

IRVING LAKE ASSOCIATION, INC.

IRVING, TEXAS

FINANCIAL STATEMENTS

As of

DECEMBER 31, 2024 AND 2023

TOGETHER WITH

INDEPENDENT ACCOUNTANTS' REVIEW REPORT



Dallas, Texas

IRVING LAKE ASSOCIATION, INC.
Financial Statements
For the Years Ended December 31, 2024 and 2023

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors of
Irving Lake Association, Inc.
Irving, Texas

We have reviewed the accompanying financial statements of **Irving Lake Association, Inc.** (a Texas nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA). Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of **Irving Lake Association, Inc.** and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Schnaufer & Walker, P.C.

Dallas, Texas

December 19, 2025

IRVING LAKE ASSOCIATION, INC.
Statements of Financial Position
December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 113,138	\$ 51,168
Property owner dues receivables	14,407	16,586
Total current assets	<u>127,545</u>	<u>67,754</u>
Long-term assets:		
Investments	120,235	160,028
Restricted cash for property improvements	53,500	53,500
Total long-term assets	<u>173,735</u>	<u>213,528</u>
	TOTAL ASSETS	\$ 301,280
	<u>\$ 301,280</u>	<u>\$ 281,282</u>
LIABILITIES		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 158	\$ 77
TOTAL LIABILITIES	<u>158</u>	<u>77</u>
NET ASSETS		
Without POA restrictions	247,622	227,705
With POA restrictions	53,500	53,500
TOTAL NET ASSETS	<u>301,122</u>	<u>281,205</u>
	TOTAL LIABILITIES AND NET ASSETS	<u>\$ 301,280</u>
	<u>\$ 301,280</u>	<u>\$ 281,282</u>

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statements of Activities
For The Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:		
Operating:		
Revenue and other support:		
Property owner dues and fees	\$ 34,549	\$ 15,006
Property owner special assessment fees	- -	53,500
Other income	2,614	845
Net assets released from restrictions	- -	- -
Total operating revenue and other support	37,163	69,351
Expenses:		
Program services:		
Property owner services	10,471	6,656
Total program services	10,471	6,656
Supporting services:		
Management and general	19,801	11,418
Total supporting services	19,801	11,418
Total operating expenses	30,272	18,074
Excess of operating revenue over expenses	6,891	51,277
Nonoperating:		
Other income and expense:		
Interest and dividends	13,184	8,961
Irving ISD property taxes	- -	(1,116)
Texas franchise taxes	- -	(1,139)
Federal income taxes	(158)	(77)
Total other income and expense	13,026	6,629
Excess of revenue over expenses	19,917	57,906
INCREASE IN NET ASSETS	19,917	57,906
NET ASSETS AT BEGINNING OF YEAR	281,205	223,299
NET ASSETS AT END OF YEAR	\$ 301,122	\$ 281,205

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Functional Expenses
For The Year Ended December 31, 2024

Expenses	<u>Program services</u>		<u>Supporting services</u>		<u>Totals</u>
	<u>Property owner services</u>	<u>Management and general</u>			
Accounting	\$ -	\$ 712		\$ 712	
Bank fees	-	64		64	
Donations	-	100		100	
Events	777	-		777	
Insurance	-	3,929		3,929	
Legal fees	-	8,437		8,437	
Office supplies	-	1,449		1,449	
Other professional services	-	3,400		3,400	
Postage and delivery	-	1,602		1,602	
Repairs and maintenance	9,694	-		9,694	
Software	-	108		108	
Totals	\$ 10,471	\$ 19,801		\$ 30,272	

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Functional Expenses
For The Year Ended December 31, 2023

Expenses	<u>Program services</u>	<u>Supporting services</u>	Totals
	<u>Property owner services</u>	<u>Management and general</u>	
Accounting	\$ -	\$ 650	\$ 650
Events	960	-	960
Insurance	-	2,874	2,874
Legal fees	-	2,564	2,564
Office supplies	-	485	485
Other professional services	-	3,400	3,400
Printing	-	57	57
Postage and delivery	-	832	832
Repairs and maintenance	5,696	-	5,696
Software	-	108	108
Website	-	448	448
Totals	\$ 6,656	\$ 11,418	\$ 18,074

