplies to repair and replace rotors and risers
7139	07/18/2022		Grassroots, LLC	1,032.09	10429	07/18/2022	irrigation repair to mainline. 4'deep to access broken mainline. Repaired.
				3,043.26			
6531 - Special Projects							
17988	08/09/2022		Audio Video	13,494.86	10440	08/09/2022	Deposit for new Theater System
6540 - Management Fee							
	07/11/2022		Beal Properties	3,300.00	10419	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	3,300.00	10435	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	3,300.00	10458	09/07/2022	Management Fee for 09/2022
				9,900.00			
6600 - Cleaning Expense							
403967	07/12/2022		Ray Criswell Distributing Company	41.08	10425	07/12/2022	Cleaning supplies
0000226	07/12/2022		Jessica Hudson	541.00	10422	07/12/2022	Lakeridge Clubhouse - clean
0000230	08/08/2022		Jessica Hudson	541.00	10437	08/08/2022	Monthly Cleaning of Lakeridge Clubhouse
0000234	09/07/2022		Jessica Hudson	541.00	10461	09/07/2022	Lakeridge Clubhouse - clean
				1,664.08			
6665 - Office Expenses							

2654554-0	07/05/2022	Great American Business Products	163.73	ACH	07/05/2022	Welcome Mat
17028994	07/06/2022	HD Supply Facilities Maintenance	59.48	10436, cre	08/08/2022, 08/08/2022, 07/08/2022	Interior Convex Mirror
3980	08/01/2022	Sam's Club	134.94	credit card	08/01/2022	supplies for Lakeridge Clubhouse
477359	09/29/2022	Beal Properties	12.71	10493	10/11/2022	Batteries for Key Fobs Beal Credit Card
			370.86			
6691 - Parking Lot Repair						
4306	07/12/2022	Precision Pavement Maintenance, LLC	303.10	10424	07/12/2022	Restriped parking space stencil for #2705
6695 - Pest Control						
25886	09/09/2022	Joe Loudat DBA/	54.13	10468	09/12/2022	Fire Ant control
1058	09/15/2022	Kochab Enterprises LLC	811.88	10473	09/15/2022	Reimburse owner for bees entering their unit from the outside. Lakeridge HOA responsibility.
			866.01			
6700 - Plumbing Expense						
76325	07/18/2022	Ed Phillips Plumbing	178.61	10428	07/18/2022	206-207/ Found water leak in between one and 207 to be an irrigation valve box.
4688	08/12/2022	Twin City Plumbing LLC	1,450.00	10449	08/12/2022	repaired leak at 2" main water line by swimming pool, repaired water leak on sprinkler by basketball court
4727	08/12/2022	Twin City Plumbing LLC	160.00	10449	08/12/2022	unclogged toilets in men's bathroom clubhouse
77311	09/09/2022	Ed Phillips Plumbing	178.61	10467	09/12/2022	Building 16 - checked the aerator in 1606, in bathroom, pressure issues, pressure drops.
			1,967.22			
6701 - Porter Service						
4368	07/07/2022	Lopez Boyz	120.00	10417	07/07/2022	Bulk Pick up
2493	07/07/2022	Robert Walker	600.00	10418	07/07/2022	Monthly Porter Service
2481	07/07/2022	Robert Walker	540.00	10418	07/07/2022	Bulk Pick up
2499	08/08/2022	Robert Walker	525.00	10439	08/08/2022	Bulk Pick up
2517	08/08/2022	Robert Walker	450.00	10439	08/08/2022	Monthly Porter Service
4421	08/08/2022	Lopez Boyz	600.00	10438	08/08/2022	Bulk Pick up
4531	09/06/2022	Lopez Boyz	260.00	10459	09/07/2022	Complete Trash out and haul off to dump, Bulk items.
2543	09/06/2022	Robert Walker	600.00	10460	09/07/2022	Monthly Porter Service
2535	09/06/2022	Robert Walker	360.00	10460	09/07/2022	Monthly Bulk Pick Up
			4,055.00			
6702 - Pool Expense						
2022478	07/18/2022	Oasis Pools	1,817.76	10430	07/18/2022	Monthly Pool Cleaning & Supplies (june)
2022526	08/12/2022	Oasis Pools	2,089.65	10447	08/12/2022	Monthly Pool Cleaning & Supplies (June)
2022525	08/12/2022	Oasis Pools	288.81	10447	08/12/2022	Monthly Pond Lake Dye - June
2022611	09/09/2022	Oasis Pools	214.88	10470	09/12/2022	replaced spider gasket on pump #2
2022612	09/09/2022	Oasis Pools	109.75	10470	09/12/2022	repaired plumbing in wall to repair leak.
2022570	09/09/2022	Oasis Pools	2,105.46	10470	09/12/2022	Monthly Pool Cleaning & Supplies (July)
			6,626.31			
6708 - Pond Expense						
2022610	09/09/2022	Oasis Pools	2,489.75	10470	09/12/2022	removed pond algae with machine , cleaned fountain screen
2022569	09/09/2022	Oasis Pools	288.81	10470	09/12/2022	Monthly Pond Lake Dye - July
2022477	09/09/2022	Oasis Pools	288.81	10470	09/12/2022	Monthly Pond Lake Dye - May
			3,067.37			
6725 - Recreational Equipment Expense						
IN0049634	08/12/2022	Marathon Fitness	243.56	10446	08/12/2022	Quarterly preventative Maintenance scheduled for August 2022
6753 - Sign Expense						
465-62397	07/31/2022	Fast Signs	236.89	10433	07/31/2022	Lakeridge Vinyl Calendared with Lamination
6757 - Telephone Service						
2253685	08/01/2022	Kings III Of America, LLC	139.64	ACH	08/01/2022	Pool Phone
6810 - Utilities						
587849-216996	07/28/2022	College Station Utilities	32.53	ACH	07/28/2022	Electric BL 2
587849-216994	07/28/2022	College Station Utilities	348.18	ACH	07/28/2022	Electric, Sanitation -BL 1
587849-216996	08/30/2022	College Station Utilities	29.97	ACH	08/30/2022	1198 Jones Butler BI 2
			410.68			
6820 - Utilities - electric						
587849-216998	07/28/2022	College Station Utilities	40.53	ACH	07/28/2022	Electric - BL 3
587849-217212	07/28/2022	College Station Utilities	37.05	ACH	07/28/2022	Electric - BL 4
587849-219282	07/28/2022	College Station Utilities	1,452.01	ACH	07/28/2022	Electric, Drainage - CH
587849-216994	09/29/2022	College Station Utilities	460.09	ACH	09/29/2022	BLDG 1
587849-216996	09/29/2022	College Station Utilities	32.23	ACH	09/29/2022	BLDG 2
587849-216998	09/29/2022	College Station Utilities	29.05	ACH	09/29/2022	BLDG 3
587849-217212	09/29/2022	College Station Utilities	45.97	ACH	09/29/2022	BLDG 4
587849-219282	09/29/2022	College Station Utilities	1,483.91	ACH	09/29/2022	CLUBHOUSE
			3,580.84			
6835 - Utilities - Sprinkler						
587849-101094	07/28/2022	College Station Utilities	3,449.60	ACH	07/28/2022	Sprinkler
587849-101094	09/29/2022	College Station Utilities	709.85	ACH	09/29/2022	
			4,159.45			
6845 - LR Utilities - Electric & Water						
587849-228260	07/28/2022	College Station Utilities	141.04	ACH	07/28/2022	Electric, Water
587849-220960	07/28/2022	College Station Utilities	158.41	ACH	07/28/2022	Electric, Water - BL 29
587849-229112	07/28/2022	College Station Utilities	129.13	ACH	07/28/2022	Electric, Water - BL30
587849-229114	07/28/2022	College Station Utilities	201.01	ACH	07/28/2022	Electric, Water- BI 31
587849-223476	07/28/2022	College Station Utilities	120.35	ACH	07/28/2022	Electric, Water - BL 18
587849-220956	07/28/2022	College Station Utilities	281.70	ACH	07/28/2022	Electric, Water - BL 19
587849-220958	07/28/2022	College Station Utilities	109.72	ACH	07/28/2022	Electric, Water - BL 20
587849-224476	07/28/2022	College Station Utilities	171.73	ACH	07/28/2022	Electric, Water - BL 21

