

Homeowners' Association of CASTLEGATE II



2021 Annual Membership Meeting

Tuesday, October 12, 2021

7:00pm Castlegate II Event Center

903 S. Texas Avenue, College Station TX * www.castlegateiihoa.com * 979-764-2500

CASTLEGATE II HOA

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

The Homeowner's Association of Castlegate II, Inc. requests your attendance at the 2021 Annual Homeowner's Membership Meeting to be held Tuesday, October 12, 2021 at 7:00 pm at the Castlegate II Event Center, 4205 Norwich Drive, College Station Texas 77845. If you wish to address the membership, please submit your request in writing no later than 5pm on Friday, October 8, 2021 to castlegateii@bealbcs.com

Homeowners Association of Castlegate II, Inc. **2021 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
 - Social Committee
7. Vote on Amendments
 - Explanations of recommended Bylaws amendments
 - Voting on Amendments
 - Announcement of Results
8. Election of directors
 - Open floor for Nominations
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
9. Unfinished Business
10. Adjournment

Meeting Minutes

Castlegate II HOA

Annual Board Meeting

10/13/2020

Meeting called to order at 7:01 P.M.

A quorum was present with the following directors in attendance: Ashley Lewis (President), Melissa Lewis (Vice President), Fran Murr (Treasurer), Kaleb Morton (Secretary) via Zoom, Association manager staff: Kelsey Poston & Melinda Pimentel

Melissa Lewis read the meeting minutes from the July 27th meeting. Fran Murr motions to approve those minutes and Ashley Lewis seconds that motion. All in favor.

Presentation of reports.

- Fran Murr gives her treasure's report.
- Merten Rice was not attending the meeting to give an ACC report.
- Melissa Lewis gives the Vice President report.
 - Monthly newsletters have been going out
 - She is hoping to resume social events once COVID has cleared up
- Melinda Pimentel gives the management report, see attached.

It was discussed by the board to hold the topic of refinancing options for the current loan note and will revisit at the next meeting.

Election Results

- Delwyn Hocker
- Reza Langari
- Melissa Lewis
- Suleiman Obeidat
- Thomas Woodfin

Ashley Lewis explains the Green's Prairie widening project that the board has approved for the city to do. President, Ashley had to sign the documents and Melinda notarized. Melissa Lewis motions to approve this project and Fran Murr seconds this motion. All in favor.

Introduction of the new management company, Beal Properties.

Topic to discuss questions, there was one however, the gentleman did not attend the meeting to be able to ask his question. The board did discuss it a little, his concern was the back pond by Wallaceshire, standing water causing mosquitoes bad. Melissa and Ashley suggest contacting the city as they provide free mosquito dunks to be thrown in to help try to resolve that issue.

Ashley Lewis motions to adjourn and Fran Murr seconds that motion. All in favor. @7:55 P.M.

Meeting adjourned at 7:33 p.m. Ashley Lewis motions and Fran Murr seconds that motion. All in favor.

Castlegate II 10/13/2020 Management Report

Property Status: 844 Lots

- 52 Developer Lots
- 38 Builder Lots
- 754 Owner Lots

Inspection Summary – 5 inspections visits since July 27, 2020.

- 6 – 3.22 Unsightly articles (trailers, boats, etc.)
- 28 – 3.27 Lawn maintenance
- 39 – Trash Cans

3rd Quarter Financial Reports sent to the board on October 2nd.

2021 Budget draft sent on 9/25/2020

Aquatic Center:

- Last swim day is October 18th
- Rat problem has been reported in the computer/supply closet at the aquatic center. Pest control was sent out to put poison and recommended installing door sweeps.
- Door sweeps were installed on both doors of the computer/supply closet to close the gaps that caused the rat problem.
- Cleaning company will go out to winterize pool furniture week of October 19th.

Event Center

- 7 events since July 27, 2020

Maintenance items:

Fountains in Main Pond:

- Sent Solitude Lake Management back out for the fountains not working, the breaker tripped and caused one to not work. All 3 are running correctly now.

Castlegate II HOA
Annual Membership Meeting
October 12, 2021

2021 Presidents Report

Accomplishments

- Just prior to last year's annual meeting, the HOA board hired Beal Properties to manage our homeowner's association. The negotiated contract saved us approximately 22% in administrative costs during 2021, in comparison to our previous contract, which we were able to use toward projects that needed attention this year.
- We engaged a professional architectural review company to oversee all new build applications to ensure compliance with our ACC rules and regulations. This ensures more accurate and timely responses to those applications and comes at no additional cost to our HOA.
- Our event center has seen significant growth in rentals. We have had approximately 68 rentals so far this year with total revenue of \$8,400, compared to last year's \$4,525 in rental revenue.
- We completed significant repairs to the pool, including:
 - Replacing the autofill and the gauges on the pool pump and filter.
 - Repairing all pool lights so that they are all operational again, including those that had previously had electricity lines cut;
 - Replacing the chlorinator;
 - Repairing cracks in the skimmer baskets;
 - Repairing a large crack in the pool wall;
 - And completing a major leak repair.
- The monument sign at WS Phillips and Victoria has been rebuilt and now includes internal rebar so that it will not cave-in on itself in the future.
- We refilled some of the erosion areas at the lake. Special thanks to homeowner Fran Murr, who offered the fill dirt from improvements being made to her own home for us to use.
- We have once again sprayed the vegetation at both the lake and the smaller pond on Wallaceshire. This is only a temporary measure but has been done to keep them under control.
- Our pool furniture was refurbished to get it through this pool season and 25 new pool lounge chairs were purchased. After a very long backorder situation, those arrived the day after the pool closed for the summer.
- Event center and Aquatic Center shrubs that were killed during the freeze have been removed and replaced.
- Unfortunately, our palm trees were completely killed during the freeze. Those have also been removed and the Board will discuss a plan to replace them or re-landscape at the regular Board meeting on October 21st.

Open Issues

- There are several larger-scale landscape projects to be completed by the end of the year along Victoria, WS Phillips and Etonbury.
- I have personally contacted the mayor and every city council member to advocate for the much needed repairs to Egremont. The options and costs have been presented to the council I'm hopeful we will see a major repair / rebuild of the cul de sac in 2022.

- Earlier this year we attempted to put together a board specifically for our Aquatic & Event Centers. Unfortunately, we did not have enough volunteers willing to be on that board. We are on the lookout for volunteers, and I'd like to have 3-5 neighbors step up to charter that organization, so we have greater oversight of those amenities.
- We do still have additional issues to address at the pond, including the non-operational fountain and finding a longer-term solution to the vegetation growth. We have had a work order in for the fountain for a couple of months now and are anxiously awaiting that repair by Solitude. The vegetation issue is a more complex issue. The board has been presented with some options, including a removal of the vegetation along with a procedure to rake the sediment at the bottom to inhibit growth. However, we have faced significant challenges in finding a vendor who is willing to do the work. We are continuing to seek companies who will do this work for us and it will be a priority for the board in 2022.

Looking ahead to 2022

- Our pool has reached the age and condition where re-plastering is needed. The board is considering that project for 2022.
- At the recommendation of our pool company, we are looking at options to cover the pool equipment to protect and prolong its lifespan.
- Much of our pool furniture has seen better days. The pieces that could be refurbished with paint and some elbow grease were taken care of during this pool season. We identified some items that would need to be replaced. The board approved the expenditure for some new chairs, but due to supply chain issues, the order did not arrive until last week after the pool had closed. So, we will have that new furniture awaiting us when we open in May and will be looking at additional items that may need to be replaced.
- The turret lights at the pool will also need to be repaired in 2022.
- While not necessarily an HOA project, the board is keeping abreast of the Greens Prairie widening project. The phase that affects our neighborhood is supposed to begin sometime in the next few weeks. We are working with the city on various parts of that, such as some flowerbeds that will need to be reworked to accommodate the road expansion.

Recognition

There are several companies and individuals I would like to recognize for their service to our neighborhood this year.

- Thank you to my fellow board members who have served with me this year. Serving on the board is not always an easy task and I appreciate the hard work you've put in this year. Every person on the current board is running for re-election this year and I think that speaks to the dedication of this group to make our neighborhood a better place.
- Thank you to the volunteers who have served on our social committee as well as those who have volunteered to help at events. Our neighborhood events are fully dependent on volunteers to plan organize and run them. We appreciate you making it possible for us to have neighborhood wide events.
- Thank you to all the residents of Castlegate II you for supporting our board's efforts this year. As volunteers, we are here to represent you and uphold the best interests of our neighborhood. We sincerely appreciate the trust that you have placed in us to do this important job.
- Thank you to our vendors who have kept our landscaping and amenities maintained. I want to specifically recognize Oasis Pools, who stepped in during a crisis and got us back to working condition as quickly as possible in the middle of pool season.
- And lastly, I don't think "thank you" even covers how much appreciation should be extended to Beal Properties for their services this year. They have gone above and beyond in countless ways to improve the operation and management of our neighborhood. Thank you for being such amazing partners to us this year!

CASTLEGATE II 2021 ANNUAL MEETING

Treasurer's Report

July 30, 2021 – Moved operating account to Prosperity Bank and opened a new HOA Reserve account with a starting balance of \$10,000.00.

Income (YTD) - \$509,103.35 including:

Dues paid in 2021 - \$464,489.42

Aquatic Center Membership - \$22,080.00

Event Center Rentals - \$8,400.00 (Covered all of the Event Center expenses YTD.)

Expenses – \$417,712.09 End of September

Cash On Hand - \$146,751.89 End of September

Current Loan Balance (First Financial) - \$1,421,932.50

Interest Paid YTD 2021 - \$59,248.27

Principal Paid in 2021 - \$83,000.00

Approved projects not completed as of today – Relandscaping the beds along Victoria, Etonbury, and WS Phillips. Should be complete by the end of the year.



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CASTLEGATE II 2021 MANAGEMENT REPORT

Homeowner Status – Currently 844 lots in Castlegate II. 762 owner occupied, 30 confirmed renter occupied**, 32 builder and 20 developer lots.

Delinquency – The HOA is currently owed \$6,653.80 by 10 owners/ lots. One owner is considered seriously past due, with a balance of \$1,429.92. Collection of these balances is ongoing.

Violations – 663 violations written since January 1, 2021. 206 Active as of September 30, 2021. The majority of the open violations are for yard/lot maintenance and trailers.

CMA Report is attached.

2022 Castlegate II Candidate Profiles

Delwyn E Hocker

Del has lived in Castlegate II for 4 years and is currently serving as Treasurer of the HOA. Del would like to continue to forward progress of making Castlegate II a better community. He feels that the Board has solved many problems but has more work to do.

Melissa Lewis

Melissa has lived in Castlegate II for 5 years and is currently serving as President of the HOA. Melissa previously served as a Director on the 2020 HOA Board as well. She wants to continue to work with the management company to improve processes and ensure that the HOA dues are being used efficiently and effectively. Maintaining our amenities is a top priority for her, to keep property values high. Melissa also wants to foster a stronger sense of community in CGII through HOA sponsored social events (once conditions allow) and wants to continue to encourage more volunteerism among the CGII HOA members.

Thomas Woodfin

Thomas has lived in Castlegate II for 2.5 years. He is currently serving as the Secretary and Chair of the Landscape committee for the HOA. He would like to continue serving to see that the initiatives begun this past year are followed through (Please see the attached statement from Thomas for more details on those items).

Reza Langari

Reza has lived in Castlegate II for 6 years. He is currently serving as a Director on the HOA Board. Reza would like to continue his work on the CGII Board ensuring that the community's interests are served in terms of the HOA performing tasks that preserve and enhance the quality of life of the residents and ensuring that property values continue to grow. Being fiscally conservative with respect to HOA expenses by targeting the expenditures that truly address the community needs is something Reza feels is critical.

Suleiman Obeidat

Suleiman has lived in Castlegate II for a little over 4 years. He is currently serving as Vice President of the HOA. Suleiman would like to continue working with Board members to improve the services in the neighborhood. Keeping the neighborhood clean and attractive is one of the main goals of everyone. The Event Center is also an interest for Suleiman. He would one day like to see it open every day for all residents and would like to possibly make study rooms for the kids in the neighborhood to have a place to go.

September 12, 2021

STATEMENT FROM Thomas Woodfin, candidate for Castlegate II HOA Board

After serving this past year on the Board, I am impressed with the focus and attention that my fellow board members brought to managing and leading our HOA. I would like to continue on the Board for 2022 to follow through on several initiatives:

- 1) The financial standing of the HOA has been a major focus for us during the past year as the Board seeks to understand the HOA's financial history and current standing. Keeping track of the revenue sources (homeowner dues, pool memberships, event center rentals) has been eye-opening to get a clearer view of our HOA's situation. We've communicated this financial status with quarterly statements published to HOA members.
- 2) The landscape maintenance of the HOA common properties is the single largest annual budget item. As I stated when I first ran for the Board last year, I believe there are some environmental measures that can be implemented that will both reduce our monthly maintenance costs and improve the environmental quality of our shared landscape. With the deep freeze of 2020, there was much repair and replacement of plants required in addition to our regular monthly landscape maintenance.
- 3) The communication of the Board's work to homeowners has improved and become more regular over the past year. Our Board president, Melissa Lewis, has been instrumental in this process and we appreciate her work.
- 4) The management company that is working with us now, Beal Property Management, and Lara Lewis specifically, have been instrumental in creating a clear, legal and standardized approach to our quarterly meetings and the minutes from those meetings reflect this standardization.
- 5) Conditions on some sections of our common property have deteriorated due to lack of maintenance over several years and we are working to get those corrected such as:
 - a. The pond at the Event Center whose 'island of willows' has grown up in the sediment deposited at the storm water inflow on the southwest end of the pond. Adjacent homeowners have expressed concern over the continued growth of this island and we've begun the process of addressing the island.
 - b. The continued failure of stormwater drainage on Egremont Court. The Board and management company have been working to have the City of College Station address the issues of flooding that those homeowners are experiencing with every heavy rain. These discussions have not yet been successful with unnecessary finger-pointing in every direction but towards a solution but we will continue this process. Egremont Court homeowners deserve our continued efforts.
 - c. The condition of the detention pond at the end of Wallaceshire Court is justifiably unacceptable. However, since this pond is part of the overall drainage engineering for our subdivision, any changes must be considered carefully. We've begun discussion with pond experts about the conditions that created this situation.
 - d. Erosion of the planting beds along Phillips Parkway have left us with gaps in the existing shrubs. These beds can certainly look better and we need to get them back into suitable condition to reflect our quality of life in Castlegate II.

Castlegate II HOA Board Meeting Minutes

January 21, 2021 6:00pm

-Meeting called to order at 6:05pm

-Roll Call – Melissa Lewis-Director/President, Del Hocker-Director/Treasurer, Reza Langaria-Director, all present – Quorum is present.

-Previous minutes (July 2020) were approved by the previous Board.

