



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

[www.lakevilbig.com](http://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](mailto:ILA.President.2@gmail.com)

**Daniel Hernandez**  
**Vice President**

[ILA.1st.vice.president@gmail.com](mailto:ILA.1st.vice.president@gmail.com)

**Peter Kang**  
**Vice President**

[ILA.2nd.vice.president@gmail.com](mailto:ILA.2nd.vice.president@gmail.com)

**Angel Pilarski**  
**Treasurer**

[ILA.Treasurer@gmail.com](mailto:ILA.Treasurer@gmail.com)

**Hanna Beauchamp**  
**Secretary**

[ILA.Secretary@gmail.com](mailto:ILA.Secretary@gmail.com)

Dear Residents,

The Irving Lake Association Board of Directors would like to take a moment to **“Thank You”** for entrusting us with the leadership and stewardship of our community. Since our inception on **February 11, 2025**, a great deal has been accomplished — all with the goal of improving our neighborhood and fostering a stronger, more unified community.

We’re proud to share the following key achievements:

- **✓ Dredging Project Completed** – Over a decade long-standing initiative completed with a **cost savings of \$45,000**
- **✓ Cypress Cove Park Repairs Finalized** – Upgraded for more comfortable resident use
- **✓ Lake Water Testing Completed – Healthy Lake Status Confirmed** with a **cost savings of \$4,525**
- **✓ Revised ILA Website Launched** – A more user-friendly experience [www.lakevilbig.com](http://www.lakevilbig.com)
- **✓ Delinquent Accounts Collected** – **75%** of past-due balances recovered
- **✓ Outstanding Association Bills Resolved**
- **✓ Increased Financial Transparency** – Monthly bank transactions posted on website and electronic payments instituted.
- **✓ Reduced Overall Association Expenses**
- **✓ "Yard of the Month" Program Reinstated** – Funded and supported
- **✓ Community Events Sponsored & Attended:**
  - Easter Egg Hunt
  - Casbeer Kids Fishing Classic
  - National Night Out
- **✓ Ongoing Commitment to Unity & Fairness** for ALL residents

We encourage everyone to stay informed by visiting the **Official ILA Website** regularly [www.lakevilbig.com](http://www.lakevilbig.com). All board activities, updates, and financial reports are posted there to ensure **full transparency**.

If you have **questions or concerns**, we kindly ask that you email your Board Members directly. We promise to respond **truthfully** and **promptly as appropriate**. Please note that **all inquiries and responses are shared publicly** on the website to keep communication open and accountable.

Lastly, we sincerely ask for your continued **prayers and support**. While we remain focused on serving our community, we have been the target of ongoing **criticism, harassment, and threats of litigation on unofficial social media platforms (e.g., Facebook)**, often led by former board members and their affiliates, which could ultimately lead to ILA funds being depleted, for unnecessary litigation. Please be aware that **we do not authorize, condone, endorse, or affiliate** with these outlets.

Thank you again for your trust and support. We hope to see you at the next annual membership meeting.

**Gracefully submitted,**

*Your 2025 Irving Lake Association Board of Directors*



**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**

Lake Irving Sample

**Laboratory ID**

T019697-01

**Matrix**

Water

**Sampled:**

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
---------	--------	-----	--------------------	-------	----------------	------------------	------	----------------	-----	--------------	-------

**Batch 5091216 - Default Prep GenChem**

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

<b>Blank (5091218-BLK1)</b>					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
<b>LCS (5091218-BS1)</b>					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			
<b>LCS Dup (5091218-BSD1)</b>					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**

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

**Batch 5091232 - Default Prep GenChem**

<b>Blank (5091232-BLK1)</b>					Prepared & Analyzed: 09/10/25						
Total Algae	0.00			col./ml							U
<b>Duplicate (5091232-DUP1)</b>					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
---------	--------	-----	--------------------	-------	----------------	------------------	------	----------------	-----	--------------	-------

**Batch 5091004 - EPA 245.1/245.2 Prep**

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

<b>Blank (5091101-BLK1)</b>					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
<b>LCS (5091101-BS1)</b>					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			
<b>LCS Dup (5091101-BSD1)</b>					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	



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
---------	--------	-----	--------------------	-------	----------------	------------------	------	----------------	-----	--------------	-------

**Batch 5091101 - EPA 200.7**

**LCS Dup (5091101-BSD1)**

Prepared: 09/11/25 Analyzed: 09/16/25

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)**

Source: T019691-01

Prepared: 09/11/25 Analyzed: 09/16/25

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)**

Source: T019691-01

Prepared: 09/11/25 Analyzed: 09/16/25

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

Page 1 of 1  
**Telephone: (817) 861-5322**  
**FAX: (817) 261-1717**  
**www.ttilabs.com**

[illegible]