



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

## **Call to Order**

## **Review / Approval Meeting Minutes**

- Board Meeting July 13<sup>th</sup>, 2021

## **Financial Report**

- Cash flow & Expense – YTD 2021

## **Management Reports**

- Delinquency Status
- Violations Report – Questions for the Board
- Work Orders

## **Unfinished Business**

- Rules & Regs with Fines and Fees Schedule
- Pool: Hot tubs / Fire pit Meeting with Oasis Pools
- Committees: Landscape / Social / ACC

## **New Business**

- Fountain – 2 bids Solitude / Oasis Pools
- Annual Member Meeting – November 6<sup>th</sup> @ 10am

## **Next Meeting**

- Next Meetings December \_\_\_\_\_, 2021 @ \_\_\_\_\_ pm

## **Adjourn**

# **LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING**

## **MEETING MINUTES**

**July 13, 2021**

### **LAKERIDGE CONFERENCE ROOM**

**Attendance: Robert Orzabal, Waseem Srouji, Brad Carrier, Toni Myers, Victoria Ivy**

- 1. The meeting was called to order at approximately 5:58 PM**
  - The minutes from the April 13<sup>th</sup> meeting were reviewed unanimously approved**
- 2. The second quarter cash flow report was presented by Toni Myers; gross operating income for the second quarter was \$172,446.80; total operating expenses were \$91,140.03; net operating income was \$81,306.65; cash balance at the end of the second quarter is \$136,467.55. Note that beginning balance when the HOA was formed in January was approximately \$13,000.**
- 3. Toni noted that the ongoing lawsuit was still in process but the Owner who filed the petition is selling all of his units. Toni suggested that if the plaintiff decides for any reason to drop the lawsuit that the HOA should consider pursuing it**
- 4. The Homeowner Delinquency report was presented by Toni Myers, approximately 2 units are delinquent down from 13 units at the end of the first quarter; total delinquent dues for these units is \$5,114; one of the units is in the process of paying and one is still disputing the amount however they are working with Toni to resolve the issues**
- 5. Property maintenance/updates/repairs – Toni is in the process of confirming bids to get the buildings around the pool power washed and to have the stairs by the pond power washed; the hot tubs are scheduled to have the tanning bed covers installed by the end of July; a new work bench has been ordered for the workout room; working on bids to convert the fire pit into a table; the board authorized Toni to look into selling the tanning beds so that they can be removed and the space converted to another use; the theater room electronic systems still need to be repaired so that it can work properly, the board authorized Toni to obtain bids; the board authorized Toni to have the clubhouse repainted and she is waiting to confirm the bid; a new emergency pool phone is being installed so that we remain in compliance with safety requirements**
- 6. Toni has provided a draft copy of rules and regulation for the Lakeridge home owners and occupants for the board to review so that by the next meeting we should be ready to update/modify and approve them**
- 7. Long Term Capital Improvement Plan – Toni suggested that a 10 year plan with a budget be developed before year's end and suggested that Brad Carrier work with her on that plan, the goal is to have a detailed plan to present before the Annual Members meeting**
- 8. The meeting was adjourned at approximately 7:15 PM.**