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2024 and 2023

RECONCILIATION OF INCREASE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	2024	2023
Increase in net assets	\$ 19,917	\$ 57,906
Interest and dividends reinvested	(13,184)	(8,961)
Changes in operating assets and liabilities:		
Decrease (increase) in accounts receivable	2,179	(16,586)
Increase (decrease) in accounts payable	81	(6,948)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>8,993</u>	<u>25,411</u>
 CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments, net	-	(151,067)
Sales of investments, net	<u>52,977</u>	-
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	<u>52,977</u>	<u>(151,067)</u>
 CASH FLOWS FROM FINANCING ACTIVITIES:		
(Increase) in restricted cash for property improvements	-	(53,500)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	<u>-</u>	<u>(53,500)</u>
 INCREASE (DECREASE) IN CASH	61,970	(179,156)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	51,168	230,324
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 113,138</u>	<u>\$ 51,168</u>

The accompanying notes are an integral part of these financial statements.

**IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

NOTE A – ASSOCIATION AND NATURE OF ACTIVITIES

Irving Lake Association, Inc. (the Association), a property owners association (POA), is a Texas not-for-profit corporation and located in Irving, Texas. The Association was established in December 1983. The Association's active board members are required to review all association details, including contact information for the board members, property manager, fees, maintenance requests, estoppel, complaints, rules and regulations, documents, and amenities. The Association's revenue primarily comes from property owner dues.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Association have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, prepaids, payables, refundable advances, and other liabilities. Under the accrual method of accounting, revenues are recorded when earned and expenses are recorded when incurred, irrespective of when paid. The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

Income Taxes

The Organization is required to file an annual *Form 1120, U.S. Corporation Income Tax Return*, with the Internal Revenue Service; file a franchise tax report with the State of Texas; and pay property taxes to the City of Irving, Texas. The Organization is in compliance with all federal, state, and local income tax filings as of December 31, 2024 and 2023.

Basis of Presentation

The financial statements of the Association have been prepared in accordance with United States generally accepted accounting principles (GAAP) and include all accounts of the Association . For financial reporting purposes, the Association follows the reporting requirements of GAAP, which requires that resources be classified for accounting and reporting purposes based on the existence or absence of property owner-imposed restrictions. This is accomplished by the classification of net asset balances into two classes of net assets: without property owner restrictions and with property owner restrictions.

The Association accounts for its funding in accordance with the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 958, ASU No. 2016-14 - *Not-for-Profit Entities (Topic 958)*, which establishes standards for external financial reporting by not-for-profit Associations and requires that resources be classified for accounting and reporting purposes into two net asset categories according to property owner imposed restrictions. ASC Topic 958 requires that the Association distinguish between property owner dues received for each net asset category in accordance with property owner-imposed

**IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Basis of Presentation, continued

restrictions. Accordingly, net assets of the Association and changes therein are classified and reported as follows:

Descriptions of the two net asset categories are as follows:

Without property owner restrictions – Net assets that are not subject to property owner-imposed restrictions.

With property owner restrictions – Net assets subject to property owner-imposed restrictions that will be met either by actions of the Association or the passage of time.

Property owner dues and other income are recorded when the revenue is earned, not when received. Property owners dues are recognized as revenue when earned and are recorded as net assets with property owner restrictions and net assets without property owner restrictions depending on the existence or nature of any property owner restrictions. When a property owner restriction expires, that is, when a stipulated time restriction ends or purpose of the property owner dues is accomplished, net assets with property owner restrictions are classified to net assets without property owner restrictions and reported in the statement of activities as net assets released from restrictions.

At December 31, 2024 and 2023, there were \$53,500 and \$53,500 net assets with property owner restrictions, respectively. At December 31, 2024 and 2023, net assets without property owner restrictions were \$247,622 and \$227,705, respectively, and have been designated to be used with the permission of the Board of Directors (the “Board”).

Fair Value of Financial Instruments

The Association’s financial instruments consisted of cash and cash equivalents, and accounts receivables. Accounts receivables are stated at approximately fair value. Cash and cash equivalents are stated at fair value.

Cash and Cash Equivalents

The Association considers all highly liquid investments with an original maturity of three months or less, when purchased, to be cash equivalents.

**IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Accounts receivables

Accounts receivables consist of property owners dues as of December 31, 2024 and 2023. Almost all of the property owner dues receivables were collected in 2024 and 2025 and management believes that the remaining will be collected. Therefore, no allowance for uncollectable accounts was recorded.

Investments

Investments in marketable equity securities and all debt securities are recorded at fair value, which is based on quoted market prices or dealer quotes. Interest and dividends, realized gains and losses and unrealized gains and losses are reported under investment income on the statement of activities. Investments are exposed to certain market risks, such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain investment securities and the volatility in the capital markets, changes in the value of investment securities could occur in the near term, and those investment values could materially differ from the amounts reported in the financial statements.

Classification of Revenue and Expense

Operating activities include items which are directly related to the Association or are essential support elements of those programs. The cost of providing the various programs and other activities has been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among program activities and supporting services as shown in the statement of functional expenses.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Leases

The Association had no leases for the years ended December 31, 2024 and 2023.

**IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

NOTE C – FUNCTIONAL ALLOCATION OF EXPENSES

The costs of providing various programs and activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated based upon the amount expended on property owners services or management and general as shown in the statements of functional expenses. Expenses are recorded when incurred in accordance with accrual basis of accounting.

NOTE D – FINANCIAL ASSETS AND LIQUIDITY RESOURCES

As of December 31, 2024 and 2023, financial assets and liquidity resources available within one year for general expenditures, such as ongoing operations and expansion efforts were as follows:

	2024	2023
Cash and cash equivalents, total	\$ 166,638	\$ 104,668
Property owner dues receivables	14,407	16,586
Total financial assets, at year end	181,045	121,254
Less those unavailable for general expenditures within one year, due to:		
Restricted by property owners with purpose restriction	(53,500)	(53,500)
Financial assets available to meet cash needs for general expenditures within one year	\$ 127,545	\$ 67,754

Expenses for ongoing operations are covered by a combination of monthly property owner dues and other income. Average monthly revenue from operating income in 2024 and 2023 was \$3,097 and \$5,779. Average monthly expenses for ongoing operations in 2024 and 2023 were \$2,529 and \$1,694. Thus, average monthly revenue from operating income covered 122% of average monthly expenses in 2024 and 341% of average monthly expenses in 2023.

NOTE E – RESTRICTED CASH

In 2023, the Association assessed a special assessment fee on the property owners to raise funds to dredge the Irving Lake. The funds are held in a savings account with a financial institution and have been recorded by the Association as restricted cash and temporarily restricted net assets. The restricted cash was \$53,500 and \$53,500 for the years ended December 31, 2023 and 2024, respectively.

IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE F – INVESTMENTS

Investments as of December 31, 2024 and 2023, consist of the following:

	2024	2023
Certificate of deposits	\$ 120,235	\$ 160,028
Total investments	\$ 120,235	\$ 160,028

Investment income for the years ended December 31, 2024 and 2023, are as follows:

	2024	2023
Investment fees and expenses	\$ (-)	\$ (-)
Interest and dividends	13,184	8,961
Net unrealized gains and losses	-	-
Net realized gains and losses	-	-
Total investment income, net	\$ 13,184	\$ 8,961

Overall Investment Objective

The overall investment objective of the Association is to invest its assets in a prudent manner that will achieve a long-term rate of return while diversifying risk to an acceptable minimum level given the fluctuations of the markets. The funds are to be used for the Association's expenditures when needed and with Board approval.

NOTE G – FAIR VALUE MEASUREMENT

Investment Strategy

Cash equivalent investments include cash equivalents in a U.S. money market account and are valued based on quoted market prices in active markets. U.S. equity investments and global equity investments consists of investments in mutual and exchange traded funds and are valued based on quoted market prices in active markets. Real estate investments are in a real estate investment trust (REIT) that is not listed on a national securities exchange, and are generally illiquid, and if the Association was able to sell the securities, the price received may be less than the recorded value. The investments are managed by a professional wealth management company. The Association monitors the investment practices and investment results of the investment manager on a quarterly basis, if not daily.

FASB Accounting Standards Codification 820, *Fair Value Measurements and Disclosures*, (“ASC 820”) provides the framework for measuring and reporting fair value.

Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. Those fair value measurements maximize the use of observable inputs.

IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE G – FAIR VALUE MEASUREMENT, continued

The fair value framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quotes prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3: Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

The following table presents the fair value hierarchy for the Association's financial assets and liabilities that are measured at fair value on a recurring basis as of December 31, 2024:

<u>2024</u>	Total	Level 1	Level 2	Level 3
Investments:				
Certificate of deposits	\$ 120,235	\$ 120,235	\$ -	\$ -
Total investments	<u>\$ 120,235</u>	<u>\$ 120,235</u>	<u>\$ -</u>	<u>\$ -</u>

The following table presents the fair value hierarchy for the Association's financial assets and liabilities that are measured at fair value on a recurring basis as of December 31, 2023:

<u>2023</u>	Total	Level 1	Level 2	Level 3
Investments:				
Certificate of deposits	\$ 160,028	\$ 160,028	\$ -	\$ -
Total investments	<u>\$ 160,028</u>	<u>\$ 160,028</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE H – NET ASSETS

The Association's net assets for the years ended December 31, 2024 and 2023 were as follows:

<u>2024</u>	Beginning Balance	Increase (Decrease)	Ending Balance
Without POA restrictions	\$ 227,705	\$ 19,917	\$ 247,622
With POA restrictions	53,500	-	53,500
Totals	<u>\$ 281,205</u>	<u>\$ 19,998</u>	<u>\$ 301,122</u>

IRVING LAKE ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE H – NET ASSETS, continued

<u>2023</u>		Beginning Balance	Increase (Decrease)	Ending Balance
Without restrictions	POA	\$ 223,299	\$ 4,406	\$ 227,705
With POA restrictions		-	53,500	53,500
Totals		<u>\$ 223,299</u>	<u>\$ 57,906</u>	<u>\$ 281,205</u>

NOTE I – SUBSEQUENT EVENTS

FASB ASC 855-10 requires the disclosure of the date through which an entity has evaluated subsequent events and the basis for that date. That is, whether that date represents the date the financial statements were issued or were available to be issued. The Association has evaluated subsequent events for potential recognition and/or disclosure in these financial statements through December 19, 2025, the date that the financial statements were available to be issued.



P.O. Box 171111, Irving, Texas 75017-1111

www.lakevilbig.com

January 2, 2026

Dear ILA Members,

An independent accounting review was recently completed covering the Irving Lake Association's finances for 2023 and 2024. The purpose of this message is to share what that review shows and why it matters to all of us as homeowners.

The report indicates that the Association's financial records for multiple years required numerous accountant adjustments to reconcile. These adjustments included the reclassification of cash and investment accounts, corrections to revenue and expense categories, and the cleanup of balances that were not clearly tracked year-to-year. This means the books, as originally kept, did not accurately reflect the Association's financial position without professional correction.

The review also shows that in 2022 an accounts-receivable balance of approximately \$7,000 existed, which was later adjusted out of the records without documentation in the review explaining when or how it was collected, written off, or formally resolved. This represents a documented discrepancy that warrants further clarification.

In addition, the Association experienced significant net losses, particularly in 2023, followed by another loss in 2024, despite increased dues and special assessments during that period. The report also reflects rising legal and operating expenses, which contributed to the reduction of reserves.

Importantly, this accounting review demonstrates weak financial controls, insufficient oversight, and a lack of clear documentation over multiple years, all while under the watchful eye of an eight-member finance team. These conditions increase financial risk and are not consistent with best practices for homeowner association governance.

As members, we all share an interest in transparency, accountability, and protecting the long-term financial health of our community. The findings in this report underscore the importance of improved financial controls, clear recordkeeping, independent oversight, and responsible leadership going forward.

This information is being shared so members can make informed decisions and so the Association can move toward stronger, and with more transparent financial management.