-Financial Report – Lara Lewis (Beal Properties) reviewed financials (see Meeting Packet).

End of December 2020 balance was \$42,070.00. Most of this was money that remained from the 2020 budget and will be moved into 2021 budget to help with projects.

Delinquency report balance as of 12/31/2020 was \$6,719.00, 17 lots. Beal will work to collect those past due accounts.

Lara Lewis asked Board for questions on financials. None asked.

Del Hocker (New Treasurer) and Lara Lewis will meet to bring Del up to speed on current HOA financial situation.

Suleiman Obeidat-Director/VP and Thomas Woodfin-Director/Sec., joined meeting at this point.

-Management Report – Lara Lewis (Beal Properties) reviewed delinquency and current dues collection. 844 total lots, 50 Developer, 34 builder, 760 owner/renter occupied. Beal will break down rentals in more detail as best as possible at next meeting.

Violations – 44 active, mostly trash cans, 3 trailers/RV's etc.

Committee Reports – None provided

Project status

EC rentals 3 ½ day and 3 full day rentals in Nov and Dec. Deep clean was done in Dec and Jan, replaced all exterior light bulbs. Planned Feb and Mar EC projects: HVAC inspection, wash windows, power wash exterior, mulching and installing Wi-Fi (Nest type) thermostat controllers.

Pool – completed pool tile cleaning, will continue quarterly to protect new tile. Planned for Feb and Mar; will get bids for shade cover over pool equip, repair cracks in filter basket housings, replace lights inside the pool, repair pergola, cleaning and power washing, repair doors on building and address a possible foundation issue.

Bids have been received for replacing pool lights, small floodlight removal along Greens Prairie, and to repair monument sign at Victoria and WSP. Initial Estimates have been received for mulching, replacing dead trees, updating landscaping in all common areas.

January 20th, pool leak detected in a return line. Water Project will submit estimate to repair, will be between \$4k and \$6k, plus the cost of the leak detection, \$750.00.

Event Center – Approval has been given by the City to operate the EC as a Social or Country Club. This will allow the HOA to rent legally to individuals outside of the HOA. The zoning will still restrict the types and the size of the events. Focus will be on increasing business use, and smaller professional gatherings, while continuing to offer the same service to the neighborhood. Goal is to increase the income to ease the burden for the HOA on the large loan note. Reza Langari asks what the comparison is to similar subdivisions that have country clubs? Our club would have to charge a membership fee. Renters can have food catered, and they can bring in alcohol provided it is not offered for sale (no open or cash bars), but the HOA could never open a restaurant or bar in conjunction with the club. Del Hocker asks about Liability for renters. Lara explains that insurance is in place to cover the HOA but may need to be increased slightly.

Discussion of bids provided for projects;

1. Landscape Update – Bids received from Greener Images (current landscaper) for trimming palm trees around pool, replacing landscaping and trees in all beds throughout, mulching around AC and EC, mulching all other areas. Board to decide which projects will move forward and Beal will solicit competitive bids.
2. Irrigation lines exposed around the pond, due to erosion. Bid received from Greener Images to replace dirt, and re-seed. Also includes filling in dirt around culvert on other side of pond (Odell).
3. Irrigation repair between CG and CGII. \$10,000 bid received. Second bid coming from another landscape company. This will move 7 irrigation zones from the CG main water line on to the CGII water meter and controllers.
4. Pool Furniture – Bids received for replacement chairs.
5. Deftec - Bid to replace the NVR on the cameras at the Event Center. Will allow HOA to then be able to view and manage the cameras from both facilities using the same app.
6. Lights inside the pool – 3 bids received to replace all 6 lights.
7. Repair the monument at Victoria and WSP – 3 bids received to repair.
8. Remove the small floodlights on Greens Prairie – 3 bids received to repair.

Update on Egremont Court repair – City is aware of the problem and decided that it will be a complete re-do of the circle. Plan is to submit project during City Council budget discussions in Spring. If/when it is approved, they will try to get started as soon as they possibly can.

Discussion about a variety of street, sidewalk, parking issues. Beal encouraged the neighbors to use the See Click Fix app on the cctx.gov website. Parking on streets discussed, congestion at school pick up. Also residents using golf carts and ATV's in neighborhood. Beal advised that these are issues for the police and/or See, Click, Fix.

Unfinished Business:

Loan Refinance – Offers received from First Financial and Prosperity Bank. Board discussed. Thomas Woodfin motioned to accept the loan offer from Prosperity Bank, Del Hocker seconded the motion. All vote in favor.

New Business:

Pool Opening Date for 2021 – Board agreed on a May 1st date to open. Board discussed staffing and will make a decision at a later date.

Big Event – Board would like to use Big Event on March 27th this year to complete some projects around the neighborhood. Will need homeowner volunteers to help coordinate and supervise. Projects discussed; mulching around AC and EC, staining fence along Greens Prairie, pond clean up, etc. Email will be sent out to the owners to request help with planning and supervising.

Basketball Goals – Discussed feasibility, and location. Would have to look at potential sites. Maybe AC parking lot, or utilizing land available at Etonbury. Suggestion from Beal to have that be something a committee could work on.

Meeting adjourned at 8:20pm. Thomas Woodfin motioned and Del Hocker second, all in favor.

CASTLEGATE II HOA

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HOA Meeting Minutes - May 6, 2021

Called to order at 6:00 PM

1. Roll Call/Establishment of Quorum (3/5)

- All 5 Board Members present

2. Review / Approve Previous Meeting Minutes (Approved on 02/10/2021)

- Minutes were approved via email on February 10, 2021.
- Melissa Lewis motioned, Thomas Woodfin second, all approve.

3. Financial Report - Treasurer

- 2021 1st Quarter Financial Report
- Cash Flow Report, Expense Distribution, and Budget Comparison Report reviewed.
 - o Pool agreement status and Event Center activity reviewed.
 - o Utility refund from city to show up next quarter.

4. Management Report – Beal Properties

- Dues/Delinquency Status
 - o Board discussed owner transfers and correcting previous issues with this process.
- Violation Report
 - o Clarification on Violations -Discussion with Board about adopting a Rules & Regulations document.
 - Discussion that many violations are concerning overgrown yards and trash cans.
 - Grace period for dead plants from freeze coming to an end with next drive. Discussion that the Board is looking for dead brush to be removed.
 - Beal Properties wants to clarify what some violations mean to homeowners such as unsightly articles. Decide that Beal will provide pictures and other associations' Rules and Regulation as examples to decide with the Board.
- Property and Project Updates
 - o Event Center/Social Club
 - Reported that permission granted to create a Social Club Entity under Country Club Code. Volunteers (at least two more) needed as a Board for this project
 - o Completed and Planned Projects
 - Upgrade Fire Suppression System at EC

- Now radio transmitter installed to replace cellular
- Pool Repairs
- One light not repairable and will be capped off. Engineering opinion given on doors and movement in building. Not enough of an issue to address at this time. All other repairs completed.
- Landscape at EC and AC
- All landscaping completed. Will watch palm trees until late summer and then decide what needs to be done.
- Wi-Fi at EC
- Will be working next week.
- Pool Furniture
- On order.

- Traffic on Victoria
 - Proposing traffic study to slow traffic down if approved by 51% of homeowners in area. Board favors supporting a homeowner initiating this process.
- School Pick Up Parking - WSP and Hailes/Warkworth
 - Board asks if Beal can ask school principal to send memo to parents about parking.
- Egremont Court Street Repair Status Update
 - Residents will be notified about the city budget hearing to push this issue.
- Loan Refinance Update
 - Still being processed.

Email with bid for erosion repairs will be resent.

5. Committee Reports

- Landscape Committee - Thomas Woodfin
 - Landscape Committee discussion moved to end of meeting.
 - Fountain electrical issue still being worked on and looking into making key for box.
 - Email with bid for erosion repairs will be resent.
- ACC Committee –
 - Architecture Committee actions reviewed.
- Social Committee - Beth Kimmel
 - Update given on Social Club. Ideas include a planned start of summer event for kids at pool and book/crafting clubs at EC.
 - Requested budget given to Board.

Future meeting dates posted in packet.

6. Unfinished Business

- Lights on Greens Prairie
 - Need decision to remove them or fix them.

- Request to make it an item to revisit bids for repair.
- Pond Clean Up
 - Discussed options for dealing with the island.
 - Board decision to spray and kill the island.
- Landscape Update Plan
 - Motion made by Reza Langari to make landscape updates to remaining HOA property per bid provided by Greener Images. Motion seconded by Thomas Woodfin. Board unanimously in favor.
- Monument Sign Repair
 - Discussion over bids. No action taken.

7. New Business

- Review bids for Landscape Maintenance Contract
 - Motion made by Reza Langari to stay with Greener Images, seconded by Thomas Woodfin, Board unanimously in favor.

Additional new business items:

- On April 26th, there was an executive called meeting to discuss potential meeting with HOA lawyer.
- On May 6th, held meeting with HOA lawyer.

Adjourned at 7:41 PM.

CASTLEGATE II HOA

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HOA MEETING MINUTES – JULY 22, 2021

1. Meeting called to order 6:02 pm by HOA President Melissa Lewis
2. Roll Call / Establishment of Quorum (3/5)
4 Board Members present: Melissa Lewis, Reza Langari, Del Hocker, Tom Woodfin (Suleiman Obeidat traveling)
3. Approval of May 6 Quarterly Meeting Minutes
 - a. Hocker moved approval, seconded by Woodfin, unanimously approved
4. Financial Report – Treasurer Del Hocker with Beal Properties Manager Lara Lewis (see Financial Packet)
2nd Quarter 2021 financial statement reviewed: we are under budget in nearly every category to date except for Event Center/Aquatic Center loan (which is waiting for re-finance application). Pool repairs will increase in 3rd quarter since not yet invoiced. Major expenses anticipated for pool will come in 2022.
5. Management Report – Beal Properties
 - a. Dues / Delinquency Status: Ten delinquent accounts (a relatively low percentage of our homeowners) and those have been turned over to the attorney for collection.
 - b. Violation Report: 170 Active Violations were noted in the 2nd quarter – typical violations of trash cans not behind fences, overgrown yards and flower beds, dead trees left standing in yards. Some native oaks that were still remaining are now dead and there is concern that these could fall over on the homeowner's property or their neighbors which creates a liability for the homeowner.
 - c. Project and Property Updates
 - i. Event Center / Social Club: Wi-Fi was upgraded. Removal of dead plants and planting of new. Fire suppression system upgraded.
 - ii. Approved / Unfinished Projects Update
 1. New pool furniture: order placed in April, still on backorder with no shipment date. Pre-paid but latest estimate of delivery maybe in Nov/Dec this year.
 2. Pool repair: (see separate attachment page)
 3. Landscape update: contractor waiting until fall & cooler weather to replace plants. Dead plants in beds along Phillips, Etonbury and Victoria were removed earlier this month. Palm trees at pool are dead and will need to be removed and replaced. Landscaper will provide a bid for replacement with hardier palm species but won't do this until cooler weather in fall.
 - iii. Bids for summer projects reviewed:
 1. Monument sign repair at corner of Phillips & Victoria – bid approved for re-construction of sign
 2. Water fountain at pool – bids reviewed and approved to install new water fountain with water bottle filler integrated.

3. Erosion repair at Main Pond at Victoria and Phillips: reviewed bids by contractors. Motion tabled to await results of consultation with pond management company regarding ‘island’ at storm water inflow pipes in south end of pond (see Unfinished Business 7.b.)
4. Legislative update – results of latest Texas legislative session means some changes required for our HOA from passage of SB 1588 Omnibus Act Relating to Powers and Duties of POAs. Discussion of required changes will occur between Board and Beal Properties over next several months including re-writing our Declarations to comply with new legislation. Suggested that a homeowner committee + one HOA Board member review and suggest changes to the Board. Also must review our Restrictions for compliance.
5. Egremont Court street repair project was dropped from the City Council 2022 preliminary budget currently under discussion. Preliminary engineering studies and cost estimates were prepared by City staff but the project did not make the Capital Projects list in current budget discussions.

6. Committee Reports

- a. Social Committee – successful re-opening party for the pool this month with nearly 200 snow cones given out. Card Clubs are meeting the 3rd Wednesday of the month (Phase 10) and Bunco on the 2nd Tuesday of each month from 6-9 pm. The committee proposes a “Dive-In Movie Night” for Thursday, August 12th 7 pm. Pool users will be informed about this Special Activity and normal pool activities will be calmed down to be able to watch the movie. Also proposed is a tailgate/football watch party in the Events Center parking lot for an Aggie game this fall – date & time TBA. Events are now being posted on CGII website at Beal Properties’ Community Calendar.
- b. Architectural Control Committee (ACC) – ACC is reviewing in a timely fashion all submittals from developers building homes on lots in CGII. Unfortunately the ACC is not receiving notifications of lots sold by developer to individual home builders. Builders are closing on the purchase of those lots and not submitting plans to the ACC for approval prior to beginning construction.
- c. Landscape Committee – no report. Suggested that the LC consider two activities for the year: first, sponsor educational seminars for homeowners by bringing in experts from Master Gardeners, Texas Forest Service and Horticultural Extension. Second, to ascertain interest in volunteer work days around the neighborhood to work on small projects that can save the HOA a lot of money.

7. Unfinished Business

- a. Wall uplights along Greens Prairie – extensive discussion of best approach. Clear explanation that the electrical wiring for the lights is daisy-chained to the monument signs at Etonbury and Dalton. Any break in the line trips the breakers and must be re-set. The breakers trip multiple times per week. After discussion, Board voted to ‘cap’ existing light standards at ground level, make sure monument sign lighting at Etonbury and Dalton functions and wait for Greens Prairie Road project to be complete before revisiting landscape lighting along the road. Board member Langari advocated a different approach based on CGII’s appearance and lighting safety issues and voted in opposition to the motion.
- b. Ponds Clean Up: Lara Lewis of Beal Properties is meeting with pond management consultant next week to discuss both ponds and explore short and long-term solutions to both ponds’ current condition. Homeowners living next to both ponds were present at

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HOA SPECIAL BOARD MEETING MINUTES – August 11, 2021

1. Meeting called to order 3:07 pm by HOA President Melissa Lewis
2. Roll Call / Establishment of Quorum (4/5)
4 Board Members present: Melissa Lewis, Reza Langari, Del Hocker, Tom Woodfin (Suleiman Obeidat traveling)
3. Adjourned to Executive Session at 3:08 by HOA President Lewis

Reza motions to hire Shurtleff as a legal consultant to the HOA, seconded by Hocker.
Motion approved by unanimous consent of four board members present.

Hocker motions to hire Besse Carmona Partin CPA firm as a financial consultant to the HOA, seconded by Langari. Motion approved unanimously the four board members present.