## Cash Flow

### Beal Properties

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

Date Range: 01/01/2021 to 09/28/2021 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Balance Forward	7,372.84	1.46	7,372.84	1.46
Pool Fobs	105.00	0.02	105.00	0.02
Homeowners Association Dues	491,098.33	97.17	491,098.33	97.17
Transfer Fee	1,685.00	0.33	1,685.00	0.33
Certified Letter Charge	41.76	0.01	41.76	0.01
LR- Capital Contributions	4,400.00	0.87	4,400.00	0.87
Miscellaneous Income	707.17	0.14	707.17	0.14
<b>Total Operating Income</b>	<b>505,410.10</b>	<b>100.00</b>	<b>505,410.10</b>	<b>100.00</b>
<b>Expense</b>				
Appliance/Plumbing Purchases	1,250.00	0.25	1,250.00	0.25
Bank Fees/Office Expenses	55.84	0.01	55.84	0.01
Broadband service	44,632.62	8.83	44,632.62	8.83
Cable	46,127.41	9.13	46,127.41	9.13
Copier Service	243.63	0.05	243.63	0.05
Electrical Repairs	7,644.78	1.51	7,644.78	1.51
Emergency Water Extraction	2,468.10	0.49	2,468.10	0.49
Fence Repair	14,065.86	2.78	14,065.86	2.78
Fire Alarm Repairs	5,447.15	1.08	5,447.15	1.08
Gas	663.15	0.13	663.15	0.13
General Maintenance	2,903.96	0.57	2,903.96	0.57
Insurance	57,815.60	11.44	57,815.60	11.44
Keys/Locks	288.50	0.06	288.50	0.06
Lawn/Property Maintenance	58,684.06	11.61	58,684.06	11.61
Maintenance Supplies	1,207.20	0.24	1,207.20	0.24
Special Projects	4,611.96	0.91	4,611.96	0.91
Management Fee	28,000.00	5.54	28,000.00	5.54
Misc. Property Expense	1,151.44	0.23	1,151.44	0.23
Monitoring Service	3,748.46	0.74	3,748.46	0.74
Cleaning Expense	4,133.42	0.82	4,133.42	0.82
Office Expenses	1,290.97	0.26	1,290.97	0.26
Parking Lot Repair	692.80	0.14	692.80	0.14
Pest Control	5,461.22	1.08	5,461.22	1.08
Plumbing Expense	2,080.00	0.41	2,080.00	0.41
Porter Service	8,131.60	1.61	8,131.60	1.61
Pool Expense	11,075.06	2.19	11,075.06	2.19
Postage	-0.71	0.00	-0.71	0.00
Security Expense	1,834.84	0.36	1,834.84	0.36
Sign Expense	524.97	0.10	524.97	0.10

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Telephone Service	519.37	0.10	519.37	0.10
Trash Pick-up	50.00	0.01	50.00	0.01
Utilities	40,322.38	7.98	40,322.38	7.98
<b>Total Operating Expense</b>	<b>357,125.64</b>	<b>70.66</b>	<b>357,125.64</b>	<b>70.66</b>
<b>NOI - Net Operating Income</b>	<b>148,284.46</b>	<b>29.34</b>	<b>148,284.46</b>	<b>29.34</b>
Total Income	505,410.10	100.00	505,410.10	100.00
Total Expense	357,125.64	70.66	357,125.64	70.66
<b>Net Income</b>	<b>148,284.46</b>	<b>29.34</b>	<b>148,284.46</b>	<b>29.34</b>
<b>Other Items</b>				
Prepayments	-352.34		-352.34	
<b>Net Other Items</b>	<b>-352.34</b>		<b>-352.34</b>	
<b>Cash Flow</b>	<b>147,932.12</b>		<b>147,932.12</b>	
<b>Beginning Cash</b>	<b>13,214.00</b>		<b>13,214.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>161,146.12</b>		<b>161,146.12</b>	
<b>Actual Ending Cash</b>	<b>162,687.12</b>		<b>162,687.12</b>	

