

# CASTLEGATE II HOA

3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

## BOARD of DIRECTOR'S MEETING AGENDA

January 20, 2022 6:00PM at the Event Center

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
  - 2021 4<sup>th</sup> Quarter Financial Report
5. Management Report – Beal Properties
  - Dues/Delinquency Status
  - Violation Report
  - Property and Project Updates
    - o Greens Prairie Road Widening Update
    - o Egremont Court Street Repair Status Update
6. Committee Reports
  - Landscape Committee
  - ACC Committee
  - Social Committee
7. Unfinished Business
  - Pond Clean Up
8. New Business
  - Lawsuit Update
  - Pool Repairs and Summer Schedule
9. Adjourn

\*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

## CASTLEGATE II HOA

903 Texas Ave.  
College Station, TX 77845  
979-764-2500

### HOA BOARD MEETING MINUTES – OCTOBER 21, 2021 (DRAFT)

1. **Meeting called to order 6:01 pm by HOA President Melissa Lewis**
2. **Roll Call / Establishment of Quorum (3/5)**  
3 Board Members present: Melissa Lewis, Reza Langari (Via Zoom), Del Hocker. (Suleiman Obeidat and Thomas Woodfin traveling and unable to attend).
3. **Approval of Previous Meeting Minutes**  
Del Hocker motioned to approve the minutes from the July 22, 2021 Board meeting. Reza Langari seconded the motion. All voted in favor. None opposed.
4. **Financial Report - Treasurer**  
-Lara Lewis with Beal Properties went over the 3<sup>rd</sup> Quarter Financials  
-Lara Lewis reviewed the 2022 proposed budget with the Board. Del Hocker motioned to accept the budget for 2022. Reza Langari seconded the motion. All voted in favor. None opposed.
5. **Management Report**  
Lara Lewis, Beal Properties, read the Management Report (see attached). Board approved pursuing collection through the attorney of the most serious past due accounts. Lara also provided property and project updates.
  - Landscape (previously approved) Update – Greener Images has re-submitted a bid for landscaping, taking into account plants that have died, and adding more cold weather hardy varieties. Board will re-consider bid and advise on project status.
  - Monument Sign at Victoria and WSP – Project to re-build the monument with interior support has been completed.
  - Greens Prairie Lighting – Small lights along fence have been capped. Monument lights are now working after some irrigation adjustments.
  - Projects discussed for Winter/Spring – Several projects at the pool, including a possible re-plaster and covering the pool equipment. Discussed possibly adding new furniture to the list for the Event Center.
6. **Committee Reports**  
Lara Lewis provided the ACC report and Social Committee report as part of the Management report. Thomas Woodfin, Landscape Committee Chair, was not in attendance to provide a Landscape Committee report.
7. **Unfinished Business**
  - a. Ponds Clean Up: Lara Lewis informed owners that the vegetation in both the main pond behind the Event Center, and the small pond at the end of Wallaceshire have both been sprayed. Vegetation is dying. Next step will be to find someone to remove the dead vegetation and try to find a solution to clean up the silt in both ponds. This will be a long-term project as it will take quite a bit of money to complete.
  - b. Greens Prairie Road Widening Project: Lara Lewis informed owners that the project to widen Greens Prairie Road is scheduled to begin in a matter of weeks. Beal met with the