Respectfully,
Irving Lake Association Board of Directors

2025 Board of Directors

Steve Martin
President

ILA.President.2@gmail.com

Daniel Hernandez
Vice President

ILA.1st.vice.president@gmail.com

Peter Kang
Vice President

ILA.2nd.vice.president@gmail.com

Angel Pilarski
Treasurer

ILA.Treasurer@gmail.com

Hanna Beauchamp
Secretary

ILA.Secretary@gmail.com



**TTI ENVIRONMENTAL
LABORATORIES**

TEST REPORT

TTI Lab No: T019697

Customer ID:	CK
PO #:	N/A
Date Collected:	09/10/25
Date Received:	09/10/25
Date Reported:	09/24/25

Chan Kang
Chang Kang
1916 Pebblebrook Trail
Irving, TX 76060

Dear Chan Kang:

Please find the enclosed analytical results for the samples you submitted to TTI Environmental Laboratories.

The as-is-received samples were suitably preserved and prepared as per EPA approved methodology. The determinations were carried out using EPA approved methods. The test results are tabulated in the attached tables. The analytical data contained in these tables has undergone a thorough review and is deemed to be accurate and complete.

Everyone in our organization will work hard to earn your continued support. We appreciate the opportunity to do business with you and look forward to a growing relationship in the future.

Please do not hesitate to contact us, if we can be of any service to you or if you have any questions, at (817) 861-5322.

Hardy Pabley
Hardy Pabley, Operations



TTI ENVIRONMENTAL
LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

Client Sample ID	Laboratory ID	Matrix	Sampled:
Lake Irving Sample	T019697-01	Water	09/10/2025



Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

Sample ID: Lake Irving Sample
TTI Sample No.: T019697-01

Sampled Date: 09/10/2025

CLASSICAL CHEMISTRY PARAMETERS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Total Algae	SM10900B			1	0.00	col./ml	U	09/10/25
Chloride	SM4500-CL	0.0300	0.100	1	24.3	mg/L		09/18/25
Nitrate/Nitrite as N	EPA 300.0	0.03	0.10	1	2.26	mg/L		09/16/25
Nitrate as N	EPA 300.0	0.03	0.10	1	2.26	mg/L		09/16/25
Nitrite as N	EPA 300.0	0.03	0.10	1	< 0.03	mg/L	U	09/16/25
Total Plate Count	SM9230M	1	1	1	1625	col./100ml		09/10/25

TOTAL METALS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Arsenic	EPA 200.7	0.007	0.05	1	< 0.007	mg/L	U	09/16/25
Barium	EPA 200.8	0.003	0.05	1	0.044	mg/L	J	09/16/25
Cadmium	EPA 200.7	0.007	0.05	1	< 0.007	mg/L	U	09/16/25
Chromium	EPA 200.7	0.008	0.05	1	< 0.008	mg/L	U	09/16/25
Lead	EPA 200.7	0.009	0.05	1	< 0.009	mg/L	U	09/16/25
Mercury	EPA 245.1	0.0002	0.0002	1	< 0.0002	mg/L	U	09/12/25
Selenium	EPA 200.7	0.005	0.05	1	< 0.005	mg/L	U	09/16/25
Silver	EPA 200.7	0.006	0.025	1	< 0.006	mg/L	U	09/16/25



Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

CLASSICAL CHEMISTRY PARAMETERS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 5091216 - Default Prep GenChem

Blank (5091216-BLK1)							Prepared: 09/17/25 Analyzed: 09/18/25			
Chloride	< 0.0300	0.0300	0.100	mg/L						U
LCS (5091216-BS1)							Prepared: 09/17/25 Analyzed: 09/18/25			
Chloride	10.2	0.0300	0.100	mg/L	10.0		102	80-120		
LCS Dup (5091216-BSD1)							Prepared: 09/17/25 Analyzed: 09/18/25			
Chloride	10.3	0.0300	0.100	mg/L	10.0		103	80-120	0.681	20

Batch 5091218 - Default Prep GenChem

Blank (5091218-BLK1)							Prepared: 09/12/25 Analyzed: 09/16/25			
Nitrate as N	< 0.03	0.03	0.10	mg/L						U
Nitrate/Nitrite as N	< 0.03	0.03	0.10	"						U
Nitrite as N	< 0.03	0.03	0.10	"						U
LCS (5091218-BS1)							Prepared: 09/12/25 Analyzed: 09/16/25			
Nitrate as N	10.7	0.03	0.10	mg/L	10.0		107	80-120		
Nitrate/Nitrite as N	21.3	0.03	0.10	"	20.0		106	80-120		
Nitrite as N	10.6	0.03	0.10	"	10.0		106	80-120		
LCS Dup (5091218-BSD1)							Prepared: 09/12/25 Analyzed: 09/16/25			
Nitrate as N	10.7	0.03	0.10	mg/L	10.0		107	80-120	0.560	20
Nitrate/Nitrite as N	19.9	0.03	0.10	"	20.0		99.3	80-120	7.00	20
Nitrite as N	9.12	0.03	0.10	"	10.0		91.2	80-120	15.2	20