4. Executive Session adjourned by President Lewis at 3:25 pm.
5. HOA Board meeting adjourned at 3:28 pm.

CASTLEGATE II HOA

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

HOA SPECIAL BOARD MEETING MINUTES – October 7, 2021

1. Meeting called to order 5:43 pm by HOA President Melissa Lewis

2. Roll Call / Establishment of Quorum (4/5)

4 Board Members present: Melissa Lewis, Reza Langari, Del Hocker, Suleiman Obeidat. (Thomas Woodfin out of country)

3. Adjourned to Executive Session at 5:52 pm by HOA President Lewis

Hocker motions to proceed with legal action regarding claims of the Association, seconded by Langari. Motion approved by unanimous consent of four board members present.

Hocker motions to approve the payment of a \$10,000.00 retainer for legal fees pertaining to this matter, seconded by Langari. Motion approved unanimously by the four board members present.

4. Executive Session adjourned by President Lewis at 6:09 pm.

5. HOA Board meeting adjourned at 6:14 pm.

2021 Budget (Final - Approved)

HOA: Castlegate II

12/7/2020

2021**INCOME**

4100 HOA Income	
4102 Transfer Fees	4,000.00
4110 Annual Dues	
4111 Builder Dues	20,000.00
4112 Homeowner Dues	472,800.00
4110 Total Annual Dues	496,800.00
4120 Deed Restriction Income	
4121 Cost of Collection	1,000.00
4120 Total Deed Restriction Income	1,000.00
4100 Total HOA Income	497,800.00
4300 Aquatic Center Income	
4301 Aquatic Club Membership	30,000.00
4300 Total Aquatic Center Income	30,000.00
4400 Event Center	
4405 EC Rental Income	30,000.00
4400 Total Event Center	30,000.00
TOTAL INCOME	557,800.00

EXPENSE

5000 Mgmt/Assoc. Service Fees	
5001 Management Fees	50,000.00
5003 EC Management Fees	0.00
5004 Club Management	0.00
5000 Total Mgmt/Assoc. Service Fees	50,000.00
5020 Deed Restriction Expense	
5021 Cost of Collection	1,000.00
5022 Liens Filed/Legal Collection	150.00
5023 Violation Enforcement	150.00
5020 Total Deed Restriction Expense	1,300.00
5030 Grounds Maintenance	
5031 Irrigation Repair	7,500.00
5032 Landscape & Turf Maintenance	85,000.00
5033 Tree Trimming & Removal	1,000.00
5035 Repairs & Maintenance	1,500.00
5030 Total Grounds Maintenance Expense	95,000.00
5050 EC Maintenance	
5054 Repairs & Maintenance (EC)	3,000.00
5055 Janitorial (EC)	1,500.00
5201 Event Center Supplies	1,500.00
5050 Total EC Maintenance	6,000.00
5060 AC Maintenance	
5064 Repairs & Maintenance (AC)	10,000.00
5065 Janitorial (AC)	4,500.00
5210 Aquatic Center Supplies	1,500.00
5067 Pool Cleaning	
5068 Summer Pool Cleaning	15,000.00
5069 Winter Pool Cleaning	7,500.00
5060 Total AC Maintenance	38,500.00
5070 Insurance Expense	
5071 Commercial Property	7,500.00
5072 General Liability	7,500.00
5073 Directors & Officers	1,750.00
5074 Workers Compensation	1,300.00
5070 Total Insurance Expense	18,050.00
5080 Legal and Other Professional Fees	

5081 Accounting Fees	1,000.00
5082 Legal Fees	1,500.00
5080 Total Legal and Other Professional Fees	2,500.00
5300 Taxes Expense	
5301 Property Taxes	100.00
5300 Total Taxes Expense	100.00
5400 Utilities Expense	
5401 Electric	16,800.00
5402 Water	34,000.00
5403 Trash & Sewage	250.00
5410 Aquatic Center Utilities	
5411 Electric (AC)	8,000.00
5412 Internet & Phone (AC)	2,600.00
5414 Sprinkler (AC)	1,000.00
5415 Water & Sewage (AC)	1,000.00
5410 Total Aquatic Center Utilities	11,600.00
5420 Event Center Utilities	
5421 Electric (EC)	7,500.00
5422 Internet & Telephone (EC)	2,000.00
5423 Sanitation (EC)	200.00
5424 Sprinkler (EC)	1,500.00
5425 Water & Sewage (EC)	1,500.00
5420 Total Event Center Utilities	12,700.00
5400 Total Utilities Expense	75,350.00
5450 Alarm/Security	
5451 Aquatic Security System	1,800.00
5455 Event Center Alarm/Security	
5456 Event Center Fire Alarm	1,000.00
5457 Event Center Security System	1,200.00
5455 Total Event Center Alarm/Security	2,200.00
5450 Total Alarm/Security	4,000.00
5600 Office Expense	
5601 Office supplies	0.00
5602 Meeting Expense	0.00
5603 Community Events	6,000.00
5604 Software	640.00
5605 Postage & Mail Out	0.00
5600 Total Office Expense (non-posting)	6,640.00
5800 Other Expenses	
5803 Flags, Decorations, Signs	2,500.00
5800 Total Other Expenses	2,500.00
5850 Website	0.00
5900 Storage/Rental Expenses	1,080.00
6221 Debt Service (Principal)	47,501.11 Refi
6230 Interest Expense	66,750.17 Refi
TOTAL EXPENSE	415,271.28

NET INCOME **142,528.72**

Annual Budget - Comparative

Properties: Castlegate II HOA - 903 South Texas Ave College Station, TX 77840

As of: Oct 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Summary View

Account Name	YTD Actual	Annual Budget
Income		
Balance Forward	4,947.87	0.00
Homeowners Association Dues	2,690.96	0.00
Transfer Fee	140.00	0.00
Certified Letter Charge	6.96	0.00
CG II HOA INCOME	471,237.98	497,800.00
CG II AQUATIC CENTER INCOME	22,080.00	30,000.00
CG II EVENT CENTER INCOME	8,400.00	30,000.00
Utility Reimbursement	351.76	0.00
Total Operating Income	509,855.53	557,800.00
Expense		
Admin Fee / Credit card fee	19.95	0.00
CG II MANAGEMENT FEES	41,666.60	50,000.00
CG II Loan Expense	149,357.93	114,251.28
CGII DEED RESTRICTION EXPENSE	625.00	1,000.00
CG II GROUNDS MAINTENANCE EXPENSE	133,251.19	140,700.00
CG II Flags, Decorations and Signs	6,850.00	2,500.00
CG II INSURANCE EXPENSE	10,905.00	18,050.00
CG II PROFESSIONAL EXPENSE	42,300.75	2,500.00
CG II TAXES EXPENSE	0.00	100.00
CG II UTILITIES EXPENSE	49,685.17	80,350.00
CG II OFFICE & ADMIN EXPENSE	3,550.92	6,640.00
CG II GENERAL EXPENSE	6,995.66	120,000.00
CG II OTHER EXPENSES	6,389.82	21,080.00
Total Operating Expense	451,597.99	557,171.28
Total Operating Income	509,855.53	557,800.00
Total Operating Expense	451,597.99	557,171.28
NOI - Net Operating Income	58,257.54	628.72
Total Income	509,855.53	557,800.00
Total Expense	451,597.99	557,171.28
Net Income	58,257.54	628.72

Cash Flow

Exported On: 10/11/2021 01:37 PM

Beal Properties

Properties: Castlegate II HOA - 903 South Texas Ave College Station, TX 77840

Date Range: 01/01/2021 to 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense		
Income		
Balance Forward	4,947.87	0.97
Homeowners Association Dues	2,690.96	0.53
Transfer Fee	140.00	0.03
Certified Letter Charge	6.96	0.00
CG II HOA INCOME		
CG II Transfer Fees	3,465.00	0.68
CG II Annual Dues		
CG II Builder Dues	8,554.89	1.68
CG II Homeowner Dues	453,243.57	89.03
Total CG II Annual Dues	461,798.46	90.71
CG II Deed Restriction Income		
Miscellaneous Deed Restriction Incom	3,549.08	0.70
Total CG II Deed Restriction Income	3,549.08	0.70
CG II Finance Charges	1,673.26	0.33
Total CG II HOA INCOME	470,485.80	92.41
CG II AQUATIC CENTER INCOME		
CG II Aquatic Club Membership	22,080.00	4.34
Total CG II AQUATIC CENTER INCOME	22,080.00	4.34
CG II EVENT CENTER INCOME		
CG II EC Security Deposit	525.00	0.10
CG II EC Rental Income	7,800.00	1.53
CG II EC Cleaning Income	75.00	0.01
Total CG II EVENT CENTER INCOME	8,400.00	1.65
Utility Reimbursement	351.76	0.07
Total Operating Income	509,103.35	100.00
Expense		
Admin Fee / Credit card fee	19.95	0.00
CG II MANAGEMENT FEES		
CG II Management Fees	37,499.94	7.37
Total CG II MANAGEMENT FEES	37,499.94	7.37
CG II Loan Expense		
CG II Principal Payment	83,000.00	16.30
CG II Interest Payment	59,248.27	11.64
Total CG II Loan Expense	142,248.27	27.94
CGII DEED RESTRICTION EXPENSE		
CG II EC Security Deposit Refund	375.00	0.07
CG II Rental Cancelation Refund	250.00	0.05
Total CGII DEED RESTRICTION EXPENSE	625.00	0.12
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	7,338.94	1.44
CG II Landscape & Turf Maintenance	67,030.10	13.17
CG II Tree Trimming & Removal	2,137.94	0.42
CG II Grounds Repairs & Maintenance	8,905.32	1.75
CG II Pond Service & Maintenance	896.50	0.18
CG II Event Center Maintenance		
CG II EC Building Repairs & Maintenance	2,755.89	0.54
CG II EC Janitorial Expense	1,452.34	0.29
Total CG II Event Center Maintenance	4,208.23	0.83
CG II Aquatic Center Maintenance		
CG II AC Repairs & Maintenance	19,229.22	3.78
CG II AC Janitorial Expense	3,082.22	0.61
CG II AC Supplies Expense	5,535.92	1.09

CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	11,198.50	2.20
CG II AC Winter Pool Cleaning & Chemical Expense	2,580.62	0.51
Total CG II AC Pool Cleaning Expense	13,779.12	2.71
Total CG II Aquatic Center Maintenance	41,626.48	8.18
Total CG II GROUNDS MAINTENANCE EXPENSE	132,143.51	25.96
CG II Flags, Decorations and Signs	6,850.00	1.35
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	7,262.00	1.43
CG II General Liability Insurance	1,964.00	0.39
CG II Directors & Officers Insurance	1,679.00	0.33
Total CG II INSURANCE EXPENSE	10,905.00	2.14
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	15,568.00	3.06
CG II Accounting Expense	11,850.00	2.33
Total CG II PROFESSIONAL EXPENSE	27,418.00	5.39
CG II UTILITIES EXPENSE		
CG II Electric	10,261.10	2.02
CG II Sprinkler Expense	10,074.15	1.98
CG II Water & Sewage Expense	275.30	0.05
CG II Aquatic Center Utilities		
CG II AC Electric	6,506.07	1.28
CG II AC Internet & Phone	2,034.17	0.40
CG II AC Sanitation Expense	366.87	0.07
CG II AC Sprinkler	586.95	0.12
CG II AC Water & Sewage Expense	2,223.75	0.44
Total CG II Aquatic Center Utilities	11,717.81	2.30
CG II Event Center Utilities		
CG II EC Electric	3,693.68	0.73
CG II EC Internet & Telephone Expense	1,095.22	0.22
CG II EC Sanitation	592.60	0.12
CG II EC Sprinkler	502.10	0.10
CG II EC Water & Sewage	467.82	0.09
Total CG II Event Center Utilities	6,351.42	1.25
CG II Alarm/Security Expenses		
CG II AC Security System Expense	1,567.64	0.31
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	1,937.82	0.38
CG II EC Security System Expense	880.78	0.17
Total CG II EC Security System Expense	2,818.60	0.55
Total CG II Alarm/Security Expenses	4,386.24	0.86
Total CG II UTILITIES EXPENSE	43,066.02	8.46
CG II OFFICE & ADMIN EXPENSE		
CG II Meeting Expense	89.00	0.02
CG II Community Events	1,216.15	0.24
CG II Software Expense	112.96	0.02
CG II Postage & Mailing Expense	2,132.81	0.42
Total CG II OFFICE & ADMIN EXPENSE	3,550.92	0.70
CG II GENERAL EXPENSE		
CG II Capital Improvement	6,995.66	1.37
Total CG II GENERAL EXPENSE	6,995.66	1.37
CG II OTHER EXPENSES		
CG II Bank Fees	5,669.82	1.11
CG II Storage Expense	720.00	0.14
Total CG II OTHER EXPENSES	6,389.82	1.26
Total Operating Expense	417,712.09	82.05
NOI - Net Operating Income	91,391.26	17.95
Total Income	509,103.35	100.00
Total Expense	417,712.09	82.05
Net Income	91,391.26	17.95
Other Items		

Prepayments	-8,796.47
Net Other Items	-54,382.97
<hr/>	<hr/>
Cash Flow	82,594.79
Beginning Cash	42,050.04
Beginning Cash + Cash Flow	124,644.83
Actual Ending Cash	146,751.89

Expense Distribution

Properties: Castlegate II HOA - 903 South Texas Ave College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Description
2270 - Clearing-Tenant Deposits							
	05/26/2021	Continental Homes of Texas LP	2200	344.08	0.00	1793	05/26/2021
	08/03/2021	Bluestone Partners Construction LP	2200	300.00	0.00	1845	08/11/2021
	08/23/2021	Easterling Homes, LLC	2200	300.00	0.00	1862	08/23/2021
	09/22/2021	April Deleon & Patricio Jr. De Leon	2200	100.00	0.00	1882	09/28/2021
				1,044.08	0.00		

4540 - Reimbursement from Office Acct

condo questionnaires	06/09/2021	Beal Properties	2200	100.00	0.00	1811	06/09/2021
5102 - CG II Transfer Fees							

1200 Deposit #	08/09/2021	Castlegate II HOA	2200	315.00	0.00	1843	08/09/2021
5111 - CG II Builder Dues							

03/23/2021	Michael Schaefer	2200	300.00	0.00	1753	03/31/2021	Dues Overpayment
03/23/2021	Michael Schaefer	2200	300.00	0.00	1754	03/31/2021	Dues Overpayment
1200 Deposit #	08/09/2021	Castlegate II HOA	2200	1,371.66	0.00	1843	08/09/2021
5112 - CG II Homeowner Dues							

06/30/2021	Heath Townsend Homes	2200	175.89	0.00	1830	07/01/2021	Heath Townsend Homes, Castlegate II
5113 - CG II HOA Dues							