### Expense Distribution

Exported On: 02/25/2021 04:26 PM

Properties: Lakewood Townhomes - 1199 Jones Butler Rd College Station, TX 77845

Payees: All

Bill Date Range: 01/01/2021 to 09/28/2021 (This Year-to-date)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>4800 - Homeowners Association Dues</b>							
	05/12/2021	#2304	Ed Harmon	212.00	10104	05/12/2021	Ed Harmon, Lakewood Townhomes - #2304. Move Out Refund
	05/26/2021	#1707	Fionnuala Stockton	236.00	10115	05/26/2021	Fionnuala Stockton, Lakewood Townhomes - #1707. Move Out Refund
	05/27/2021	#2108	John Gutierrez	212.00	10128	05/15/2021	John Gutierrez, Lakewood Townhomes - #2108. Move Out Refund
	05/27/2021	#2110	John Gutierrez	173.00	10129	05/15/2021	John Gutierrez, Lakewood Townhomes - #2110. Move Out Refund
	06/01/2021	#2402	Mark Seidenberger	236.00	10126	06/06/2021	Mark Seidenberger, Lakewood Townhomes - #2402. Move Out Refund
	06/29/2021	#2705	Matthew & Sandra Harris	236.00	10138	06/30/2021	Matthew Sandra, Lakewood Townhomes - #2705. Move Out Refund
	06/30/2021	#1108	David Gerza	236.00	10137	06/30/2021	David Gerza, Lakewood Townhomes - #1108. Move Out Refund
				1,541.00			
<b>6010 - Appliance/Plumbing Purchases</b>							
3285	04/07/2021		Twin City Plumbing LLC	1,250.00	10073	04/07/2021	Clubhouse- replaced 40 gal water heater
<b>6060 - Broadband service</b>							
07707-578037-01-9	07/19/2021		SuddenLink	14,877.54	10155	07/19/2021	Monthly Broadband Service (May 2021)
07707-578037-01-9	07/19/2021		SuddenLink	14,877.54	10155	07/19/2021	Monthly Broadband Service (June 2021)
07707-578037-01-9	07/19/2021		SuddenLink	14,877.54	10155	07/19/2021	Monthly Broadband Service (April 2021)
				44,532.62			
<b>6130 - Cable</b>							
07707-578037-01-9	02/03/2021		SuddenLink	14,877.54	10017	02/08/2021	Internet / Cable - Complex
07707-130481-01-7	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	clubhouse phone and internet and cable
07707-130481-01-7	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	10060	03/31/2021	Reimbursement for bills paid with Credit Card
				46,127.41			
<b>6301 - Copier Service</b>							
IN2971548	04/08/2021		Xerox Business Solutions Southwest	27.07	10076	04/07/2021	March 2021
IN3013045	04/08/2021		Xerox Business Solutions Southwest	27.07	10076	04/07/2021	April 2021
IN2882586	04/08/2021		Xerox Business Solutions Southwest	27.07	10076	04/07/2021	January 2021
IN2923967	04/08/2021		Xerox Business Solutions Southwest	27.07	10076	04/07/2021	February 2021
IN3058083	05/28/2021		Xerox Business Solutions Southwest	27.07	10118	05/28/2021	Copier & Printer Charge
IN3149257	06/09/2021		Xerox Business Solutions Southwest	27.07	10127	06/09/2021	Lakewood clubhouse printer and copier
IN3193550	07/07/2021		Xerox Business Solutions Southwest	27.07	10149	07/07/2021	Printer & Copier in clubhouse
IN3104307	07/27/2021		Xerox Business Solutions Southwest	27.07	10183	07/27/2021	Copier Charge Lakewood Club house
IN3238183	08/11/2021		Xerox Business Solutions Southwest	27.07	10178	08/11/2021	Printer & Copier in clubhouse
				243.63			
<b>6390 - Electrical Repairs</b>							
12337	02/08/2021	#2803	Constant Current Electric	457.88	10020	02/08/2021	
12334	02/08/2021	#1803	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 well pack
9485	02/19/2021		CC Electric	0.00			
9484-2	02/19/2021		CC Electric	168.00	10027	02/19/2021	Building 24, 3, 8, 5 - repaired lights that were on during the day
12350	03/01/2021	#2802	Constant Current Electric	119.00	10036	03/08/2021	
8812	05/04/2021		CC Electric	3,278.00	10094	05/07/2021	Lights around pool - Installed 12 new LED retrofit lamps for wallpacks, aerial lift
12411	05/04/2021		Constant Current Electric	128.82	10095	05/07/2021	Found exposed wiring around pond, located several broke fixtures, turned breaker off and capped wires
12407	05/04/2021		Constant Current Electric	179.00	10095	05/07/2021	2405- Porch plug not working, located tripped GFI and reset, inspected loose around at meter pack
12426	05/14/2021		Constant Current Electric	396.45	10110	05/19/2021	Programmed building lights on every building
10805 (1/12/2021)	05/21/2021		Hensarling Electric, Inc	477.63	10114	05/21/2021	Repaired or replaced several lights throughout complex