Batch 5091231 - Default Prep GenChem

Blank (5091231-BLK1)							Prepared & Analyzed: 09/10/25			
Total Plate Count	< 1	1	1	col./100ml						U

Batch 5091232 - Default Prep GenChem

Blank (5091232-BLK1)							Prepared & Analyzed: 09/10/25			
Total Algae	0.00			col./ml						U
Duplicate (5091232-DUP1)							Source: T019697-01 Prepared & Analyzed: 09/10/25			
Total Algae	0.00			col./ml			0.00		200	U



Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 5091004 - EPA 245.1/245.2 Prep

Blank (5091004-BLK1)	Prepared & Analyzed: 09/12/25									
Mercury	< 0.0002	0.0002	0.0002	mg/L						U
LCS (5091004-BS1)	Prepared & Analyzed: 09/12/25									
Mercury	0.0045	0.0002	0.0002	mg/L	0.00500	90.0	80-120			
LCS Dup (5091004-BSD1)	Prepared & Analyzed: 09/12/25									
Mercury	0.0051	0.0002	0.0002	mg/L	0.00500	102	80-120	12.5	25	
Matrix Spike (5091004-MS1)	Source: T019656-01 Prepared & Analyzed: 09/17/25									
Mercury	0.0054	0.0002	0.0002	mg/L	0.00500	<	108	70-130		
Matrix Spike Dup (5091004-MSD1)	Source: T019656-01 Prepared & Analyzed: 09/12/25									
Mercury	0.0053	0.0002	0.0002	mg/L	0.00500	<	106	70-130	1.87	25

Batch 5091101 - EPA 200.7

Blank (5091101-BLK1)	Prepared: 09/11/25 Analyzed: 09/16/25									
Arsenic	< 0.007	0.007	0.05	mg/L						U
Barium	< 0.003	0.003	0.05	"						U
Cadmium	< 0.007	0.007	0.05	"						U
Chromium	< 0.008	0.008	0.05	"						U
Lead	< 0.009	0.009	0.05	"						U
Selenium	< 0.005	0.005	0.05	"						U
Silver	< 0.006	0.006	0.025	"						U
LCS (5091101-BS1)	Prepared: 09/11/25 Analyzed: 09/16/25									
Arsenic	1.059	0.007	0.05	mg/L	1.00	106	85-115			
Barium	0.9656	0.003	0.05	"	1.00	96.6	85-115			
Cadmium	1.037	0.007	0.05	"	1.00	104	85-115			
Chromium	1.062	0.008	0.05	"	1.00	106	85-115			
Lead	0.9969	0.009	0.05	"	1.00	99.7	85-115			
Selenium	1.011	0.005	0.05	"	1.00	101	85-115			
Silver	0.4744	0.006	0.025	"	0.500	94.9	85-115			
LCS Dup (5091101-BSD1)	Prepared: 09/11/25 Analyzed: 09/16/25									
Arsenic	1.072	0.007	0.05	mg/L	1.00	107	85-115	1.22	20	
Barium	0.9797	0.003	0.05	"	1.00	98.0	85-115	1.45	20	

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Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD RPD	RPD Limit	Notes
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Batch 5091101 - EPA 200.7

LCS Dup (5091101-BSD1)											
Cadmium	1.046	0.007	0.05	mg/L	1.00		105	85-115	0.864	20	
Chromium	1.077	0.008	0.05	"	1.00		108	85-115	1.40	20	
Lead	1.003	0.009	0.05	"	1.00		100	85-115	0.610	20	
Selenium	1.022	0.005	0.05	"	1.00		102	85-115	1.08	20	
Silver	0.4841	0.006	0.025	"	0.500		96.8	85-115	2.02	20	