587849-224798	07/28/2022	College Station Utilities	109.36	ACH	07/28/2022	Electric, Water - BL 22
587849-228254	07/28/2022	College Station Utilities	75.53	ACH	07/28/2022	Electric, Water - BL 23
587849-228256	07/28/2022	College Station Utilities	81.82	ACH	07/28/2022	Electric, Water - BL 24
587849-227774	07/28/2022	College Station Utilities	86.70	ACH	07/28/2022	Electric, Water - BL 25
587849-224800	07/28/2022	College Station Utilities	90.56	ACH	07/28/2022	Electric, Water - BL 26
587849-228258	07/28/2022	College Station Utilities	148.41	ACH	07/28/2022	Electric, Water - BL 27
587849-220906	07/28/2022	College Station Utilities	166.88	ACH	07/28/2022	Electric, Water - BL 10
587849-237550	07/28/2022	College Station Utilities	111.15	ACH	07/28/2022	Electric, Water - BL 12
587849-237548	07/28/2022	College Station Utilities	121.68	ACH	07/28/2022	Electric, Water - BL 11
587849-237552	07/28/2022	College Station Utilities	205.32	ACH	07/28/2022	Electric, Water - BL 13
587849-237554	07/28/2022	College Station Utilities	182.07	ACH	07/28/2022	Electric, Water - BL 14
587849-234952	07/28/2022	College Station Utilities	143.26	ACH	07/28/2022	Electric, Water - BL 15
587849-234938	07/28/2022	College Station Utilities	89.12	ACH	07/28/2022	Electric, Water - BL 16
587849-234950	07/28/2022	College Station Utilities	139.89	ACH	07/28/2022	Electric, Water - BL 17
587849-217214	07/28/2022	College Station Utilities	132.69	ACH	07/28/2022	Electric, Water - BL 5
587849-217216	07/28/2022	College Station Utilities	139.35	ACH	07/28/2022	Electric, Water - BL 6
587849-220564	07/28/2022	College Station Utilities	169.07	ACH	07/28/2022	Electric, Water - BL 7
587849-220904	07/28/2022	College Station Utilities	176.73	ACH	07/28/2022	Electric, Water - BL 8
587849-220456	07/28/2022	College Station Utilities	137.62	ACH	07/28/2022	Electric, Water - BL 9
587849-228260	08/30/2022	College Station Utilities	114.53	ACH	08/30/2022	Building 28
587849-220960	08/30/2022	College Station Utilities	143.54	ACH	08/30/2022	Building 29
587849-216998	08/30/2022	College Station Utilities	37.66	ACH	08/30/2022	Building 3
587849-229112	08/30/2022	College Station Utilities	147.94	ACH	08/30/2022	Building 30
587849-229114	08/30/2022	College Station Utilities	188.53	ACH	08/30/2022	Building 31
587849-223476	08/30/2022	College Station Utilities	133.61	ACH	08/30/2022	Building 18
587849-220956	08/30/2022	College Station Utilities	217.53	ACH	08/30/2022	Building 19
587849-220958	08/30/2022	College Station Utilities	104.10	ACH	08/30/2022	Building 20
587849-224476	08/30/2022	College Station Utilities	204.56	ACH	08/30/2022	Building 21
587849-224798	08/30/2022	College Station Utilities	87.90	ACH	08/30/2022	Building 22
587849-228254	08/30/2022	College Station Utilities	69.46	ACH	08/30/2022	Building 23
587849-228256	08/30/2022	College Station Utilities	76.21	ACH	08/30/2022	Building 24
587849-227774	08/30/2022	College Station Utilities	85.63	ACH	08/30/2022	Building 25
587849-217212	08/30/2022	College Station Utilities	37.97	ACH	08/30/2022	Building 4
587849-224800	08/30/2022	College Station Utilities	79.15	ACH	08/30/2022	Building 26
587849-228258	08/30/2022	College Station Utilities	95.06	ACH	08/30/2022	Building 27
587849-220906	08/30/2022	College Station Utilities	152.28	ACH	08/30/2022	Building 10
587849-237550	08/30/2022	College Station Utilities	57.16	ACH	08/30/2022	Building 12