# Cash Flow

## Beal Properties

Properties: Castlegate II HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

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	4,947.87	0.95	4,947.87	0.95
Homeowners Association Dues	2,390.96	0.46	2,390.96	0.46
Fines for violations	100.00	0.02	100.00	0.02
Transfer Fee	140.00	0.03	140.00	0.03
Certified Letter Charge	114.21	0.02	114.21	0.02
<b>CG II HOA INCOME</b>				
CG II Transfer Fees	4,690.00	0.90	4,690.00	0.90
<b>CG II Annual Dues</b>				
CG II Builder Dues	10,691.84	2.06	10,691.84	2.06
CG II Homeowner Dues	457,367.69	88.13	457,367.69	88.13
<b>Total CG II Annual Dues</b>	<b>468,059.53</b>	<b>90.19</b>	<b>468,059.53</b>	<b>90.19</b>
<b>CG II Deed Restriction Income</b>				
CG II Violation Enforcement Income	25.00	0.00	25.00	0.00
Miscellaneous Deed Restriction Income	3,549.08	0.68	3,549.08	0.68
<b>Total CG II Deed Restriction Income</b>	<b>3,574.08</b>	<b>0.69</b>	<b>3,574.08</b>	<b>0.69</b>
CG II Finance Charges	1,740.76	0.34	1,740.76	0.34
<b>Total CG II HOA INCOME</b>	<b>478,064.37</b>	<b>92.12</b>	<b>478,064.37</b>	<b>92.12</b>
<b>CG II AQUATIC CENTER INCOME</b>				
CG II Aquatic Club Membership	22,080.00	4.25	22,080.00	4.25
<b>Total CG II AQUATIC CENTER INCOME</b>	<b>22,080.00</b>	<b>4.25</b>	<b>22,080.00</b>	<b>4.25</b>
<b>CG II EVENT CENTER INCOME</b>				
CG II EC Security Deposit	525.00	0.10	525.00	0.10
CG II EC Rental Income	9,925.00	1.91	9,925.00	1.91
CG II EC Cleaning Income	225.00	0.04	225.00	0.04
<b>Total CG II EVENT CENTER INCOME</b>	<b>10,675.00</b>	<b>2.06</b>	<b>10,675.00</b>	<b>2.06</b>
Miscellaneous Income	100.00	0.02	100.00	0.02
Utility Reimbursement	351.76	0.07	351.76	0.07
<b>Total Operating Income</b>	<b>518,964.17</b>	<b>100.00</b>	<b>518,964.17</b>	<b>100.00</b>
<b>Expense</b>				
Bank Reconciliation Adj. Acct.	-0.15	0.00	-0.15	0.00
Maintenance Supplies	136.23	0.03	136.23	0.03
Misc. Property Expense	447.50	0.09	447.50	0.09
Admin Fee / Credit card fee	19.95	0.00	19.95	0.00

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II Flags, Decorations and Signs	6,850.00	1.32	6,850.00	1.32
<b>CG II INSURANCE EXPENSE</b>				
CG II Commercial Property Insurance	7,262.00	1.40	7,262.00	1.40
CG II General Liability Insurance	1,964.00	0.38	1,964.00	0.38
CG II Directors & Officers Insurance	1,679.00	0.32	1,679.00	0.32
CG II Flood Insurance	1,232.00	0.24	1,232.00	0.24
<b>Total CG II INSURANCE EXPENSE</b>	<b>12,137.00</b>	<b>2.34</b>	<b>12,137.00</b>	<b>2.34</b>
<b>CG II PROFESSIONAL EXPENSE</b>				
CG II Legal Expense	42,490.04	8.19	42,490.04	8.19
CG II Accounting Expense	25,651.25	4.94	25,651.25	4.94
<b>Total CG II PROFESSIONAL EXPENSE</b>	<b>68,141.29</b>	<b>13.13</b>	<b>68,141.29</b>	<b>13.13</b>
<b>CG II UTILITIES EXPENSE</b>				
CG II Electric	16,015.94	3.09	16,015.94	3.09
CG II Sprinkler Expense	24,525.63	4.73	24,525.63	4.73
CG II Water & Sewage Expense	275.30	0.05	275.30	0.05
<b>CG II Aquatic Center Utilities</b>				
CG II AC Electric	8,731.25	1.68	8,731.25	1.68
CG II AC Internet & Phone	2,456.09	0.47	2,456.09	0.47
CG II AC Sanitation Expense	488.98	0.09	488.98	0.09
CG II AC Sprinkler	1,409.85	0.27	1,409.85	0.27
CG II AC Water & Sewage Expense	3,704.46	0.71	3,704.46	0.71
<b>Total CG II Aquatic Center Utilities</b>	<b>16,790.63</b>	<b>3.24</b>	<b>16,790.63</b>	<b>3.24</b>
<b>CG II Event Center Utilities</b>				
CG II EC Electric	4,960.39	0.96	4,960.39	0.96
CG II EC Internet & Telephone Expense	1,222.53	0.24	1,222.53	0.24
CG II EC Sanitation	812.46	0.16	812.46	0.16
CG II EC Sprinkler	789.40	0.15	789.40	0.15
CG II EC Water & Sewage	617.03	0.12	617.03	0.12
<b>Total CG II Event Center Utilities</b>	<b>8,401.81</b>	<b>1.62</b>	<b>8,401.81</b>	<b>1.62</b>
<b>CG II Alarm/Security Expenses</b>				
CG II AC Security System Expense	1,851.78	0.36	1,851.78	0.36
<b>CG II EC Security System Expense</b>				
CG II EC Fire Alarm Expense	2,672.82	0.52	2,672.82	0.52
CG II EC Security System Expense	1,010.66	0.19	1,010.66	0.19
<b>Total CG II EC Security System Expense</b>	<b>3,683.48</b>	<b>0.71</b>	<b>3,683.48</b>	<b>0.71</b>