10561	05/21/2021		Hensarling Electric, Inc	75.00	10114	05/21/2021	Adjusted lights, time clocks and photo cells on buildings 1 & 7, 8
9650	06/09/2021		CC Electric	69.00	10119	06/08/2021	Outdoor lights in the alcove of the 3 front doors are out. Need to be replaced
12445	07/07/2021		Constant Current Electric	178.61	10143	07/07/2021	2504J removed faulty bulbs and installed new porch light bulbs
12539	09/07/2021	#2806	Constant Current Electric	630.02	10186	09/07/2021	2606 & 2607 - removed faulty wallpack and installed new 27 watt wallpack
1105- Reset breaker, removed bad time clock, installed new time clock	09/07/2021	#1105	Constant Current Electric	350.73	10186	09/07/2021	
12548	09/07/2021	#1904	Constant Current Electric	162.38	10186	09/07/2021	1904 - Lights on at the wrong time, reprogrammed clock
				7,644.78			
<b>6391 - Emergency Water Extraction</b>							
77650	03/18/2021		Assure Carpet Cleaning	2,468.10	10048	03/24/2021	
<b>6430 - Fence Repair</b>							
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	519.80	10034	03/08/2021	
1579945	03/01/2021		DoorKing Inc.	82.90	10037	03/08/2021	
9338	03/18/2021		Brenham Technical Services LLC	920.13	10050	03/24/2021	
10738	04/19/2021		The Clean Up Crew	3,500.00	10081	04/19/2021	Draw request for fence repair
10739	04/22/2021		The Clean Up Crew	60.00	10088	04/22/2021	Near Bird 200 - 8ft section fence down. Reset the wrought iron fence
10738	05/04/2021		The Clean Up Crew	4,000.00	10101	05/07/2021	final payment on repairing fence and column post from auto hitting fence
9481	05/14/2021		Brenham Technical Services LLC	898.21	10107	05/19/2021	Replaced control board on east gate off Holleman. Set limits-tuned system
10624	07/07/2021		The Clean Up Crew	251.00	10147	07/07/2021	repair coral fence column damaged when hit by vehicle
9657	07/07/2021		Brenham Technical Services LLC	1,047.86	10142	07/07/2021	Replaced motor set limits tuned systems to sink Lakewood Exit gate
10618	07/07/2021		The Clean Up Crew	480.00	10147	07/07/2021	1605/1606 - repaired fence between units. 6 pickets
9719	07/15/2021		Brenham Technical Services LLC	216.50	10153	07/19/2021	Reset back gates controller holding gate open - checked clubhouse doors
9758	07/27/2021		Brenham Technical Services LLC	1,136.63	10156	07/27/2021	remotes (30)
10933	08/24/2021		The Clean Up Crew	140.00	10182	08/25/2021	1708- Fence down on ground - reattached back on building, replaced anchor
				14,065.66			
<b>6437 - Fire Alarm Repairs</b>							
13712	01/25/2021		Cheney Fire & Security	373.46	10008	01/25/2021	
13708	02/04/2021		Cheney Fire & Security	610.53	10012	02/08/2021	
13780	03/01/2021		Cheney Fire & Security	1,225.93	10035	03/08/2021	
13792	03/01/2021		Cheney Fire & Security	274.98	10035	03/08/2021	
13791-1	03/02/2021		Cheney Fire & Security	205.68	10035	03/08/2021	
13781	03/02/2021		Cheney Fire & Security	205.68	10035	03/08/2021	
13805	03/02/2021		Cheney Fire & Security	1,285.44	10035	03/08/2021	
1061-F088583	05/18/2021		American Fire Protection Group- College Station	205.68	10105	05/19/2021	Fire Alarm troubleshoot a 120v smoke alarm, that was not tied to the monitoring system
1061-F123518	09/08/2021		American Fire Protection Group- College Station	1,079.79	10190	09/08/2021	Fire Alarm Repair building #25
				5,447.16			
<b>6450 - Gas</b>							
4040991326	03/01/2021		Atmos Energy	122.05	10031	03/02/2021	
4040991326	04/06/2021		Atmos Energy	168.60	10082	04/07/2021	Monthly Natural Gas
4040991326	05/14/2021		Atmos Energy	178.28	10106	05/19/2021	Monthly Natural Gas
4040991326	05/19/2021		Atmos Energy	66.38	10113	05/19/2021	Monthly Natural Gas
4040991326	06/22/2021		Atmos Energy	64.90	10134	06/22/2021	Monthly Natural Gas Bill
4040991326	07/28/2021		Atmos Energy	64.94	10184	07/28/2021	Monthly Natural Gas Bill
				663.15			
<b>6455 - General Maintenance</b>							
10537	01/15/2021		The Clean Up Crew	85.00	10005	01/15/2021	1506 - Gate hinges repair on fences
10561	01/25/2021		The Clean Up Crew	245.00	10009	01/25/2021	
10560	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	1508 / 1508 Replaced missing bolts and latch gates