587849-237548	08/30/2022	College Station Utilities	115.00	ACH	08/30/2022	Building 11
587849-237552	08/30/2022	College Station Utilities	188.59	ACH	08/30/2022	Building 13
587849-237554	08/30/2022	College Station Utilities	187.11	ACH	08/30/2022	Building 14
587849-234952	08/30/2022	College Station Utilities	119.96	ACH	08/30/2022	Building 15
587849-234938	08/30/2022	College Station Utilities	145.40	ACH	08/30/2022	Building 16
587849-234950	08/30/2022	College Station Utilities	113.55	ACH	08/30/2022	Building 17
587849-217214	08/30/2022	College Station Utilities	111.38	ACH	08/30/2022	Building 5
587849-217216	08/30/2022	College Station Utilities	132.66	ACH	08/30/2022	Building 6
587849-220564	08/30/2022	College Station Utilities	184.65	ACH	08/30/2022	Building 7
587849-220904	08/30/2022	College Station Utilities	121.41	ACH	08/30/2022	Building 8
587849-220456	08/30/2022	College Station Utilities	151.24	ACH	08/30/2022	Building 9
587849-219282	08/30/2022	College Station Utilities	1,419.91	ACH	08/30/2022	Clubhouse
587849-101094	08/30/2022	College Station Utilities	1,616.60	ACH	08/30/2022	Lakeridge Complex
587849-216994	08/30/2022	College Station Utilities	243.16	ACH	08/30/2022	Building 1
587849-228260	09/29/2022	College Station Utilities	149.74	ACH	09/29/2022	BLDG 28
587849-220960	09/29/2022	College Station Utilities	169.26	ACH	09/29/2022	BLDG 29
587849-229112	09/29/2022	College Station Utilities	214.42	ACH	09/29/2022	BLDG 30
587849-229114	09/29/2022	College Station Utilities	269.46	ACH	09/29/2022	BLDG 31
587849-223476	09/29/2022	College Station Utilities	157.00	ACH	09/29/2022	BLDG 18
587849-220956	09/29/2022	College Station Utilities	171.30	ACH	09/29/2022	BLDG 19
587849-220958	09/29/2022	College Station Utilities	109.11	ACH	09/29/2022	BLDG 20
587849-224476	09/29/2022	College Station Utilities	152.36	ACH	09/29/2022	BLDG 21
587849-224798	09/29/2022	College Station Utilities	163.06	ACH	09/29/2022	BLDG 22
587849-228254	09/29/2022	College Station Utilities	135.78	ACH	09/29/2022	BLDG 23
587849-228256	09/29/2022	College Station Utilities	101.78	ACH	09/29/2022	BLDG 24
587849-227774	09/29/2022	College Station Utilities	151.05	ACH	09/29/2022	BLDG 25
587849-224800	09/29/2022	College Station Utilities	119.53	ACH	09/29/2022	BLDG 26
587849-228258	09/29/2022	College Station Utilities	118.97	ACH	09/29/2022	BLDG 27
587849-220906	09/29/2022	College Station Utilities	169.00	ACH	09/29/2022	BLDG 10
587849-237550	09/29/2022	College Station Utilities	96.15	ACH	09/29/2022	BLDG 12
587849-237548	09/29/2022	College Station Utilities	130.68	ACH	09/29/2022	BLDG 11
587849-237552	09/29/2022	College Station Utilities	265.26	ACH	09/29/2022	BLDG 13
587849-237554	09/29/2022	College Station Utilities	281.21	ACH	09/29/2022	BLDG 14
587849-234952	09/29/2022	College Station Utilities	165.84	ACH	09/29/2022	BLDG 15
587849-234938	09/29/2022	College Station Utilities	159.73	ACH	09/29/2022	BLDG 16
587849-234950	09/29/2022	College Station Utilities	156.22	ACH	09/29/2022	BLDG 17
587849-217214	09/29/2022	College Station Utilities	168.67	ACH	09/29/2022	BLDG 5
587849-217216	09/29/2022	College Station Utilities	166.31	ACH	09/29/2022	BLDG 6
587849-220564	09/29/2022	College Station Utilities	140.86	ACH	09/29/2022	BLDG 7
587849-220904	09/29/2022	College Station Utilities	207.05	ACH	09/29/2022	BLDG 8
587849-220456	09/29/2022	College Station Utilities	175.46	ACH	09/29/2022	BLDG 9
			15,169.00			
Total			154,268.39			