**Expense Distribution**

Properties: Castlegate II HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 10/01/2021 to 12/31/2021 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>4600 - Homeowners Association Dues</b>											
	10/22/2021	Castlegate II HOA	4422	3363 University Drive East Suite 215 Bryan, TX 77802	Blackstone Handcrafted Homes LLC	2200	300.00	0.00	1906	10/26/2021	Blackstone Handcrafted Homes LLC, Castlegate II HOA - 4422 Odell Lane: Move Out Refund
<b>4606 - Certified Letter Charge</b>											
	10/21/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	20.88	0.00	1898, 1898, 1904	10/26/2021, 10/26/2021, 10/26/2021	Certified Letter Charge for 10/2021
	11/30/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	29.21	0.00	1935	12/10/2021	Certified Letter Charge for 11/2021
	12/22/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	71.08	0.00	1947	01/12/2022	Certified Letter Charge for 12/2021
<b>5405 - CG II EC Rental Income</b>							121.17	0.00			
<b>6520 - Maintenance Supplies</b>											
401473	12/22/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	136.23	0.00	1940	12/22/2021	Trash Bags & Paper Towels - Event Center
<b>6545 - Misc. Property Expense</b>											
472523-231898	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	447.50	0.00	1911	11/11/2021	Deposit

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>7140 - CG II Fountains &amp; Lakes</b>											
PI-A00656841	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Solitude Lake Management LLC	2200	124.08	0.00	1918	11/11/2021	Fountain Service Call
PI-A00713311	12/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Solitude Lake Management LLC	2200	485.77	0.00	1933	12/10/2021	Fountain Repair
							<b>609.85</b>	<b>0.00</b>			
<b>7154 - CG II EC Building Repairs &amp; Maintenance</b>											
7816	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Advantage Cooling & Heating	2200	4,045.00	0.00	1907	11/11/2021	AC Condenser Replacement - 5 Ton
7016	11/11/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	1914	11/11/2021	Quarterly Pest Control
11262021	12/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	1934	12/10/2021	Event Center Porter Service
1111	12/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	725.78	0.00	1934	12/10/2021	Event Center Miscellaneous Repairs
77846 & 74790	12/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	415.68	0.00	1928	12/10/2021	August and November Event Center Window Cleaning
							<b>5,548.84</b>	<b>0.00</b>			
<b>7155 - CG II EC Janitorial Expense</b>											
0000192	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	200.00	0.00	1897	10/08/2021	Event Center Monthly Cleaning
0000196	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	200.00	0.00	1913	11/11/2021	Monthly Cleaning - Event Center
0000199	12/10/2021	Castlegate II HOA		3363 University Drive East Suite	Jessica Hudson	2200	209.20	0.00	1930	12/10/2021	Event Center Cleaning

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>7166 - CG II AC Supplies Expense</b>											
465-51097	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fast Signs	2200	18.29	0.00	1901	10/26/2021	Pool Closed Sign
<b>7168 - CG II AC Summer Pool Cleaning &amp; Chemicals</b>											
2022168	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,027.47	0.00	1917	11/11/2021	Monthly Pool Cleaning
<b>7169 - CG II AC Winter Pool Cleaning &amp; Chemical Expense</b>											
2022214	12/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,476.87	0.00	1931	12/10/2021	Monthly Pool Cleaning and Chemicals - October
2022241	12/22/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,714.41	0.00	1939	12/22/2021	Monthly Cleaning & Chemicals
<b>7175 - CG II Flood Insurance</b>											
74058894802020	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Bankers Insurance Company of Florida	2200	1,232.00	0.00	Bank Draft	11/10/2021	Event Center Flood Insurance
<b>7181 - CG II Legal Expense</b>											
5140	10/08/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	4,882.75	0.00	1892	10/08/2021	Legal Expenses
Special Meeting 10/07/2021	10/08/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	10,000.00	0.00	1892	10/08/2021	Legal Retainer
45760	11/10/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	675.00	0.00	1916	11/11/2021	Management Cert Update/ Bylaw Amendments