Fire watch	04/06/2021	Armeda Wilkonal	220.00	10075	04/07/2021	Performed fire watch during the winter storm when Fire Suppression system was down.		
14009	05/19/2021	Cherry Fire & Security	357.23	10109	05/19/2021	Quarterly 24 Hr Central Station Maintenance Fire Alarm (all buildings)		
14005	09/22/2021	Cherry Fire & Security	241.40	10135	14005			
10911-117453	07/19/2021	American Fire Protection Group	1,820.00	10182	07/19/2021	Quarterly Billing for monitoring of Fire Alarm System		
14118	09/09/2021	College Station	592.90	10188	09/09/2021	Mentoring Fire Alarm (during del contract)		
		Cherry Fire & Security	57,745.46					
0000160	02/04/2021	Jessica Hudson	200.00	10015	6600 - Cleaning Expense			
0000163	03/09/2021	Jessica Hudson	542.00	10040	02/08/2021	Lakewood Clubhouse Clean		
10000	03/09/2021	Ang Grant	82.25	10039	03/08/2021	Fee Clubhouse cleaning		
0000168	04/09/2021	Jessica Youngs	594.34	10139	03/08/2021	Clubhouse cleaning January 2021		
0000172	05/09/2021	Jessica Youngs	542.00	10133	05/07/2021	March 2021 Monthly Cleaning Service		
0000173	05/09/2021	Jessica Youngs	594.41	10135	05/07/2021	Club House April 2021 Monthly Cleaning Service		
0000174	05/09/2021	Jessica Youngs	594.41	10135	07/07/2021	Monthly Lakewood Clubhouse Clean		
0000175	05/09/2021	Jessica Youngs	541.00	10169	09/05/2021	Clubhouse monthly cleaning		
0000188	09/07/2021	Jessica Hudson	541.00	10167	09/07/2021	Cleaned Lakewood Clubhouses two times week		
			4,133.42					
					6603 - Office Expenses			
112-3913159-169812	03/22/2021	Real Properties	47.92	10049	10049	03/24/2021	03/24/2021	dispensers, surge protectors, & restroom coffee condiment
72926441143	04/09/2021	Real Properties	168.82	10063	04/07/2021	Office supplies for Lakewood		
7327291482	04/09/2021	Ray Co. Companies	443.81	10063	04/07/2021	Remove Real Properties		
389381	04/22/2021	Ray Cornwall Distributing	39.86	10067	04/22/2021	Batteries Board purchased through Sherris from Real Properties		
389504	05/04/2021	Company	34.85	10081	05/04/2021	Form soap		
Purchases with Debt Card	05/12/2021	Amazon.com	97.41	defined	05/12/2021	8 cc Shiro cups (1000)		
Purchases with Debt Card	05/13/2021	BEST BUY	64.94	defined	05/13/2021	Office supplies		
01958	05/07/2021	BEST BUY	73.99	91593	05/13/2021	Computer equipment Dell and		
08/012/012/012	05/21/2021	Sams Club	73.99	91593	05/21/2021	12 ROCKERSH STANDAR HDMI		
Sams purchases (Reimbursement)	06/30/2021	Victoria Ivy	116.13	10139	06/30/2021	Purchased drink, water, coffee, cups for club house		
Sams Club	07/26/2021	Progress Bank	58.86	defined	07/26/2021	Reimbursement of office supplies for Lakewood HQ and membership dues to Sam's		
Sams club	09/09/2021	Sams Club	62.94	credit card	09/09/2021	Purchased Lakewood Clubhouse office supplies		
			1,290.97			Purchased supplies for Lakewood Clubhouse with Debt Card		
					6891 - Parking Lot Repair			
4014	09/09/2021	Peterson Payment	692.80	10122	09/09/2021	Repaired all existing ADA emblem and wheelchair. Furnished ADA Van signage		
		Memberships, LLC						