PROSPERITY BANK[®]

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Statement Date

9/30/2022

2555 1 AV 0.455

Account No

****3782

THE OWNERS ASSOCIATION OF LAKERIDGE

CONDOMINIUM INC

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

Page 1 of 5



STATEMENT SUMMARY

TX Business Money Market Account No ****3782

09/01/2022	Beginning Balance			\$185,576.47
	2 Deposits/Other Credits		+	\$5,717.78
	0 Checks/Other Debits		-	\$0.00
09/30/2022	Ending Balance	30	Days in Statement Period	\$191,294.25
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/06/2022	Deposit	\$5,666.67
09/30/2022	Accr Earning Pymt Added to Account	\$51.11

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
09-01	\$185,576.47	09-06	\$191,243.14	09-30	\$191,294.25

EARNINGS SUMMARY

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

Interest Paid This Period	\$51.11	Annual Percentage Yield Earned	0.33 %
Interest Paid YTD	\$221.60	Days in Earnings Period	30

0000



103161 : 00255501





BEAL
Properties

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

October 17, 2022

Lakeridge Management Report

Delinquency Report: As of today, there is a total of \$1862.81 owed to the HOA including late fees and interest. This is made up mostly of unpaid fob charges and late fees. Only one account is past due 2 months, this account frequently pays 3 months in arrears at a time, including the late fees and interest.