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	1895	10/08/2021	Monthly Electric
472523-221242	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	102.53	0.00	1900	10/26/2021	Monthly Utility Bill
472523-224660	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	1900	10/26/2021	4150 WSP
472523-224660	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	1900	10/26/2021	4150 WSP
472523-225398	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.05	0.00	1900	10/26/2021	6090 Victoria
472523-225398	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.66	0.00	1900	10/26/2021	6090 Victoria
472523-231896	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	1900	10/26/2021	4007 Muncaster
472523-231896	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.50	0.00	1900	10/26/2021	4007 Muncaster
472523-231902	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	1900	10/26/2021	2609 Kimbolton
472523-231902	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	1900	10/26/2021	2609 Kimbolton
472523-231904	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	1900	10/26/2021	2525 Kimbolton
472523-231904	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	1900	10/26/2021	2525 Kimbolton



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	14.86	0.00	1911	11/11/2021	3330 GP Road
472523-231898	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	1911	11/11/2021	2458 Stone Castle
472523-242946	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.88	0.00	1922	11/23/2021	utilities - electrical
472523-237082	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	53.35	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-232334	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	1922	11/23/2021	utilities - electrical
472523-231906	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.50	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-231904	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.79	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-231902	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	114.17	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-231896	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	44.73	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-225398	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	94.66	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-224660	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	43.87	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-221242	11/23/2021	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	103.01	0.00	1922	11/23/2021	utilities - electrical

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-232334	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	drafted from bank account	12/31/2021	4301 Egremont
472523-237082	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.38	0.00	drafted from bank account	12/31/2021	4145 Downton Abbey
472523-242946	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	27.23	0.00	drafted from bank account	12/31/2021	4208 Wallaceshire
							<b>5,754.84</b>	<b>0.00</b>			
<b>7402 - CG II Sprinkler Expense</b>											
472523-231898	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,475.95	0.00	1895	10/08/2021	Monthly Utility Bill
472523-219762	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	1895	10/08/2021	Monthly Sprinkler
472523-220964	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	666.70	0.00	1895	10/08/2021	Monthly Sprinkler
472523-223964	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	403.45	0.00	1895	10/08/2021	Monthly Sprinkler
472523-236222	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	90.40	0.00	1895	10/08/2021	Monthly Sprinkler
472523-224660	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	295.10	0.00	1900	10/26/2021	4150 WSP
472523-224660	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	272.35	0.00	1900	10/26/2021	4150 WSP
472523-225398	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	618.85	0.00	1900	10/26/2021	6090 Victoria

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-237082	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	379.65	0.00	1900	10/26/2021	4145 Downton Abbey
472523-237082	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	373.15	0.00	1900	10/26/2021	4145 Downton Abbey
472523-223004	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	647.55	0.00	1900	10/26/2021	4601 Tonbridge
472523-223004	10/26/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	708.05	0.00	1900	10/26/2021	4601 Tonbridge
472523-236222	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	63.69	0.00	1911	11/11/2021	4399 Etonbury
472523-233964	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	237.70	0.00	1911	11/11/2021	4198 WSP
472523-220964	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	474.95	0.00	1911	11/11/2021	4298 WSP
472523-219762	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	1911	11/11/2021	3330 GP Road
472523-231898	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	764.20	0.00	1911	11/11/2021	2458 Stone Castle
472523-237082	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	197.65	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-231906	11/23/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	1922	11/23/2021	utilities - electrical - sprinkler
472523-231904	11/23/2021	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	28.60	0.00	1922	11/23/2021	utilities - electrical - sprinkler

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223004	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	195.64	0.00	drafted from bank account	12/31/2021	4601 Tonbridge
472523-224660	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	109.85	0.00	drafted from bank account	12/31/2021	4150 WSP
472523-225398	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	201.40	0.00	drafted from bank account	12/31/2021	6090 Victoria
472523-225400	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	221.82	0.00	drafted from bank account	12/31/2021	6091 Victoria
472523-231896	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.60	0.00	drafted from bank account	12/31/2021	4007 Muncaster
472523-231902	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	drafted from bank account	12/31/2021	2609 Kimbolton
472523-231904	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.35	0.00	drafted from bank account	12/31/2021	2525 Kimbolton
472523-231906	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	drafted from bank account	12/31/2021	4413 Toddington
472523-237082	12/31/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	135.90	0.00	drafted from bank account	12/31/2021	4145 Downton Abbey
<b>7411 - CG II AC Electric</b>							<b>14,665.33</b>	<b>0.00</b>			
472523-222780	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	897.21	0.00	1895	10/08/2021	Monthly Electric
472523-222780	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	820.11	0.00	1911	11/11/2021	Monthly Utility Bill