71459	03/09/2021	Professional Pest Control, Inc	211.09	10042	6605 - Pest Control			
23318	04/16/2021	Joe Locant DEAU	54.13	10089	03/08/2021	Pest Control - Rats		
72523	04/16/2021	Professional Pest Control, Inc	297.69	10090	04/07/2021	Wasp treatment 3-23-21		
72645	05/05/2021	Professional Pest Control, Inc	2,443.74	10190	04/07/2021	Quarterly outside pest control includes Rodent bait boxes		
23604	05/09/2021	Joe Locant DEAU	68.60	10121	05/07/2021	Quarterly Pest Control (Mar 28 2021)		
23611	07/19/2021	Professional Pest Control, Inc	54.13	10188	09/07/2021	Monthly Pest Control		
24018	09/07/2021	S&S Pest Serv	5,481.22					
					6700 - Plumbing Expense			
2384	01/18/2021	Twin City Plumbing LLC	85.90	10007	01/20/2021	Plumbing		
3092	02/08/2021	Twin City Plumbing LLC	759.00	10045	02/08/2021	Building 4		
3165	03/01/2021	Twin City Plumbing LLC	185.00	10045	03/08/2021	Lakewood Pool house call to repair leak after lines tested		
3131	03/01/2021	Twin City Plumbing LLC	352.00	10045	03/08/2021	Openings repaired inside in Rest Room at building 4		
3180	03/08/2021	Twin City Plumbing LLC	180.00	10045	03/08/2021	Openings repaired inside in Rest Room at building 4		
3407	04/22/2021	Twin City Plumbing LLC	130.00	10089	04/22/2021	Unit 402 - Replaced water meter box cover		
3220	07/07/2021	Twin City Plumbing LLC	140.00	10149	07/07/2021	Unit 402 - Replaced water meter box cover		
3937	07/07/2021	Twin City Plumbing LLC	95.00	10149	07/07/2021	1400 / cleaned of waterlines in two laboratories and a showerhead (owners build)		
			2,090.00			1400 / owners expense / clean trash from faucet		
					6701 - Pesticide Services			
2997	02/04/2021	Robert Walker	410.00	10018	02/08/2021	Bulk tank up Feb		
2126	02/08/2021	Robert Walker	600.00	10046	03/08/2021	Feb Pesticide Service		
2186	04/06/2021	Robert Walker	600.00	10074	04/07/2021	March pester service		
2156	04/06/2021	Robert Walker	195.00	10074	04/07/2021	March 16, 9, 28 bulk tank up / removal, dump fees		
2178	05/05/2021	Robert Walker	345.00	10102	05/07/2021	April 2021 Monthly Bulk Tank Up Service		
2189	05/05/2021	Robert Walker	600.00	10102	05/07/2021	April 2021 Pesticide Service		
2203	06/09/2021	Robert Walker	315.00	10124	09/09/2021	Monthly Bulk Tank Up Service		
2229	07/09/2021	Robert Walker	600.00	10141	09/09/2021	Monthly Bulk Tank Service		
2229	07/09/2021	Robert Walker	600.00	10141	07/09/2021	Monthly Bulk Tank Service		
2254	08/06/2021	Robert Walker	1,446.00	10177	08/06/2021	Bulk Tank up June 2021		
2260	08/06/2021	Robert Walker	600.00	10189	08/06/2021	Monthly Pesticide Service		
2778	09/07/2021	Robert Walker	995.00	10189	09/07/2021	Monthly Bulk Tank Up		
			8,131.60			Monthly Pesticide Service		
					6702 - Pool Expenses			
2020475	02/08/2021	Olea Pool	782.34	10022	02/08/2021	Pool		
2020813	02/08/2021	Olea Pool	782.34	10022	02/08/2021	Pool		
2020813	02/08/2021	Olea Pool	160.75	10022	02/08/2021	Pool		
2021895	03/09/2021	Olea Pool	672.17	10041	03/09/2021	Pool		
2021840	04/29/2021	Olea Pool	1,073.02	10089	04/22/2021	Prepared pool for winter freeze, repaired water line to hot tub inside pump room		