Violations Report: I had 5 violations, for small things like, leaving trash or other unsightly items on the front porch. I tagged the doors and emailed the Owners, and they were taken care of.

Work Orders: We replaced broken pickets around the complex, including the fence along 2818 to the back of the unit. We repaired a leaning column at the entrance and pulled back the wrought iron fence that had come loose from that column. We repaired a couple of the Lights that were broken as well at that same entrance. I'm working with the manager at the convenient store to repair the broken sprinkler head on their side of the fence that has water pouring down our drive in, in the mornings. We repaired the lights at the basketball goal. We had a few broken sprinkler heads by the maintenance building and back bathrooms. We had the remaining dead shrubs and trees removed that did not survive the drought.

TGC Landscapes, LLC

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



Estimate

ADDRESS

Creek Meadow's HOA
3363 University Dr. E Suite 215
Bryan, TX 77802 United States

SHIP TO

Creek Meadow's HOA
3363 University Dr. E Suite 215
Bryan, TX 77802 United States

ESTIMATE

EST2214244

DATE

02/10/2022

DATE	DESCRIPTION	QTY	AMOUNT
	Lakeridge Irrigation Electrical Repair		
	Per Quantities provided by Beal	1	65,800.00
	-121 decoders		
	-55 10" round valve boxes		
	-6 12" rectangle boxes		
	-misc irrigation fittings		
	-grounding rods 2		
	-Hunter lcc Controller 4		
	-labor to rewire 121 irrigation balve system and install new irrigation wire and decoders		
	-ez decoder module 8		
	-14 ga decoder wire/ft		
	-celebration bermuda repair 2 pallets		
	-Topsoil loads 2		
	Excludes bores, lightning arrestors, sales tax, materials and labor for excess quantities not provided to TGC,		
	Assumes Zone map provided with Valve locations to TGC, wire path is accessible with existing sleeves, all electric valves are operational		

SUBTOTAL	65,800.00
TAX	0.00
TOTAL	\$65,800.00

Accepted By

Accepted Date



Facilities Advisors
1121 E Spring Creek Pkwy Ste 110
Plano, TX 75074

(602) 698-0905
greg@FAreserves.com
ArizonaReserveStudy.com

August 11, 2021

Jensen McMurray
Lakeridge Townhomes
1198 Jones Butler Rd
College Station, TX 77845

New for 2021
**3-D Scale Exterior models
included on ALL
Buildings!**

**Reserve Study Services Agreement
Reserve study – with Site Analysis**

This Agreement is made between Facilities Advisors (“FA”) and **Lakeridge Townhomes**, (the “Association”). The Association has engaged FA to perform and prepare an analysis and forecast of the Association's replacement funding program (“Reserve Study”) pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **January 1, 2022**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of FA’s receipt of the applicable documents, information, and materials requested, and completion of the site analysis by FA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, FA’s research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, FA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

FA hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide FA with all of the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of FA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with FA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow FA reasonable access to conduct periodic physical inspections of the Association’s facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the “Report Date”). If the Association does not inform FA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and FA will issue the final report.
4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on FA’s web site at https://www.reservestudyusa.com/images/Acrobat_files/SAMPLE_RESERVE_STUDY.PDF. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association’s internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** FA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. FA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** FA's fee for preparing the Reserve Study, with site analysis, for the period beginning **January 1, 2022**, is **\$ 5,350**. 50% of this fee (\$ 2,675) will be billed at the start of the site analysis and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report, and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into the Facilities 7 software and providing access to the Association.
7. **No Warranties:** The Association acknowledges and agrees that neither FA, nor any officer, director, owner, employee, agent or affiliate of FA, has made any representations, warranties, guarantees, or promises of any kind regarding FA's services or deliverables except as expressly provided in this Agreement. FA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. FA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.
8. **Miscellaneous:**
 - (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
 - (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Arizona.
 - (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, FA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. FA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
 - (d) Third Party Actions. If there are any member or third-party actions involving the Association which cause FA to incur time charges or expenses other than for the initial preparation of the reserve study report, FA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.
9. **Limitations of Reserve Study.** Association understands and agrees that:
 - (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
 - (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
 - (c) FA's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
 - (d) The scope of the Reserve Study is expressly limited to the components included.

10. Limitations of Reserve Study (continued).

- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under FA's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold FA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

For Lakeridge Townhomes:

By: _____
Board Member

Date

Print Name / Title

For Facilities Advisors International LLC:

By: *Greg Libke*

August 11, 2021