



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

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
- **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. 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 | 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 |
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|-----|-----------|-------|
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|-----|-----------|-------|

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 |
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|-----|-----------|-------|
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|-----|-----------|-------|

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 | |

Page 5 of 7



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 |
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|---------|-----------|-------|
|---------|--------|-----|-----------------|-------|-------------|---------------|------|-------------|---------|-----------|-------|

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 | |

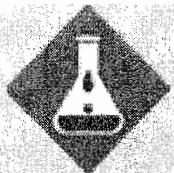


Project Name: Lake Irving
Project No: N/A

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

Page 1 of 1

Telephone: (817) 361-5322

FAX: (817) 261-1717

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 type="checkbox"/> Y <input checked="" 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 | Algaue | 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>1/10/25</i> | | <i>1/10/25</i> | | <i>1436</i> | | | | | |
| Relinquished by (Signature) | | | | Date | Time | Received By: (Signature) | | Date | | Time | | | | | |
| Relinquished by (Signature) | | | | Date | Time | Received By: (Signature) | | Date | | Time | | | | | |
| TEMP GUN #12 | | | | | | | | | | | | | | | |
| Clients delivery of samples to TTI constitutes acceptance to reimburse TTI as per the terms and conditions listed in the price schedule. | | | | | | | | | | | | | | | |