2021955	04/29/2021	Olea Pool	457.77	10089	04/22/2021	December 2020 Pool Service		
2020821	05/04/2021	Olea Pool	832.23	10089	05/07/2021	April 2021 Monthly Pool Service		
2021878	05/14/2021	Olea Pool	1,164.34	10112	05/18/2021	Monthly Pool Cleaning & Maintenance		
2020208	07/07/2021	Olea Pool	1,288.35	10145	07/07/2021	Monthly Pool Cleaning & Maintenance		
2020208	07/07/2021	Olea Pool	213.95	10145	07/07/2021	Monthly Pool Cleaning & Maintenance		
2020208	07/07/2021	Olea Pool	267.69	10145	07/07/2021	Monthly Pool Cleaning & Maintenance		
2020250	11/02/2021	Olea Pool	1,101.82	10151	07/12/2021	Yearly Maintenance, flushed all lines, inspected chlorinator, valves, O-rings		
2022103	09/06/2021	Olea Pool	2,019.27	10175	09/09/2021	June 2021 - Pool maintenance and chemicals		
			11,076.06			Monthly Pool Cleaning & Supplies (LMV)		
					6703 - Security Expense			
4484	02/08/2021	InterSecurity Systems LLC	856.00	10023	02/08/2021	Inter Security		
4549	02/08/2021	InterSecurity Systems LLC	792.94	10079	02/08/2021	Inter Security - Cameras for January		
15834	04/16/2021	Cherry Fire & Security	1,634.64	10079	04/16/2021	Inter Security - Cameras for January service call to adjust Building 8 entrance switch		
					6703 - Sign Expense			
465-48398	04/07/2021	Fant Signs	371.63	10085	04/07/2021	6 signs for Lakewood		
465-48365	04/07/2021	Fant Signs	153.34	10085	04/07/2021	2 signs - for pool		
			824.97					
					6707 - Telephone Services			
3035569	07/27/2021	Kipco III of America, LLC	379.73	10180	07/27/2021	Connection fee and pool phone services (pool phone)		
2067596	08/06/2021	Kipco III of America, LLC	139.64	10172	08/06/2021	Pool Phone quarterly expense		
			518.37					
					6778 - Trash Pick-up			
3478	08/08/2021	Loopz Buryz	50.00	10173	08/08/2021	Removed & hauled rolls from dumpster		
					6810 - Utilities			
323735-27200	02/04/2021	College Station Utilities	131.02	10013	02/08/2021	Utilities		
323735-27256	02/04/2021	College Station Utilities	97.72	10013	02/08/2021	Utilities		
323735-27258	02/04/2021	College Station Utilities	117.24	10013	02/08/2021	Utilities		
323735-27774	02/04/2021	College Station Utilities	106.01	10013	02/08/2021	Utilities		
323735-272954	02/04/2021	College Station Utilities	61.14	10013	02/08/2021	Utilities		
323735-27350	02/04/2021	College Station Utilities	121.77	10013	02/08/2021	Utilities		
323735-27358	02/04/2021	College Station Utilities	100.28	10013	02/08/2021	Utilities		
323735-24392	02/04/2021	College Station Utilities	83.05	10013	02/08/2021	Utilities		
323735-27114	02/04/2021	College Station Utilities	140.04	10013	02/08/2021	Utilities		
323735-24360	02/04/2021	College Station Utilities	136.30	10013	02/08/2021	Utilities		
323735-272912	02/04/2021	College Station Utilities	163.56	10013	02/08/2021	Utilities		
323735-272960	02/04/2021	College Station Utilities	69.49	10013	02/08/2021	Utilities		
323735-27359	02/04/2021	College Station Utilities	139.63	10013	02/08/2021	Utilities		
507635-101094	02/18/2021	College Station Utilities	43.88	10090	02/18/2021	Utilities		