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1200 Deposit #	08/09/2021	Castlegate II HOA	2200	1,971.64	0.00	1843	08/09/2021	Funds deposit into wrong Bank Account..
	08/19/2021	Stephen Curran	2200	500.00	0.00	1861	08/23/2021	Refund of overpayment 2021 dues CG II 2612 Somerton
5301 - CG II Aquatic Club Membership								
refund pool membership	04/29/2021	Kathryn Moehnke	2200	300.00	0.00	1771	04/29/2021	Round pool membership, decided not to use it.
refund pool membership	05/11/2021	Laura LeBlanc	2200	300.00	0.00	1782	05/11/2021	Refund CCII Pool Membership
Non Resident Membership	08/27/2021	Kelly Toups	2200	300.00	0.00	1867	08/27/2021	Refund of Application for Non Resident Membership
				900.00	0.00			
5405 - CG II EC Rental Income								
EC Rental Cancelation	07/08/2021	Krishna P. Shanmugam	2200	100.00	0.00	1835	07/09/2021	Cancelled Rental Refund
EC Rental Cancelation	07/08/2021	Navatha Paruchuri	2200	100.00	0.00	1834	07/09/2021	Cancelled Rental Refund
				200.00	0.00			
7101 - CG II Management Fees								
January 2021 Management Fee	01/18/2021	Beal Properties	2200	4,166.66	0.00	1720	01/18/2021	January 2021 Management Fee
February 2021 Management Fee	02/19/2021	Beal Properties	2200	4,166.66	0.00	1735	02/19/2021	February 2021 Management Fee
	03/01/2021	Beal Properties	2200	4,166.66	0.00	1738	03/09/2021	March 2021
	04/01/2021	Beal Properties	2200	4,166.66	0.00	1764	04/23/2021	April 2021
	05/01/2021	Beal Properties	2200	4,166.66	0.00	1783	05/11/2021	May 2021
	06/01/2021	Beal Properties	2200	4,166.66	0.00	1802	06/07/2021	June 2021
	07/01/2021	Beal Properties	2200	4,166.66	0.00	1831	07/09/2021	July 2021
	08/01/2021	Beal Properties	2200	4,166.66	0.00	1844	08/11/2021	August 2021
	09/01/2021	Beal Properties	2200	4,166.66	0.00	1869	09/10/2021	September 2021
	10/01/2021	Beal Properties	2200	4,166.66	0.00	1894	10/08/2021	October 2021
				41,666.60	0.00			

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7111 - CG II Principal Payment								
2021 Principal Payment Loan #190000755257	04/30/2021	First Financial Bank	2200	83,000.00	0.00	drafted	04/30/2021	2021 Principal Payment Castlegate II
2021 Principal Payment Loan #190000755257	05/13/2021	First Financial Bank	2200	83,000.00	0.00	1787	05/13/2021	2021 Principal Payment
7112 - CG II Interest Payment								
Monthly Interest	02/01/2021	First National Bank	2200	7,775.49	0.00	drafted from bank account	02/01/2021	Monthly Loan Interest
Monthly interest	03/01/2021	First Financial Bank	2200	7,023.02	0.00	drafted	03/01/2021	Monthly Loan Interest
2021 April Interest Payment Loan #190000755257	04/30/2021	First Financial Bank	2200	7,775.48	0.00	drafted	04/30/2021	2021 April Interest Castlegate II Payment
2021 April Interest Payment Loan #190000755257	05/13/2021	First Financial Bank	2200	7,775.48	0.00	1788	05/13/2021	2021 Interest Payment - April
2021 May Interest Payment Loan #190000755257	05/13/2021	First Financial Bank	2200	7,524.86	0.00	1789	05/13/2021	2021 Interest Payment - May
May & June Bank Interest	06/29/2021	First Financial Bank	2200	7,346.85	0.00	1819	06/29/2021	May
May & June Bank Interest	06/29/2021	First Financial Bank	2200	7,109.67	0.00	1819	06/29/2021	June
Monthly interest	07/26/2021	First Financial Bank	2200	7,346.85	0.00	1842	07/26/2021	Monthly Loan Interest
1900000755257	08/30/2021	First Financial Bank	2200	7,346.85	0.00	1868	08/30/2021	Monthly Interest and Late fees
1900000755257	10/01/2021	First Financial Bank	2200	7,109.86	0.00	1891	10/01/2021	Interest paid on Bank Loan
				74,133.41	0.00			
7123 - CG II EC Security Deposit Refund								
Event Center Deposit Refund for October 04/24/2021	01/04/2021	Salim Noorani	2200	150.00	0.00	1706	01/04/2021	Deposit Refund - EC Rental Noorani
Security Deposit Refund	05/14/2021	Ximena Paez	2200	150.00	0.00	1790	05/14/2021	Rental Security Deposit return for Event Center
				75.00	0.00	1824	06/29/2021	Security Deposit Refund
				375.00	0.00			

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7124 - CG II Rental Cancellation Refund								
Refund event center reservation	05/11/2021	Lisa Hurrey	2200	150.00	0.00	1784	05/11/2021	Refund CC II Event Center Reservation
EC Rental Cancellation	08/11/2021	Krishna P. Shanmugam	2200	100.00	0.00	1858	08/12/2021	Cancelled Rental Refund
				250.00	0.00			
7131 - CG II Irrigation Repair								
32761	02/02/2021	Greener Images	2200	113.39	0.00	1727	02/04/2021	Victoria Station #222
33261	03/08/2021	Greener Images	2200	109.33	0.00	1741	03/09/2021	Odell Station #4
33305	03/31/2021	Greener Images	2200	121.35	0.00	1752	03/31/2021	Repair Backflow - Freeze Damage
33318	04/08/2021	Greener Images	2200	143.97	0.00	1758	04/08/2021	Repaired broken pipe on WS Phillips
33363	04/08/2021	Greener Images	2200	1,109.95	0.00	1758	04/08/2021	Irrigation repairs made after routine inspection of irrigation system.
33317	04/08/2021	Greener Images	2200	172.23	0.00	1758	04/08/2021	Repairs of the irrigation system at Event Center due to freezing weather.
33511	05/05/2021	Greener Images	2200	479.01	0.00	1777	05/07/2021	Irrigation repairs throughout Castlegate II Irrigation system
33439	05/05/2021	Greener Images	2200	55.21	0.00	1777	05/07/2021	Repaired broken irrigation head
33589	05/26/2021	Greener Images	2200	188.36	0.00	1794	05/26/2021	Repaired broken pipe at corner of Victoria and WS Phillips
12463	06/29/2021	Constant Current Electric	2200	189.44	0.00	1817	06/29/2021	Replaced faulty GFI plug for irrigation control
33735	06/29/2021	Greener Images	2200	202.97	0.00	1820	06/29/2021	Irrigation repairs made after routine inspection
33798	07/08/2021	Greener Images	2200	989.44	0.00	1833	07/09/2021	Irrigation repairs along Victoria. Replaced one zone with different nozzles, replaced connectors
33888	07/15/2021	Greener Images	2200	1,362.20	0.00	1837	07/19/2021	replacement of an irrigation controller located at Victoria &

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
33889	07/15/2021	Greener Images	2200	230.14	0.00	1837	07/19/2021	Downton Abbey, 39 stations affected.
34061	08/25/2021	Greener Images	2200	148.30	0.00	1866	08/25/2021	Irrigation repairs performed on July 7 & 8th
34077	09/10/2021	Greener Images	2200	171.31	0.00	1873	09/10/2021	Dalton/Greens Prairie - repaired broken irrigation line
34116	09/10/2021	Greener Images	2200	167.25	0.00	1873	09/10/2021	Sprinkler repair controllers 1 & 6 & 9 -- Nozzels, swing joints, rotor, labor
34159	09/10/2021	Greener Images	2200	237.07	0.00	1873	09/10/2021	Repaired broken irrigation main line and valve near #8
34210	09/24/2021	Greener Images	2200	1,148.02	0.00	1884	09/28/2021	Irrigation repairs - Replaced two valves at Dalton entrance, 1 for station 4 & 6
34275	10/07/2021	Greener Images	2200	907.68	0.00	1896	10/08/2021	Irrigation Repair - Routine Inspection
				8,246.62	0.00			
7132 - CG II Landscape & Turf Maintenance								
33059	01/05/2021	Greener Images	2200	6,452.32	0.00	1711	01/07/2021	
33144	01/15/2021	Greener Images	2200	6,452.32	0.00	1715	01/18/2021	
33212	02/11/2021	Greener Images	2200	6,452.32	0.00	1731	02/19/2021	Monthly Landscape
33285	03/10/2021	Greener Images	2200	6,452.32	0.00	1791	05/18/2021	Monthly Lawn Maintenance
33400	04/28/2021	Greener Images	2200	6,452.32	0.00	1768	04/28/2021	Turf cutting, primary, secondary, weed control, pruning, irrigation monitoring.
33469	05/05/2021	Greener Images	2200	703.62	0.00	1777	05/07/2021	Mulching throughout the pool and event center area
33469	05/05/2021	Greener Images	2200	541.26	0.00	1777	05/07/2021	Mulching throughout the pool and event center area
33535	05/26/2021	Greener Images	2200	6,452.32	0.00	1794	05/26/2021	Monthly Lawn Maintenance

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
33691	06/29/2021	Greener Images	2200	6,452.32	0.00	1820	06/29/2021	Monthly Landscape Maintenance
33817	07/08/2021	Greener Images	2200	504.81	0.00	1833	07/09/2021	May & June increase in contract monthly amount
33874	07/15/2021	Greener Images	2200	6,452.32	0.00	1837	07/19/2021	Monthly Lawn Maintenance
34009	08/25/2021	Greener Images	2200	6,452.32	0.00	1866	08/25/2021	Monthly Lawn Maintenance
34189	09/24/2021	Greener Images	2200	6,704.72	0.00	1884	09/28/2021	Monthly Landscaping Contract Adjustment for 2021/2022
34203	09/24/2021	Greener Images	2200	504.81	0.00	1884	09/28/2021	
				67,030.10	0.00			
7133 - CG II Tree Trimming & Removal								
33331	03/31/2021	Greener Images	2200	784.81	0.00	1752	03/31/2021	Trim Palm Trees After Freeze
34235	09/24/2021	Greener Images	2200	1,353.13	0.00	1884	09/28/2021	Removal of Palm Trees At Aquatic Center
				2,137.94	0.00			
7135 - CG II Grounds Repairs & Maintenance								
33127	01/05/2021	Greener Images	2200	173.20	0.00	1711	01/07/2021	Clean Dirt and Grass from Pond Bulkhead Wall
12320	02/02/2021	Constant Current Electric	2200	293.10	0.00	1726	02/04/2021	Landscape Lighting Replace Timer
33468	05/05/2021	Greener Images	2200	1,060.85	0.00	1777	05/07/2021	Landscaping replacement of plants in Pool and Event Center area.
33468	05/05/2021	Greener Images	2200	1,348.80	0.00	1777	05/07/2021	Landscaping replacement of plants in Pool and Event Center area.
33808	07/08/2021	Greener Images	2200	2,327.38	0.00	1833	07/09/2021	Removal of dead plant material on WS Phillips, Victoria, Greens Prairie and Etonbury
34042	08/25/2021	Greener Images	2200	54.13	0.00	1866	08/25/2021	Along Victoria - removed broken up boulder and discarded from landscape bed

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12561	09/10/2021	Constant Current Electric	2200	1,699.36	0.00	1872	09/10/2021	Removed 29 lights from fence, installed 10 covers, 19 4" PVC female adapters
34236	09/24/2021	Greener Images	2200	1,948.50	0.00	1884	09/28/2021	Spread Dirt Around Main Pond
7136 - CG II Flags, Decorations and Signs								
	09/24/2021	Aggieland Masonry LLC	2200	6,850.00	0.00	1878	09/28/2021	Repair Monument Sign at WSP and Victoria
7142 - CG II Pond Service & Maintenance								
PI-A00584192	04/28/2021	Solitude Lake Management LLC	2200	135.50	0.00	1769	04/28/2021	Repaired electrical issues with the panel.
12413	05/05/2021	Constant Current Electric	2200	273.87	0.00	1776	05/07/2021	Controller wire wrong, rewired controller, verified voltage to fountain pump
16022	09/24/2021	Green Rite Lawn Spraying Service	2200	487.13	0.00	1883	09/28/2021	Pond Weed Spraying
				896.50	0.00			
7154 - CG II EC Building Repairs & Maintenance								
2072	01/05/2021	Robert Walker	2200	45.00	0.00	1712	01/07/2021	Install Drop Box at Event Center
6317	02/02/2021	David Kitchens	2200	162.38	0.00	1728	02/04/2021	Pest Control
10534	03/01/2021	The Clean Up Crew	2200	537.00	0.00	1743	03/09/2021	Replace Light Bulbs Inside and Out
10652	05/05/2021	The Clean Up Crew	2200	136.00	0.00	1778	05/07/2021	Drywall repair, touch up and paint
Castlegate II	05/05/2021	Beal Properties	2200	562.88	0.00	1772	05/07/2021	Purchased cable modem & netgear AX8 8-stream router (Beal's CC)
6573	05/26/2021	David Kitchens	2200	162.38	0.00	1795	05/26/2021	Pest Control for CCII Event center
3523	05/26/2021	Twin City Plumbing LLC	2200	140.00	0.00	1797	05/26/2021	Unclogged toilet drain at womens bathroom
2821-72636	06/06/2021	Fish Window Cleaning	2200	470.03	0.00	1806	06/07/2021	Clean windows outside only, wipe down sills and frames, clean out gutters, soft pressure wash.