Matrix Spike (5091101-MS1)											
Arsenic	1.071	0.007	0.05	mg/L	1.00	<	107	70-130			
Barium	0.9772	0.003	0.05	"	1.00	<	97.7	70-130			
Cadmium	1.041	0.007	0.05	"	1.00	<	104	70-130			
Chromium	1.075	0.008	0.05	"	1.00	<	108	70-130			
Lead	1	0.009	0.05	"	1.00	<	100	70-130			
Selenium	1.017	0.005	0.05	"	1.00	<	102	70-130			
Silver	0.3793	0.006	0.025	"	0.500	<	75.9	70-130			

Matrix Spike Dup (5091101-MSD1)											
Arsenic	1.067	0.007	0.05	mg/L	1.00	<	107	70-130	0.374	20	
Barium	0.9796	0.003	0.05	"	1.00	<	98.0	70-130	0.245	20	
Cadmium	1.041	0.007	0.05	"	1.00	<	104	70-130	0.00	20	
Chromium	1.084	0.008	0.05	"	1.00	<	108	70-130	0.834	20	
Lead	0.9964	0.009	0.05	"	1.00	<	99.6	70-130	0.361	20	
Selenium	1.015	0.005	0.05	"	1.00	<	102	70-130	0.197	20	
Silver	0.425	0.006	0.025	"	0.500	<	85.0	70-130	11.4	20	

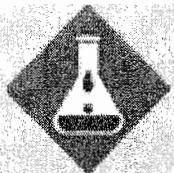


Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

Notes and Definitions

U	Analyte included in the analysis, but not detected
J	Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
SDL	Sample Detection Limit
MQL	Method Quantitation Limit
DF	Dilution Factor



**TTI ENVIRONMENTAL
LABORATORIES**
CHAIN OF CUSTODY RECORD

800 106th Street

Arlington, Texas 76011

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www.ttilabs.com

CLIENT NAME Chan Kang				CLIENT CONTACT PHONE (817) 658-3502				TEST PARAMETERS				LAB USE			
												FAX -			
CLIENT ADDRESS 1916 Pebblebrook Trail				EMAIL CKang93@yahoo.com				ON ICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				TEMP OF COOLERS °C 2.50			
CITY, STATE, ZIP Irving TX 75060				QUOTE NO.				3 4 5 6 >6				CUSTODY SEAL			
P.O. NO. N/A				PROJECT NAME N/A Lake Irving				Cooler <input type="checkbox"/> Samples <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N				SEAL INTACT			
PROJECT NO. N/A				SAMPLER'S NAME Chan Kang				Cooler <input type="checkbox"/> Samples <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Y <input type="checkbox"/> N				DRY WT. <input type="checkbox"/> TRRP <input type="checkbox"/> HOLD ⁴ T019697.01			
Sample Collection				Sample Description				No. / Type Containers ²				TTI Lab ID			
Date Ex: mm/dd/yy	Time Ex: hh:mm	(C)omp 1 (Grab)	Matrix					VOA	A/G 1 LT.	4 OZ.	P/O	Metals RCRA 8	Nitrate/Nitrite-N	Algae	Total Bacteria
09/10/25	14:00	G	W	Lake Irving Sample				5	2467	✓	✓	✓	✓		
<i>a. cu. 25</i>															
TURNAROUND TIME:								<input checked="" type="checkbox"/> STANDARD 5 Business Days <input type="checkbox"/> 50% RUSH 3 Business Days <input type="checkbox"/> 100% RUSH 1 Business Day / ASAP <input type="checkbox"/> E.R. 300% RUSH Same Day / ASAP							
Relinquished by (Signature)				Date	Time	Received By: (Signature)		Date		Time	REMARKS: <input type="checkbox"/> TTI Drop Off <input type="checkbox"/> TTI Pickup				
<i>Curry</i>				<i>1/10/25</i>	<i>2:36</i>	<i>1</i>		<i>1/10/25</i>		<i>1436</i>	TEMP GUN #12				
Relinquished by (Signature)				Date	Time	Received By: (Signature)		Date		Time					
Relinquished by (Signature)				Date	Time	Received By: (Signature)		Date		Time	Clients delivery of samples to TTI constitutes acceptance to reimburse TTI as per the terms and conditions listed in the price schedule.				