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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**7415 - CG II AC Water & Sewage Expense**

472523-222780	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	271.57	0.00	1895	10/08/2021	Monthly Water & Sewage
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472523-222780	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	588.33	0.00	1911	11/11/2021	Monthly Utility Bill
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472523-222780	11/30/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	620.81	0.00	1923	11/30/2021	4200 Norwich
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**7421 - CG II EC Electric**

472523-223442	10/07/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	478.99	0.00	1895	10/08/2021	Monthly Electric
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472523-223442	11/03/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	403.62	0.00	1911	11/11/2021	Monthly Utility Bill
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472523-223442	11/30/2021	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	384.10	0.00	1923	11/30/2021	4205 Norwich
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**7422 - CG II EC Internet & Telephone Expense**

07707-141141-01-510/26/2021		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Suddenlink	2200	127.31	0.00	1903	10/26/2021	Monthly Internet & Phone
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07707-141141-01-512/08/2021		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Suddenlink	2200	274.62	0.00	drafted from bank account	01/13/2022	Monthly Internet & Phone
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401.93 0.00

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>7451 - CG II AC Security System Expense</b>											
142807	11/11/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1910	11/11/2021	Aquatic Center Security Monitoring
145643	12/10/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1927	12/10/2021	Monthly Alarm Monitoring
<b>7456 - CG II EC Fire Alarm Expense</b>											
1061-F127235	10/08/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	735.00	0.00	1893	10/08/2021	Annual Inspection
<b>7457 - CG II EC Security System Expense</b>											
142807	11/11/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1910	11/11/2021	Event Center Security Monitoring
145643	12/10/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1927	12/10/2021	Monthly Alarm Monitoring
<b>7602 - CG II Meeting Expense</b>							129.88	0.00			
19429-2	11/10/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Lara Lewis	2200	113.61	0.00	1915	11/11/2021	Annual Meeting
31151	11/11/2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Lara Lewis	2200	394.57	0.00	1915	11/11/2021	Annual Meeting Owner Packets and Ballots
<b>7603 - CG II Community Events</b>							508.18	0.00			
111-1215199-135220311/	2021	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Lara Lewis	2200	97.41	0.00	1915	11/11/2021	Utility Cart for Popcorn Machine - Event Center
111-3245924-543620311/	2021	Castlegate II		3363 University Drive East Suite	Lara Lewis	2200	324.74	0.00	1915	11/11/2021	Popcorn Machine - Event Center



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

January 20, 2022

### **Castlegate II Management Report**

**Delinquency Report:** As of today, there are 9 accounts with a past due balance. Total outstanding is \$254,476.87, including interest. Past due is \$7,470.18. We have been making calls and sending statements and letters. One is on a payment plan. The other 8 have been referred to the attorney for collections. Your total outstanding balance on 1/20/2021 was \$314,460.60.

**Violation Report:** 62 current active violations. Property drives are back on our regular schedule and are occurring every 2 weeks at this time.

**Architectural Control Committee:** Projects submitted: 14 Approved.

4 Inground Pool	1 Shed
1 Above Ground Pool	1 Patio Extension
1 Playscape	1 Home Paint Change
1 Solar Panels	2 Driveway expansion/widening
1 Pergola	1 Enclosed Patio

### **Social Committee:**

The Social Committee is looking for a few more volunteers to help plan events for the upcoming holidays. If you would like to join in the fun, please contact Lara Lewis by email at [castlegateii@bealbc.com](mailto:castlegateii@bealbc.com).

### **Landscape Committee:**

**Future Meeting Dates:**

April 21, 2022	6:00pm
July 21, 2022	6:00pm
October 6, 2022	6:00pm
October 11, 2022	7:00pm (Annual Membership)

**\*Dates are tentative and subject to change**



# PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2021

3028 1 AV 0.426

Account No

\*\*\*\*3839

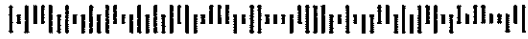
HOMEOWNERS ASSOCIATION OF CASTLEGATE II,  
INC.

Page 1 of 4

RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470



### STATEMENT SUMMARY TX Small Business Check Account No \*\*\*\*3839

12/01/2021	Beginning Balance		\$10,000.00
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	31 Days in Statement Period	\$10,000.00

### TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

### DAILY ENDING BALANCE

Date	Balance
12-01	\$10,000.00

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102181 : 00302801