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
10623	06/06/2021	The Clean Up Crew	2200	125.00	0.00	1808	06/07/2021	Repair damage to the event center that someone used taped and touched up paint.
511	08/11/2021	J Blakeley Construction	2200	150.00	0.00	1849	08/11/2021	Installed 8 air filters - event center
6794	08/11/2021	David Kitchens	2200	162.38	0.00	1852	08/11/2021	Pest Control Event Center
137293	08/11/2021	CEO	2200	102.84	0.00	1846	08/11/2021	Router and Modem swap.
7155 - CG II EC Janitorial Expense								
0000159	01/14/2021	Jessica Hudson	2200	125.00	0.00	1718	01/18/2021	Monthly Deep Clean
0000162	03/08/2021	Jessica Hudson	2200	125.00	0.00	1742	03/09/2021	Event Center Monthly Cleaning
0000165	04/08/2021	Jessica Hudson	2200	125.00	0.00	1759	04/08/2021	Clean Castle Gate II Club House
0000167	05/05/2021	Jessica Younse	2200	125.00	0.00	1781	05/07/2021	Cleaned Castlegate II Club House
0000171	06/06/2021	Jessica Younse	2200	350.00	0.00	1810	06/07/2021	Clean Castlegate II Clubhouse
0000175	06/29/2021	Jessica Younse	2200	207.34	0.00	1827	06/29/2021	Clean Castlegate II Clubhouse
0000179	08/11/2021	Jessica Younse	2200	225.00	0.00	1856	08/11/2021	Monthly Cleaning of Castlegate II Event center.
2244	08/11/2021	Robert Walker	2200	45.00	0.00	1855	08/11/2021	Moved trash cans and trash bags behind Event Center
0000185	09/10/2021	Jessica Hudson	2200	125.00	0.00	1874	09/10/2021	Cleaned Castlegate II Club House
0000192	10/07/2021	Jessica Hudson	2200	200.00	0.00	1897	10/08/2021	Event Center Monthly Cleaning
7164 - CG II AC Repairs & Maintenance								
13079	01/21/2021	American Leak Detection	2200	750.00	0.00	1721	01/25/2021	Pool Leak Inspection
1546	02/02/2021	Water Project Pool & Spa Services	2200	4,838.78	0.00	1729	02/04/2021	Pool Leak Repair
2134	03/08/2021	Robert Walker	2200	45.00	0.00	1744	03/09/2021	Winterize for Ice Storm

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12766	04/08/2021	T. Fry Make Ready	2200	90.82	0.00	1761	04/08/2021	Removed graffiti from stone at Castlegate II at Victoria and WS Phillips
Castlegate II	05/05/2021	Chad's Mobile Wash	2200	800.00	0.00	1774	05/07/2021	Pressured washed pool deck concrete & outdoor furniture.
3462	05/11/2021	Twin City Plumbing LLC	2200	460.00	0.00	1785	05/11/2021	Replace toilet in woman's bathroom, repaired toilet, CII pool
12809	05/11/2021	T. Fry Make Ready	2200	892.01	0.00	1786	05/11/2021	Various repairs around the Castlegate pool complex. Gates, fences,
12439	06/06/2021	Constant Current Electric	2200	560.74	0.00	1805	06/07/2021	Removed and supplied new timer, supplied and installed 10 new outdoor lamps
10664	06/06/2021	The Clean Up Crew	2200	75.00	0.00	1808	06/07/2021	Repaired the door knob cylinder on the gate at the pool.
10799	06/06/2021	The Clean Up Crew	2200	120.00	0.00	1808	06/07/2021	repaired gate on pool .. mechanical door closer came loose, reattached
10816	06/29/2021	The Clean Up Crew	2200	123.00	0.00	1826	06/29/2021	Pool House - Installed new schlage door lever
134658	07/08/2021	DefTech AV	2200	154.26	0.00	1832	07/09/2021	Trouble Shoot CGII aquatic
2117	07/15/2021	Water Project Pool & Spa Services	2200	5,387.19	0.00	1839	07/19/2021	4 pool lights installed and are operational.
2022086	08/11/2021	Oasis Pools	2200	2,210.24	0.00	1853	08/11/2021	Drained pool. Clean surface with Brighten treatment to remove stains, refilled
2022085	08/11/2021	Oasis Pools	2200	389.35	0.00	1853	08/11/2021	Repaired shattered fill line and RPZ valve from February freeze
2022150	09/24/2021	Oasis Pools	2200	732.34	0.00	1885	09/28/2021	Replace Chlorinator
2022149	09/24/2021	Oasis Pools	2200	382.27	0.00	1885	09/28/2021	Replace Gauges on Pool Pump and Filter

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022151	09/24/2021	Oasis Pools	2200	1,218.22	0.00	1885	09/28/2021	Install New Autofill For Pool
7165 - CG II AC Janitorial Expense								
398490	05/26/2021	Ray Criswell Distributing Company	2200	287.18	0.00	1796	05/26/2021	Janitorial supplies for CCII aquatic center
103	05/26/2021	Cheryl Calame	2200	425.00	0.00	1792	05/26/2021	Castlegate Pool Cleaning May 1-15th.
398687	05/26/2021	Ray Criswell Distributing Company	2200	320.04	0.00	1796	05/26/2021	Janitorial supplies for CCII aquatic center
105	08/24/2021	Cheryl Calame	2200	650.00	0.00	1865	08/25/2021	CCII - clean pool area, tables, restrooms, trash, etc. May 15-June 10th
107	09/24/2021	Cheryl Calame	2200	1,400.00	0.00	1881	09/28/2021	AC Janitorial Service June 18-August 15
				3,082.22	0.00			
7166 - CG II AC Supplies Expense								
7166	04/13/2021	Pool Furniture Supply	2200	5,535.92	0.00	1763	04/13/2021	New Pool Furniture
7168 - CG II AC Summer Pool Cleaning & Chemicals								
1735	04/08/2021	Water Project Pool & Spa Services	2200	968.81	0.00	1762	04/08/2021	Pool Cleaning and chemicals
1857	05/05/2021	Water Project Pool & Spa Services	2200	974.25	0.00	1780	05/07/2021	April 2021 Pool Maintenance
2007	06/06/2021	Water Project Pool & Spa Services	2200	2,244.98	0.00	1809	06/07/2021	CCII AC Pool maintenance for May 2021
2022087	08/11/2021	Oasis Pools	2200	1,911.26	0.00	1853	08/11/2021	Monthly Pool Cleaning & Maintenance
2022092	08/11/2021	Oasis Pools	2200	2,869.52	0.00	1853	08/11/2021	Monthly Pool Cleaning & Supplies (July)
2022119	09/24/2021	Oasis Pools	2200	2,229.68	0.00	1885	09/28/2021	Monthly Pool Cleaning
				11,198.50	0.00			
7169 - CG II AC Winter Pool Cleaning & Chemical Expense								
1425	01/05/2021	Water Project Pool & Spa Services	2200	649.50	0.00	1713	01/07/2021	Monthly Cleaning and Chemicals
1508	02/02/2021	Water Project Pool & Spa Services	2200	924.44	0.00	1729	02/04/2021	Monthly Cleaning and Chemicals

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1616	03/01/2021	Water Project Pool & Spa Services	2200	1,006.68	0.00	1745	03/09/2021	Monthly Cleaning and Chemicals
7171 - CG II Commercial Property Insurance								
MAC0737356 07	06/06/2021	Service Ins. Group, Inc.	2200	7,262.00	0.00	1807	06/07/2021	2021-2022 Property Section Insurance (Burns & Wilcox)
7172 - CG II General Liability Insurance								
100587167	09/16/2021	The Cincinnati Insurance Companies	2200	1,964.00	0.00	1877	09/16/2021	General Liability Insurance
7173 - CG II Directors & Officers Insurance								
122533	07/19/2021	Service Insurance Group	2200	1,679.00	0.00	1840	07/19/2021	Insurance Bond Annual (Directors & Officers Liability)
7181 - CG II Legal Expense								
44284	02/11/2021	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	150.00	0.00	1732	02/19/2021	CGII/CG Irrigation Issue - Opinion
Castlegate II HOA Retainer	06/15/2021	Katine Nechman McLaurin, LLP	2200	3,000.00	0.00	1812	06/15/2021	Attorney Retainer
44208	06/29/2021	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	450.00	0.00	1822	06/29/2021	1/13/2021 - Emails with Fred Bayliss, Toni Myers in providing HOA Documents for transition
44132	06/29/2021	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	450.00	0.00	1822	06/29/2021	11/20/2020 - Response to past management company refusal to provide board copies of HOA documents legal issues
44804	06/29/2021	Melissa Lewis Allen	2200	1,125.00	0.00	1822	06/29/2021	Reimburse Melissa for credit card receipt for legal issues.
Reimbursement	07/15/2021		2200	250.00	0.00	1838	07/19/2021	Amount to replenish required retainer legal issues
Retainer	08/03/2021	Katine Nechman McLaurin, LLP	2200	3,000.00	0.00	1850	08/11/2021	CGII Retainer
4735	08/11/2021	Katine Nechman McLaurin, LLP	2200	3,618.00	0.00	1850	08/11/2021	CGII Retainer
	08/12/2021	Shurtliff Law	2200	3,000.00	0.00	1859	08/12/2021	Retainer for Legal

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Brazos County Clerk	08/17/2021	Beal Properties	2200	525.00	0.00	1860	08/17/2021	Research Castlegate II County Tax office for legal issues (Beal Credit Card)
5140	10/08/2021	Katine Nechman McLaurin, LLP	2200	4,882.75	0.00	1892	10/08/2021	Legal Expenses
Special Meeting 10/07/ 2021	10/08/2021	Katine Nechman McLaurin, LLP	2200	10,000.00	0.00	1892	10/08/2021	Legal Retainer
				30,450.75	0.00			
7182 - CG II Accounting Expense								
CGII Retainer	08/12/2021	Besse Carmona and Partin, PC	2200	7,500.00	0.00	1857	08/12/2021	Retainer for Accounting
21-048	09/16/2021	Prosperity Bank	2200	4,350.00	0.00	1876	09/16/2021	Appraisal of Castlegate II Event and aquatic center
				11,850.00	0.00			
7401 - CG II Electric								
472523-231898	01/05/2021	College Station Utilities	2200	10.50	0.00	1708	01/07/2021	2458 Stone Castle
472523-223964	01/05/2021	College Station Utilities	2200	10.05	0.00	1708	01/07/2021	4198 WSP
472523-220964	01/05/2021	College Station Utilities	2200	945.68	0.00	1707	01/07/2021	4298 WSP
472523-219762	01/05/2021	College Station Utilities	2200	12.31	0.00	1707	01/07/2021	3330 GP Road
472523-233106	01/05/2021	College Station Utilities	2200	90.32	0.00	1707	01/07/2021	3340 GP Road
472523-242946	01/15/2021	College Station Utilities	2200	25.29	0.00	1716	01/18/2021	4208 Wallaceshire
472523-237082	01/15/2021	College Station Utilities	2200	10.50	0.00	1716	01/18/2021	4145 Downton Abbey
472523-232334	01/15/2021	College Station Utilities	2200	10.20	0.00	1716	01/18/2021	4301 Egremont
472523-231906	01/15/2021	College Station Utilities	2200	10.20	0.00	1716	01/18/2021	4413 Toddington
472523-231904	01/15/2021	College Station Utilities	2200	9.75	0.00	1716	01/18/2021	2525 Kimbolton
472523-231902	01/15/2021	College Station Utilities	2200	10.35	0.00	1714	01/18/2021	2609 Kimbolton
472523-231896	01/15/2021	College Station Utilities	2200	10.65	0.00	1714	01/18/2021	4007 Muncaster
472523-225398	01/15/2021	College Station Utilities	2200	29.21	0.00	1714	01/18/2021	6090 Victoria
472523-224660	01/20/2021	College Station Utilities	2200	10.50	0.00	1714	01/18/2021	4150 WSP
472523-221242	01/15/2021	College Station Utilities	2200	56.98	0.00	1716	01/18/2021	4200 WSP
472523-233106	02/02/2021	College Station Utilities	2200	102.01	0.00	1730	02/04/2021	3340 GP Road
472523-219762	02/02/2021	College Station Utilities	2200	15.46	0.00	1730	02/04/2021	3330 GP Road
472523-220964	02/02/2021	College Station Utilities	2200	1,059.37	0.00	1730	02/04/2021	4298 WSP
472523-223964	02/02/2021	College Station Utilities	2200	20.60	0.00	1725	02/04/2021	4198 WSP

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	02/02/2021	College Station Utilities	2200	10.65	0.00	1725	02/04/2021	2458 Stone Castle
472523-242946	02/22/2021	College Station Utilities	2200	23.48	0.00	1736	02/23/2021	4208 Wallaceshire
472523-237082	02/22/2021	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	4145 Downton Abbey
472523-232334	02/22/2021	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	4301 Egremont
472523-231906	02/22/2021	College Station Utilities	2200	10.05	0.00	1736	02/23/2021	4413 Toddington
472523-231904	02/22/2021	College Station Utilities	2200	9.90	0.00	1736	02/23/2021	2525 Kimbolton
472523-231902	02/22/2021	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	2609 Kimbolton
472523-231896	02/22/2021	College Station Utilities	2200	10.05	0.00	1737	02/23/2021	4007 Muncaster
472523-225398	02/22/2021	College Station Utilities	2200	27.25	0.00	1737	02/23/2021	6090 Victoria
472523-224660	02/22/2021	College Station Utilities	2200	10.20	0.00	1737	02/23/2021	4150 WSP
472523-221242	02/22/2021	College Station Utilities	2200	50.95	0.00	1737	02/23/2021	4200 WSP
472523-231898	03/08/2021	College Station Utilities	2200	10.20	0.00	1740	03/09/2021	2458 Stone Castle
472523-220964	03/11/2021	College Station Utilities	2200	884.36	0.00	1749	03/11/2021	4298 WSP
472523-219762	03/11/2021	College Station Utilities	2200	12.02	0.00	1749	03/11/2021	3330 GP Road
472523-233106	03/11/2021	College Station Utilities	2200	90.93	0.00	1749	03/11/2021	3340 GP Road
472523-223964	03/11/2021	College Station Utilities	2200	9.90	0.00	1749	03/11/2021	4198 WSP
472523-242946	03/23/2021	College Station Utilities	2200	26.78	0.00	1751	03/31/2021	4208 Wallaceshire
472523-237082	03/23/2021	College Station Utilities	2200	13.50	0.00	1751	03/31/2021	4145 Downton Abbey
472523-232334	03/23/2021	College Station Utilities	2200	10.20	0.00	1751	03/31/2021	4301 Egremont
472523-231906	03/23/2021	College Station Utilities	2200	13.50	0.00	1751	03/31/2021	4413 Toddington
472523-231904	03/23/2021	College Station Utilities	2200	0.00	0.00		03/31/2021	2525 Kimbolton
472523-231902	03/23/2021	College Station Utilities	2200	13.05	0.00	1751	03/31/2021	2609 Kimbolton
472523-231896	03/23/2021	College Station Utilities	2200	13.05	0.00	1751	03/31/2021	4007 Muncaster
472523-225398	03/23/2021	College Station Utilities	2200	32.54	0.00	1751	03/31/2021	6090 Victoria
472523-224660	03/31/2021	College Station Utilities	2200	13.35	0.00	1751	03/31/2021	4150 WSP
472523-221242	03/31/2021	College Station Utilities	2200	53.68	0.00	1751	03/31/2021	4200 WSP
472523-233106	03/31/2021	College Station Utilities	2200	119.76	0.00	1751	03/31/2021	3340 GP Road
472523-220964	03/31/2021	College Station Utilities	2200	846.53	0.00	1751	03/31/2021	4298 WSP
472523-219762	03/31/2021	College Station Utilities	2200	12.02	0.00	1751	03/31/2021	3330 GP Road
472523-223964	03/31/2021	College Station Utilities	2200	10.05	0.00	1751	03/31/2021	4198 WSP
472523-231898	04/28/2021	College Station Utilities	2200	9.75	0.00	1770	04/28/2021	utilities - electrical-sprinkler
472523-222242	04/28/2021	College Station Utilities	2200	47.77	0.00	1767	04/28/2021	Utilities - electric