# PROSPERITY BANK®

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Statement Date

8/31/2021

3809 1 AV 0.426

Account No

\*\*\*\*3782

THE OWNERS ASSOCIATION OF LAKERIDGE

Page 1 of 4

CONDOMINIUM INC

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



## STATEMENT SUMMARY

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

08/01/2021	Beginning Balance		\$72,042.43
	1 Deposits/Other Credits	+	\$6.12
	0 Checks/Other Debits	-	\$0.00
08/31/2021	Ending Balance	31 Days in Statement Period	\$72,048.55

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
08/31/2021	Accr Earning Pymt Added to Account	\$6.12

## DAILY ENDING BALANCE

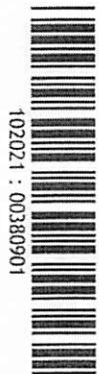
Date	Balance	Date	Balance
08-01	\$72,042.43	08-31	\$72,048.55

## EARNINGS SUMMARY

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

Interest Paid This Period	\$6.12	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$48.25	Days in Earnings Period	31

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102021 : 00380901





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

September 28, 2021

### **Lakeridge Management Report**

**Delinquency Report:** As of today, there are 6 homeowners past due for a total of \$6,429.53 owed to the HOA including late fees. Only 2 of these accounts are older than 30 days. Does the Board wish to pursue a lien on the largest outstanding account of \$3,564.57? The HOA has collected \$491,098.33 so far in dues for 2020.

**Property Status:** Fountain needs replaced. Lights around pond also need replaced currently working on getting bids. Hot tubs are still not functioning and previous plan for “sun beds” is not going to work. Landscaping from freeze still needs replaced in several areas. We continue to have issues with the back gate not working properly, due to the installation.

**Violation Report:** There are a few concerns we’ve noticed that we would like some clarification on before issuing violations. There is 1 violation in progress for a window unit; we are trying to clarify which unit number it belongs to. Moving forward, we will continue checking for violations on a weekly basis. Violations will be posted to the door and emailed to the owner.

**Committee Reports:** There are currently no reports from the Social Committee. Still need a possible Landscape Committee.

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