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-224660	04/28/2021	College Station Utilities	2200	15.14	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-225398	04/28/2021	College Station Utilities	2200	29.11	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-231896	04/28/2021	College Station Utilities	2200	12.75	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-231902	04/28/2021	College Station Utilities	2200	12.90	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-231904	04/28/2021	College Station Utilities	2200	12.75	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-231906	04/28/2021	College Station Utilities	2200	13.35	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-232334	04/28/2021	College Station Utilities	2200	10.05	0.00	1766	04/28/2021	Utilities - electric
472523-237082	04/28/2021	College Station Utilities	2200	13.35	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-242946	04/28/2021	College Station Utilities	2200	25.28	0.00	1766	04/28/2021	Utilities - electric
472523-219762	04/28/2021	College Station Utilities	2200	15.02	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-220964	04/28/2021	College Station Utilities	2200	813.30	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-223964	04/28/2021	College Station Utilities	2200	13.28	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-231898	05/05/2021	College Station Utilities	2200	53.82	0.00	1775	05/07/2021	utilities - electrical-sprinkler
472523-242946	05/26/2021	College Station Utilities	2200	28.29	0.00	1798	05/27/2021	Utilities - electric
472523-237082	05/26/2021	College Station Utilities	2200	13.65	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-232334	05/26/2021	College Station Utilities	2200	10.20	0.00	1799	05/27/2021	Utilities - electric
472523-231906	05/26/2021	College Station Utilities	2200	13.50	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231904	05/26/2021	College Station Utilities	2200	12.75	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231902	05/26/2021	College Station Utilities	2200	13.20	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231896	05/26/2021	College Station Utilities	2200	13.05	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-225398	05/26/2021	College Station Utilities	2200	36.60	0.00	1800	05/27/2021	utilities - electrical-sprinkler
472523-224660	05/26/2021	College Station Utilities	2200	13.84	0.00	1800	05/27/2021	utilities - electrical-sprinkler

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-221242	05/26/2021	College Station Utilities	2200	52.83	0.00	1800	05/27/2021	Utilities - electric
472523-219762	05/26/2021	College Station Utilities	2200	11.55	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-220964	05/26/2021	College Station Utilities	2200	616.99	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-223964	05/26/2021	College Station Utilities	2200	10.05	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-231898	06/06/2021	College Station Utilities	2200	9.90	0.00	1804	06/07/2021	utilities - electrical - sprinkler 2458 Stone Castle Circle A
472523-231898	06/29/2021	College Station Utilities	2200	9.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-220964	06/29/2021	College Station Utilities	2200	943.20	0.00	1814	06/29/2021	utilities - electric - sprinkler
472523-219762	06/29/2021	College Station Utilities	2200	11.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223964	06/29/2021	College Station Utilities	2200	10.05	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-242946	06/29/2021	College Station Utilities	2200	26.32	0.00	1814	06/29/2021	utilities - electrical
472523-237082	06/29/2021	College Station Utilities	2200	15.97	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-232334	06/29/2021	College Station Utilities	2200	10.20	0.00	1814	06/29/2021	utilities - electrical
472523-231906	06/29/2021	College Station Utilities	2200	13.20	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231904	06/29/2021	College Station Utilities	2200	12.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231902	06/29/2021	College Station Utilities	2200	12.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231896	06/29/2021	College Station Utilities	2200	13.35	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-225398	06/29/2021	College Station Utilities	2200	35.91	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-224660	06/29/2021	College Station Utilities	2200	13.35	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-221242	06/29/2021	College Station Utilities	2200	48.06	0.00	1814	06/29/2021	utilities - electrical
472523-221242	07/22/2021	College Station Utilities	2200	45.05	0.00	1841	07/22/2021	utilities - electrical
472523-242946	07/22/2021	College Station Utilities	2200	25.14	0.00	1841	07/22/2021	utilities - electrical
472523-231904	07/22/2021	College Station Utilities	2200	9.75	0.00	1841	07/22/2021	utilities - electrical - sprinkler

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231906	07/22/2021	College Station Utilities	2200	10.35	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-231896	07/22/2021	College Station Utilities	2200	10.35	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-237082	07/22/2021	College Station Utilities	2200	10.50	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-232334	07/22/2021	College Station Utilities	2200	10.20	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-224660	07/22/2021	College Station Utilities	2200	10.35	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-225398	07/22/2021	College Station Utilities	2200	32.53	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-231902	07/22/2021	College Station Utilities	2200	10.80	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-219762	07/28/2021	College Station Utilities	2200	11.41	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-220964	07/28/2021	College Station Utilities	2200	1,051.53	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-223964	07/28/2021	College Station Utilities	2200	9.90	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-231898	08/11/2021	College Station Utilities	2200	9.90	0.00	1847	08/11/2021	utilities - electrical - sprinkler
472523-219762	08/25/2021	College Station Utilities	2200	11.55	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-220964	08/25/2021	College Station Utilities	2200	792.23	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-223964	08/25/2021	College Station Utilities	2200	10.05	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-221242	08/25/2021	College Station Utilities	2200	41.13	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-224660	08/25/2021	College Station Utilities	2200	10.35	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-225398	08/25/2021	College Station Utilities	2200	31.02	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231896	08/25/2021	College Station Utilities	2200	10.20	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231902	08/25/2021	College Station Utilities	2200	9.75	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231904	08/25/2021	College Station Utilities	2200	9.75	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231906	08/25/2021	College Station Utilities	2200	10.20	0.00	1864	08/25/2021	utilities - electrical - sprinkler

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-232334	08/25/2021	College Station Utilities	2200	10.20	0.00	1864	08/25/2021	utilities - electrical
472523-237082	08/25/2021	College Station Utilities	2200	10.50	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-242946	08/25/2021	College Station Utilities	2200	23.17	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231898	09/10/2021	College Station Utilities	2200	73.58	0.00	1871	09/10/2021	Monthly Utility Bill
472523-231898	10/07/2021	College Station Utilities	2200	100.06	0.00	1895	10/08/2021	Monthly Electric
472523-219762	10/07/2021	College Station Utilities	2200	12.02	0.00	1895	10/08/2021	Monthly Electric
472523-220964	10/07/2021	College Station Utilities	2200	862.51	0.00	1895	10/08/2021	Monthly Electric
472523-223964	10/07/2021	College Station Utilities	2200	10.05	0.00	1895	10/08/2021	Monthly Electric
				11,245.74	0.00			

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472523-231898	01/05/2021	College Station Utilities	2200	159.70	0.00	1708	01/07/2021	2458 Stone Castle
472523-223964	01/05/2021	College Station Utilities	2200	94.70	0.00	1708	01/07/2021	4198 WSP
472523-220964	01/05/2021	College Station Utilities	2200	211.70	0.00	1707	01/07/2021	4298 WSP
472523-219762	01/05/2021	College Station Utilities	2200	12.40	0.00	1707	01/07/2021	3330 GP Road
472523-236222	01/05/2021	College Station Utilities	2200	22.15	0.00	1707	01/07/2021	4399 Etonbury
472523-237082	01/15/2021	College Station Utilities	2200	12.40	0.00	1716	01/18/2021	4145 Downton Abbey
472523-231906	01/15/2021	College Station Utilities	2200	15.60	0.00	1716	01/18/2021	4413 Toddington
472523-231904	01/15/2021	College Station Utilities	2200	15.60	0.00	1716	01/18/2021	2525 Kimbolton
472523-231902	01/15/2021	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	2609 Kimbolton
472523-231896	01/15/2021	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4007 Muncaster
472523-225400	01/15/2021	College Station Utilities	2200	23.20	0.00	1714	01/18/2021	6091 Victoria
472523-225398	01/15/2021	College Station Utilities	2200	23.20	0.00	1714	01/18/2021	6090 Victoria
472523-224660	01/15/2021	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4150 WSP
472523-223004	01/15/2021	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4601 Tonbridge
472523-236222	02/02/2021	College Station Utilities	2200	16.40	0.00	1730	02/04/2021	4339 Etonbury
472523-219762	02/02/2021	College Station Utilities	2200	12.40	0.00	1730	02/04/2021	3330 GP Road
472523-220964	02/02/2021	College Station Utilities	2200	23.20	0.00	1730	02/04/2021	4298 WSP
472523-223964	02/02/2021	College Station Utilities	2200	23.20	0.00	1725	02/04/2021	4198 WSP
472523-231898	02/02/2021	College Station Utilities	2200	12.40	0.00	1736	02/23/2021	2458 Stone Castle
472523-237082	02/22/2021	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	4145 Downton Abbey
472523-231906	02/22/2021	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	4413 Toddington
472523-231904	02/22/2021	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	2525 Kimbolton

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231902	02/22/2021	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	2609 Kimbolton
472523-231896	02/22/2021	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4007 Muncaster
472523-225400	02/22/2021	College Station Utilities	2200	23.20	0.00	1737	02/23/2021	6091 Victoria
472523-225398	02/22/2021	College Station Utilities	2200	23.20	0.00	1737	02/23/2021	6090 Victoria
472523-224660	02/22/2021	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4150 WSP
472523-223004	02/22/2021	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4601 Tonbridge
472523-231898	03/08/2021	College Station Utilities	2200	23.20	0.00	1740	03/09/2021	2458 Stone Castle
472523-220964	03/11/2021	College Station Utilities	2200	23.20	0.00	1749	03/11/2021	4298 WSP
472523-219762	03/11/2021	College Station Utilities	2200	12.40	0.00	1747	03/11/2021	3330 GP Road
472523-236222	03/11/2021	College Station Utilities	2200	12.40	0.00	1749	03/11/2021	4399 Etonbury
472523-223964	03/11/2021	College Station Utilities	2200	23.20	0.00	1749	03/11/2021	4198 WSP
472523-237082	03/23/2021	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	4145 Downton Abbey
472523-231906	03/23/2021	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	4413 Toddington
472523-231904	03/23/2021	College Station Utilities	2200	28.35	0.00	1751	03/31/2021	2525 Kimbolton
472523-231902	03/23/2021	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	2609 Kimbolton
472523-231896	03/23/2021	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	4007 Muncaster
472523-225400	03/23/2021	College Station Utilities	2200	26.20	0.00	1751	03/31/2021	6091 Victoria
472523-225398	03/23/2021	College Station Utilities	2200	23.20	0.00	1751	03/31/2021	6090 Victoria
472523-224660	03/23/2021	College Station Utilities	2200	38.35	0.00	1751	03/31/2021	4150 WSP
472523-223004	03/23/2021	College Station Utilities	2200	24.10	0.00	1751	03/31/2021	4601 Tonbridge
472523-236222	03/31/2021	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	4399 Etonbury
472523-220964	03/31/2021	College Station Utilities	2200	54.75	0.00	1751	03/31/2021	4298 WSP
472523-219762	03/31/2021	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	3330 GP Road
472523-223964	03/31/2021	College Station Utilities	2200	29.70	0.00	1751	03/31/2021	4198 WSP
472523-231898	04/28/2021	College Station Utilities	2200	29.70	0.00	1770	04/28/2021	utilities - electrical-sprinkler
472523-223004	04/28/2021	College Station Utilities	2200	18.60	0.00	1767	04/28/2021	utilities - sprinkler
472523-224660	04/28/2021	College Station Utilities	2200	25.35	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-225398	04/28/2021	College Station Utilities	2200	25.95	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-225400	04/28/2021	College Station Utilities	2200	29.45	0.00	1770	04/28/2021	utilities - sprinkler
472523-231896	04/28/2021	College Station Utilities	2200	15.60	0.00	1767	04/28/2021	utilities - electrical-sprinkler

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Check #	Check Date	Description
472523-231902	04/28/2021	College Station Utilities	2200	15.60	0.00 1767	04/28/2021	utilities - electrical-sprinkler
472523-231904	04/28/2021	College Station Utilities	2200	15.60	0.00 1766	04/28/2021	utilities - electrical-sprinkler
472523-231906	04/28/2021	College Station Utilities	2200	15.60	0.00 1766	04/28/2021	utilities - electrical-sprinkler
472523-237082	04/28/2021	College Station Utilities	2200	12.40	0.00 1766	04/28/2021	utilities - electrical-sprinkler
472523-2136222	04/28/2021	College Station Utilities	2200	38.15	0.00 1766	04/28/2021	utilities - sprinkler
472523-219762	04/28/2021	College Station Utilities	2200	12.40	0.00 1765	04/28/2021	utilities - electrical-sprinkler
472523-220964	04/28/2021	College Station Utilities	2200	29.70	0.00 1765	04/28/2021	utilities - electrical-sprinkler
472523-223964	04/28/2021	College Station Utilities	2200	26.45	0.00 1765	04/28/2021	utilities - electrical-sprinkler
472523-231898	05/05/2021	College Station Utilities	2200	29.70	0.00 1775	05/07/2021	utilities - electrical-sprinkler
472523-237082	05/26/2021	College Station Utilities	2200	44.90	0.00 1798	05/27/2021	utilities - electrical-sprinkler
472523-231906	05/26/2021	College Station Utilities	2200	15.60	0.00 1799	05/27/2021	utilities - electrical-sprinkler
472523-231904	05/26/2021	College Station Utilities	2200	15.60	0.00 1799	05/27/2021	utilities - electrical-sprinkler
472523-231902	05/26/2021	College Station Utilities	2200	15.60	0.00 1799	05/27/2021	utilities - electrical-sprinkler
472523-231896	05/26/2021	College Station Utilities	2200	18.85	0.00 1799	05/27/2021	utilities - electrical-sprinkler
472523-225400	05/26/2021	College Station Utilities	2200	48.95	0.00 1799	05/27/2021	utilities - sprinkler
472523-225398	05/26/2021	College Station Utilities	2200	45.20	0.00 1800	05/27/2021	utilities - electrical-sprinkler
472523-224660	05/26/2021	College Station Utilities	2200	15.60	0.00 1800	05/27/2021	utilities - electrical-sprinkler
472523-223004	05/26/2021	College Station Utilities	2200	18.60	0.00 1800	05/27/2021	utilities - sprinkler
472523-219762	05/26/2021	College Station Utilities	2200	12.40	0.00 1798	05/27/2021	utilities - electrical-sprinkler
472523-236322	05/26/2021	College Station Utilities	2200	15.65	0.00 1798	05/27/2021	utilities - sprinkler
472523-220964	05/26/2021	College Station Utilities	2200	149.95	0.00 1798	05/27/2021	utilities - electrical-sprinkler
472523-223964	05/26/2021	College Station Utilities	2200	71.95	0.00 1798	05/27/2021	utilities - electrical-sprinkler

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Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	06/06/2021	College Station Utilities	2200	81.25	0.00	1804	06/07/2021	utilities - electrical - sprinkler 2458 Stone Castle Circle A
472523-231898	06/29/2021	College Station Utilities	2200	166.20	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-220964	06/29/2021	College Station Utilities	2200	338.45	0.00	1814	06/29/2021	utilities - electric - sprinkler
472523-219762	06/29/2021	College Station Utilities	2200	12.40	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223964	06/29/2021	College Station Utilities	2200	146.70	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-236222	06/29/2021	College Station Utilities	2200	31.90	0.00	1814	06/29/2021	utilities - sprinkler
472523-237082	06/29/2021	College Station Utilities	2200	132.65	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231906	06/29/2021	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231904	06/29/2021	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231902	06/29/2021	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231896	06/29/2021	College Station Utilities	2200	122.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-225398	06/29/2021	College Station Utilities	2200	111.50	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-224660	06/29/2021	College Station Utilities	2200	109.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223004	06/29/2021	College Station Utilities	2200	190.75	0.00	1814	06/29/2021	utilities - sprinkler
472523-225400	06/29/2021	College Station Utilities	2200	190.30	0.00	1815	06/29/2021	utilities - sprinkler
472523-231904	07/22/2021	College Station Utilities	2200	28.60	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-231906	07/22/2021	College Station Utilities	2200	15.60	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-231896	07/22/2021	College Station Utilities	2200	96.85	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-237082	07/22/2021	College Station Utilities	2200	282.15	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-225400	07/22/2021	College Station Utilities	2200	315.70	0.00	1841	07/22/2021	utilities - sprinkler
472523-224660	07/22/2021	College Station Utilities	2200	181.35	0.00	1841	07/22/2021	utilities - electrical - sprinkler

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-225398	07/22/2021	College Station Utilities	2200	346.60	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-223004	07/22/2021	College Station Utilities	2200	308.75	0.00	1841	07/22/2021	utilities - sprinkler
472523-231902	07/22/2021	College Station Utilities	2200	22.10	0.00	1841	07/22/2021	utilities - electrical - sprinkler
472523-219762	07/28/2021	College Station Utilities	2200	12.40	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-2220964	07/28/2021	College Station Utilities	2200	582.20	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-223964	07/28/2021	College Station Utilities	2200	244.20	0.00	1843	07/28/2021	utilities - electrical - sprinkler
472523-236222	07/28/2021	College Station Utilities	2200	61.15	0.00	1843	07/28/2021	utilities - sprinkler
472523-231898	08/11/2021	College Station Utilities	2200	627.70	0.00	1847	08/11/2021	utilities - electrical - sprinkler
472523-236222	08/25/2021	College Station Utilities	2200	67.65	0.00	1864	08/25/2021	utilities - sprinkler
472523-219762	08/25/2021	College Station Utilities	2200	12.40	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-2220964	08/25/2021	College Station Utilities	2200	23.20	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-222780	08/25/2021	College Station Utilities	2200	213.85	0.00	1864	08/25/2021	utilities - electric - sewer - water - sewer - drainage
472523-223964	08/25/2021	College Station Utilities	2200	260.45	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-223004	08/25/2021	College Station Utilities	2200	290.60	0.00	1864	08/25/2021	utilities - sprinkler
472523-224660	08/25/2021	College Station Utilities	2200	204.10	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-225398	08/25/2021	College Station Utilities	2200	395.00	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-225400	08/25/2021	College Station Utilities	2200	351.45	0.00	1864	08/25/2021	utilities - sprinkler
472523-231896	08/25/2021	College Station Utilities	2200	64.35	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231902	08/25/2021	College Station Utilities	2200	18.85	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231904	08/25/2021	College Station Utilities	2200	31.85	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-231906	08/25/2021	College Station Utilities	2200	15.60	0.00	1864	08/25/2021	utilities - electrical - sprinkler
472523-237082	08/25/2021	College Station Utilities	2200	291.90	0.00	1864	08/25/2021	utilities - electrical - sprinkler

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	09/10/2021	College Station Utilities	2200	890.95	0.00	1871	09/10/2021	utilities - electrical - sprinkler
472523-231898	10/07/2021	College Station Utilities	2200	1,475.95	0.00	1895	10/08/2021	Monthly Utility Bill
472523-219762	10/07/2021	College Station Utilities	2200	12.40	0.00	1895	10/08/2021	Monthly Sprinkler
472523-220964	10/07/2021	College Station Utilities	2200	666.70	0.00	1895	10/08/2021	Monthly Sprinkler
472523-223964	10/07/2021	College Station Utilities	2200	403.45	0.00	1895	10/08/2021	Monthly Sprinkler
472523-236222	10/07/2021	College Station Utilities	2200	90.40	0.00	1895	10/08/2021	Monthly Sprinkler
				12,723.05	0.00			
7403 - CG II Water & Sewage Expense								
472523-233106	01/05/2021	College Station Utilities	2200	12.40	0.00	1707	01/07/2021	3340 GP Road
472523-233106	02/02/2021	College Station Utilities	2200	15.45	0.00	1730	02/04/2021	3340 GP Road
472523-233106	03/11/2021	College Station Utilities	2200	15.45	0.00	1749	03/11/2021	3340 GP Road
472523-233106	03/31/2021	College Station Utilities	2200	232.00	0.00	1751	03/31/2021	3340 GP Road
				275.30	0.00			
7411 - CG II AC Electric								
472523-222780	01/05/2021	College Station Utilities	2200	787.88	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	02/02/2021	College Station Utilities	2200	895.22	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-222780	03/11/2021	College Station Utilities	2200	449.47	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-222780	03/31/2021	College Station Utilities	2200	786.59	0.00	1751	03/31/2021	Aquatic Center Utilities
472523-222780	04/28/2021	College Station Utilities	2200	905.59	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	College Station Utilities	2200	576.19	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	06/29/2021	College Station Utilities	2200	746.21	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
472523-222780	07/28/2021	College Station Utilities	2200	589.25	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-222780	08/25/2021	College Station Utilities	2200	769.67	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	10/07/2021	College Station Utilities	2200	897.21	0.00	1895	10/08/2021	Monthly Electric
7412 - CG II AC Internet & Phone								
07707-137968-01-9	01/14/2021	SuddenLink	2200	196.83	0.00	1717	01/18/2021	Aquatic Center Utilities
07707-137968-01-9	02/11/2021	SuddenLink	2200	197.96	0.00	1733	02/19/2021	Aquatic Center Utilities
07707-137968-01-9	03/11/2021	SuddenLink	2200	197.96	0.00	1748	03/11/2021	Aquatic Center Utilities
07707-137968-01-9	03/31/2021	SuddenLink	2200	213.00	0.00	1755	03/31/2021	Aquatic Center Utilities
07707-137968-01-9	04/08/2021	SuddenLink	2200	213.00	0.00	1760	04/08/2021	Aquatic Center Utilities
07707-137968-01-9	06/29/2021	Lara Lewis	2200	223.80	0.00	1821	06/29/2021	Suddenlink Bill paid by Lara Lewis credit card..(reimbursement)
07707-137968-01-9	06/29/2021	SuddenLink	2200	214.31	0.00	1825	06/29/2021	Suddenlink broadband bill (monthly)
07707-137968-01-9	08/11/2021	SuddenLink	2200	151.14	0.00	1854	08/11/2021	Monthly Broadband Service (Aquatic)
07707-137968-01-9	09/24/2021	SuddenLink	2200	426.17	0.00	1886	09/28/2021	Aquatic Center Utilities 8/23/21-10/22/21
				2,034.17	0.00			
7413 - CG II AC Sanitation Expense								
472523-222780	01/05/2021	College Station Utilities	2200	42.49	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	02/02/2021	College Station Utilities	2200	42.49	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-222780	03/11/2021	College Station Utilities	2200	40.27	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-222780	03/31/2021	College Station Utilities	2200	40.27	0.00	1751	03/31/2021	Aquatic Center Utilities
472523-222780	04/28/2021	College Station Utilities	2200	40.27	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	College Station Utilities	2200	40.27	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	06/29/2021	College Station Utilities	2200	40.27	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
472523-222780	07/28/2021	College Station Utilities	2200	40.27	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-2222780	08/25/2021	College Station Utilities	2200	40.27	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-2222780	10/07/2021	College Station Utilities	2200	40.27	0.00	1895	10/08/2021	Monthly Sanitation
7414 - CG II AC Sprinkler								
472523-2222780	01/05/2021	College Station Utilities	2200	54.60	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-2222780	03/11/2021	College Station Utilities	2200	15.60	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-2222780	03/31/2021	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	Aquatic Center Utilities
472523-2222780	04/28/2021	College Station Utilities	2200	18.85	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water- sanitation-sewer- drainage
472523-2222780	05/27/2021	College Station Utilities	2200	70.85	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water- sanitation-sewer- drainage
472523-2222780	06/29/2021	College Station Utilities	2200	93.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
472523-2222780	07/28/2021	College Station Utilities	2200	317.85	0.00	1843	07/28/2021	utilities - electrical - sprinkler - water - sewer - drainage
472523-2222780	10/07/2021	College Station Utilities	2200	301.60	0.00	1895	10/08/2021	Monthly Sprinkler
7415 - CG II AC Water & Sewage Expense								
472523-2222780	01/05/2021	College Station Utilities	2200	244.99	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-2222780	02/02/2021	College Station Utilities	2200	41.99	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-2222780	03/11/2021	College Station Utilities	2200	515.17	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-2222780	03/31/2021	College Station Utilities	2200	36.09	0.00	1751	03/31/2021	Aquatic Center Utilities
472523-2222780	04/28/2021	College Station Utilities	2200	36.09	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water- sanitation-sewer- drainage
472523-2222780	05/27/2021	College Station Utilities	2200	44.21	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water- sanitation-sewer- drainage

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	06/29/2021	College Station Utilities	2200	206.61	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
472523-222780	07/28/2021	College Station Utilities	2200	762.07	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-222780	08/25/2021	College Station Utilities	2200	336.53	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-222780	10/07/2021	College Station Utilities	2200	271.57	0.00	1895	10/08/2021	Monthly Water & Sewage
				2,495.32	0.00			
7421 - CG II EC Electric								
472523-223442	01/05/2021	College Station Utilities	2200	357.03	0.00	1707	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	College Station Utilities	2200	418.43	0.00	1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	College Station Utilities	2200	457.56	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	College Station Utilities	2200	530.99	0.00	1751	03/31/2021	Event Center Utilities
472523-223442	04/28/2021	College Station Utilities	2200	355.30	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	College Station Utilities	2200	306.29	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	06/29/2021	College Station Utilities	2200	376.96	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage - roadway fee
472523-223442	07/28/2021	College Station Utilities	2200	405.54	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage - roadway - sanitation
472523-223442	08/25/2021	College Station Utilities	2200	485.58	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-223442	10/07/2021	College Station Utilities	2200	478.99	0.00	1895	10/08/2021	Monthly Electric
				4,172.67	0.00			

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Check #	Check Date	Description
7422 - CG II EC Internet & Telephone Expense							
07707-141141-01-5	01/14/2021	SuddenLink	2200	120.11	0.00 1719	01/18/2021	Event Center Utilities
07707-141141-01-5	02/18/2021	SuddenLink	2200	130.11	0.00 1734	02/19/2021	Event Center Utilities
07707-141141-01-5	03/15/2021	SuddenLink	2200	137.31	0.00 1755	03/31/2021	Monthly Utility Bill
07707-141141-01-5	06/29/2021	Lara Lewis	2200	411.93	0.00 1821	06/29/2021	Suddenlink Bill paid by Lara Lewis credit card.. (reimbursement)
07707-141141-01-5	07/08/2021	SuddenLink	2200	41.14	0.00 1836	07/09/2021	Business internet
07707-141141-01-5	08/11/2021	SuddenLink	2200	127.31	0.00 1854	08/11/2021	Monthly Broadband Service Event Center
07707-141141-01-5	09/10/2021	SuddenLink	2200	127.31	0.00 1875	09/10/2021	Monthly Broadband Service
				1,095.22	0.00		
7423 - CG II EC Sanitation							
472523-223442	01/05/2021	College Station Utilities	2200	91.20	0.00 1707	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	College Station Utilities	2200	60.40	0.00 1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	College Station Utilities	2200	60.40	0.00 1747	03/11/2021	Event Center Utilities
472523-223442	03/11/2021	College Station Utilities	2200	18.20	0.00 1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	College Station Utilities	2200	60.40	0.00 1751	03/31/2021	Event Center Utilities
472523-223442	04/28/2021	College Station Utilities	2200	60.40	0.00 1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	College Station Utilities	2200	60.40	0.00 1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	06/29/2021	College Station Utilities	2200	60.40	0.00 1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee
472523-223442	07/28/2021	College Station Utilities	2200	60.40	0.00 1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage - roadway -sanitation
472523-223442	08/25/2021	College Station Utilities	2200	60.40	0.00 1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	10/07/2021	College Station Utilities	2200	78.60	0.00	1895	10/08/2021	Monthly Sanitation
7424 - CG II EC Sprinkler								
472523-223442	01/05/2021	College Station Utilities	2200	18.65	0.00	1708	01/07/2021	Event Center Utilities
472523-223442	03/11/2021	College Station Utilities	2200	15.60	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	College Station Utilities	2200	67.90	0.00	1751	03/31/2021	Event Center Utilities
472523-223442	04/28/2021	College Station Utilities	2200	18.85	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water- sanitation-sewer-drainage
472523-223442	05/27/2021	College Station Utilities	2200	67.60	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water- sanitation-sewer-drainage
472523-223442	06/29/2021	College Station Utilities	2200	93.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage - roadway fee
472523-223442	07/28/2021	College Station Utilities	2200	116.35	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage - roadway - sanitation
472523-223442	08/25/2021	College Station Utilities	2200	103.35	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-223442	10/07/2021	College Station Utilities	2200	139.10	0.00	1895	10/08/2021	Monthly Sprinkler
7425 - CG II EC Water & Sewage								
472523-223442	01/05/2021	College Station Utilities	2200	30.67	0.00	1708	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	College Station Utilities	2200	43.27	0.00	1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	College Station Utilities	2200	43.27	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	College Station Utilities	2200	61.47	0.00	1751	03/31/2021	Event Center Utilities
472523-223442	04/28/2021	College Station Utilities	2200	43.27	0.00	1770	04/28/2021	utilities- electrical - sprinkler-water- sanitation-sewer-drainage
472523-223442	05/27/2021	College Station Utilities	2200	61.46	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water- sanitation-sewer-drainage

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	06/29/2021	College Station Utilities	2200	61.47	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee
472523-223442	07/28/2021	College Station Utilities	2200	61.47	0.00	1843	07/28/2021	utilities - electric - sprinkler - water - sewer - drainage - roadway -sanitation
472523-223442	08/25/2021	College Station Utilities	2200	61.47	0.00	1864	08/25/2021	utilities - electric - sprinkler - water - sewer - drainage
472523-223442	10/07/2021	College Station Utilities	2200	43.27	0.00	1895	10/08/2021	Monthly Water & Sewage
				511.09	0.00			
7451 - CG II AC Security System Expense								
119315	01/05/2021	CEO	2200	64.94	0.00	1710	01/07/2021	Security Alarm Monitoring
121531	02/02/2021	CEO	2200	64.94	0.00	1724	02/04/2021	Security Alarm Monitoring
124233	03/01/2021	CEO	2200	64.94	0.00	1739	03/09/2021	Security Alarm Monitoring
125408	03/15/2021	CEO	2200	102.84	0.00	1750	03/31/2021	Alarm Inspection - Error Code
126634	04/08/2021	CEO	2200	64.94	0.00	1757	04/08/2021	Ageement Security Monitoring Aquatic and Event Center
128794	05/05/2021	CEO	2200	64.94	0.00	1773	05/07/2021	Monthly Security Monitoring Aquatic & Event Center
130746	06/06/2021	CEO	2200	64.94	0.00	1803	06/07/2021	Castlegate II Aquatic and Event Center monitoring
134419	06/29/2021	DefTech AV	2200	481.17	0.00	1818	06/29/2021	Purchase new router for Aquatic Center including installation cost
133152	06/29/2021	CEO	2200	64.94	0.00	1816	06/29/2021	Security monitoring Castlegate II Aquatic and Event center
137294	08/11/2021	DefTech AV	2200	231.39	0.00	1848	08/11/2021	Labor and Modem repair and replacement (event - aquatic)

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
136297	08/11/2021	CEO	2200	64.94	0.00	1846	08/11/2021	Security monitoring Castlegate II Aquatic and Event center
139470	09/10/2021	CEO	2200	64.94	0.00	1870	09/10/2021	Securing Monitoring Aquatic Center & Event Center
140115	09/24/2021	DefTech AV	2200	102.84	0.00	1880, 1880, 1890	09/28/2021, 09/28/2021 2021, 09/28/2021	Repair Aquatic Center Gate Computer
140172	09/24/2021	CEO	2200	64.94	0.00	1880, 1880, 1889	09/28/2021, 09/28/2021 2021, 09/28/2021	Aquatic Center Security Monitoring
7456 - CG II EC Fire Alarm Expense								
R29998	01/25/2021	American Fire Protection Group- College Station	2200	720.00	0.00	1722	01/25/2021	Annual Monitoring Contract
1061-F089137	02/04/2021	American Fire Protection Group- College Station	2200	1,012.14	0.00	1723	02/04/2021	Five Year System Test
1061-F106111	04/08/2021	American Fire Protection Group- College Station	2200	205.68	0.00	1756	04/08/2021	Dry system was turned off- Tech placed system back in service
1061-F127235	10/08/2021	American Fire Protection Group- College Station	2200	735.00	0.00	1893	10/08/2021	Annual Inspection
				2,672.82	0.00			
7457 - CG II EC Security System Expense								
119315	01/05/2021	CEO	2200	64.94	0.00	1710	01/07/2021	Security Alarm Monitoring
121531	02/02/2021	CEO	2200	64.94	0.00	1724	02/04/2021	Security Alarm Monitoring
124233	03/01/2021	CEO	2200	64.94	0.00	1739	03/09/2021	Security Alarm Monitoring
126634	04/08/2021	CEO	2200	64.94	0.00	1757	04/08/2021	Agreement Security Monitoring Aquatic and Event Center
128794	05/05/2021	CEO	2200	64.94	0.00	1773	05/07/2021	Monthly Security Monitoring Aquatic & Event Center
130746	06/06/2021	CEO	2200	64.94	0.00	1803	06/07/2021	Castlegate II Aquatic and Event Center monitoring

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
133152	06/29/2021	CEO	2200	64.94	0.00	1816	06/29/2021	Security monitoring Castlegate II Aquatic and Event center
137294	08/11/2021	DefTech AV	2200	231.38	0.00	1848	08/11/2021	Labor and Modem repair and replacement (event - aqualic)
136297	08/11/2021	CEO	2200	64.94	0.00	1846	08/11/2021	Security monitoring Castlegate II Aquatic and Event center
139470	09/10/2021	CEO	2200	64.94	0.00	1870	09/10/2021	Securing Monitoring Aquatic Center & Event Center
140172	09/24/2021	CEO	2200	64.94	0.00	1880, 1880, 1889	09/28/2021, 09/28/2021/ 2021, 09/28/2021	Event Center Security Monitoring
7602 - CG II Meeting Expense								
2021 Board of Elections & ByLaw Amendment Vote	09/28/2021	Beal Properties	2200	89.00	0.00	1888	09/28/2021	2021 Board of Elections & ByLaw Amendment Vote
7603 - CG II Community Events								
000004	06/29/2021	Kona Ice of Bryan	2200	996.98	0.00	1829	06/30/2021	Kona Ice Experience Event + Additional Klassic Kona
Reimbursement	08/11/2021	Elizabeth Kimmel	2200	205.66	0.00	1851	08/11/2021	Purchased 20' inflatable movie screen, air blower, tie downs, storage bags
Reimbursement	08/11/2021	Elizabeth Kimmel	2200	13.51	0.00	1851	08/11/2021	Purchased latch boxes
1,216.15				1,216.15	0.00			
7604 - CG II Software Expense								
205037311	01/07/2021	Beal Properties	2200	112.96	0.00	1709	01/07/2021	Go Daddy Renewal - Domain and Email
7605 - CG II Postage & Mailing Expense								
7-414-25529	06/30/2021	Fed Ex	2200	27.75	0.00	1828	06/30/2021	FedEx Express Services postage
7-451-39965	09/16/2021	Beal Properties	2200	49.86	0.00	1879	09/28/2021	Express Postage Service Paid for by Beal Properties (reimburse)

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
16899	09/24/2021	Xpedient Mail	2200	2,055.20	0.00	1887	09/28/2021	Annual Meeting Bulk Mailing
				2,132.81	0.00			

7702 - CG II Capital Improvement

2563	05/05/2021	The Ground Crew	2200	6,995.66	0.00	1779	05/07/2021	Irrigation was separated between Castlegate I and Castlegate II
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7801 - CG II Bank Fees

CC Merch Fees	02/01/2021	First Financial Bank	2200	19.95	0.00	drafted from bank account	02/01/2021	CC Merch Fees
Credit card merchant fee	03/01/2021	First Financial Bank	2200	19.95	0.00	drafted	03/02/2021	Credit card merchant fee
Credit Card fee	05/03/2021	First Financial Bank	2200	19.95	0.00	drafted	05/03/2021	Credit card fee
PCI Fee Signapay	05/11/2021	First Financial Bank	2200	29.95	0.00	drafted	05/11/2021	Credit card fee
Credit card fee	06/02/2021	First Financial Bank	2200	19.94	0.00	drafted	06/02/2021	Card card fee (remote)
620157840014860	06/11/2021	First Financial Bank	2200	29.95	0.00	drafted	06/11/2021	credit card bank fee
Credit card fee	08/02/2021	First Financial Bank	2200	19.95	0.00	drafted, drafted, 1844, 1844, drafted	09/28/2021, 09/28/2021, 09/29/2021, 09/29/2021, 08/02/2021	Credit card fee
Credit card fee	08/09/2021	First Financial Bank	2200	29.95	0.00	drafted, drafted, 1844, 1844, drafted	09/28/2021, 09/28/2021, 09/29/2021, 08/09/2021	Credit card bank fee
190000755257	08/30/2021	First Financial Bank	2200	5,261.59	0.00	18688	08/30/2021	Late Fee - Loan Payment
				5,451.18	0.00			

7855 - CG II Storage Expense

Storage (ACH)	01/04/2021	Tower Point Storage	2200	90.00	0.00	drafted	01/04/2021	Storage Unit
Monthly Storage Fee	02/02/2021	Tower Point Storage	2200	90.00	0.00	Drafted	02/02/2021	Storage Unit
monthly storage fee	03/02/2021	Tower Point Storage	2200	90.00	0.00	drafted	03/02/2021	monthly storage fee
Storage (ACH)	04/02/2021	Tower Point Storage	2200	90.00	0.00	drafted	04/02/2021	Storage unit paid by bank account
ST-L4J2G7D4R4F7 type S	05/03/2021	Tower Point Storage	2200	90.00	0.00	drafted	05/03/2021	Storage Unit
ST-Q4K3J5F9L7N7	06/02/2021	Tower Point Storage	2200	90.00	0.00	1863, d	06/02/2021, 06/02/2021	Storage Unit
ST-Q4K3J5F9L7N7	06/02/2021	Tower Point Storage	2200	90.00	0.00	drafted	08/24/2021	Storage Unit

Expense Distribution

Reference	Bill Date	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	09/13/2021	Tower Point Storage	2200	90.00	0.00	unit 200	09/13/2021	September Rental Fee
Total				720.00	0.00			

Total



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2021

Account No

****3839

Page 1 of 4

3657 1 AV 0.426

HOMEOWNERS ASSOCIATION OF CASTLEGATE II,
INC.

RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



STATEMENT SUMMARY

TX Small Business Check Account No ****3839

09/01/2021	Beginning Balance		\$10,000.00
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
09/30/2021	Ending Balance	30 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
09-01	\$10,000.00

0000



MEMBER FDIC



NYSE Symbol "PB"

102041 : 00365/01



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
05/24/2021

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY	PHONE (979)774-3900	COMPANY
Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		Great American Insurance Co. c/o Burns & Wilcox of Houston 10205 Westheimer, Suite 550 Houston TX 77042- (800)400-4447
PAX (AIG No.) (979)774-3955	E-MAIL ADDRESS: Donna.Beeler@sigbcs.com	
CODE: SERI27	SUB CODE:	
AGENCY CUSTOMER ID #: 2654		
INSURED	Homeowners' Association of Castlegate II, Inc. c/o Beal Properties 903 Texas Ave South College Station TX 77840-	LOAN NUMBER MAC0737356 07
		EFFECTIVE DATE 05/17/2021 EXPIRATION DATE 05/17/2022
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION
4200 Norwich Drive, College Station, TX 77845
4205 Norwich Drive, College Station, TX 77845

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	X	SPECIAL		
				COVERAGE / PERILS / FORMS		AMOUNT OF INSURANCE	DEDUCTIBLE
Pool						300,000	1,000
Clubhouse						150,000	1,000
Fence						25,000	1,000
Pavillions						25,000	1,000
Event/Meeting Center						500,000	1,000
Sign						10,000	1,000

REMARKS (Including Special Conditions)

--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AI 012141

ADDITIONAL INTEREST NAME AND ADDRESS For Informational Purposes Only	ADDITIONAL INSURED <input checked="" type="checkbox"/> MORTGAGEE	LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	LOAN #		
	AUTHORIZED REPRESENTATIVE	<i>Barney Hunt</i>	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/02/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME: Donna Beeler PHONE (A/C. No. Ext): (979)774-3900 FAX (A/C. No.): (979)774-3955 E-MAIL ADDRESS: Donna@ServiceInsGroup.com
INSURED	Homeowners' Association of Castlegate II, Inc. c/o Beal Properties 903 Texas Ave South College Station TX 77840-	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Co. INSURER B: Cincinnati Insurance Companies 10677 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES		CERTIFICATE NUMBER: 2021-2022		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/>	X	EPP0622284	07/11/2021	07/11/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 <input type="checkbox"/> OTHER:
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ <input type="checkbox"/>
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE \$ OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Director's and Officers Liability		0251387478-3	07/11/2021	07/11/2022	Per Occurrence 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						

CERTIFICATE HOLDER	CANCELLATION	AI 012141
For Informational Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE	

Les Rice

2111 LBJ Fwy #4
77040

Office Ph: (979) 764-2102

Prepared By: Les Rice

CMA 1 - Line

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 10/11/2021 to 04/14/2021 Subdivision Code is 'Castlegate 2'

Listings as of 10/11/21 at 1:44 pm

Residential**Active Properties**

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
21010340	2515 Kimbolton Drive	3	2/1	2			Castlegate 2	2015	2,279	\$160.16	\$365,000	80
21013471	2533 Kimbolton Drive	3	2/-	2			Castlegate 2	2015	2,883	\$142.18	\$409,900	4
21013305	2700 Portland Avenue	3	2/1	2			Castlegate 2	2021	2,309	\$188.83	\$436,000	10
21010891	4413 Toddington Lane	5	3/1	2			Castlegate 2	2016	3,384	\$172.58	\$584,000	63
21012887	2707 Wolveshire Lane	5	4/-	2			Castlegate 2	2016	3,135	\$191.39	\$599,999	39

Sold Properties

# LISTINGS:	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%4LP	DOM
21001178	2523 Warkworth Lane	4	2/-	2			Castlegate 2	2015	1,923	\$158.61	\$305,000	\$295,000	\$153.41	04/16/2021	96.72	69
21002206	2506 Warkworth Lane	3	2/1	2			Castlegate 2	2013	1,881	\$159.49	\$300,000	\$300,000	\$159.49	05/13/2021	100.00	46
21001394	2529 WARKWORTH LN	4	2/-	2			Castlegate 2	2016	2,010	\$154.23	\$310,000	\$303,500	\$151.00	06/14/2021	97.90	109
21005189	2509 Kimbolton Drive	4	3/-	2			Castlegate 2	2013	1,941	\$154.04	\$299,000	\$305,000	\$157.14	05/28/2021	102.01	35
21004704	2500 Kinnersley Lane	3	2/-	2			Castlegate 2	2014	2,020	\$153.47	\$310,000	\$315,000	\$155.94	05/05/2021	101.61	28
21005268	2502 Kinnersley Lane	4	2/1	2			Castlegate 2	2015	1,985	\$161.21	\$320,000	\$320,500	\$161.46	05/26/2021	100.16	34
21004577	2529 Kimbolton Drive	4	2/-	2			Castlegate 2	2016	2,155	\$151.69	\$326,900	\$323,000	\$149.88	06/01/2021	98.81	60
21005300	2621 Hailes Court	4	2/1	2			Castlegate 2	2016	2,208	\$149.00	\$329,000	\$329,000	\$149.00	06/07/2021	100.00	46
21010223	2504 Warkworth Lane	4	2/-	2			Castlegate 2	2014	2,049	\$165.89	\$339,900	\$342,500	\$167.15	09/13/2021	100.76	48
21002733	2521 Hailes Lane	4	3/1	2			Castlegate 2	2016	2,794	\$121.65	\$339,900	\$345,000	\$123.48	06/01/2021	101.50	61
21004831	2614 Hailes Court	4	3/-	2			Castlegate 2	2016	2,201	\$158.97	\$349,900	\$349,900	\$158.97	05/28/2021	100.00	49
21004888	2531 Portland	4	2/1	2			Castlegate 2	2018	2,204	\$159.71	\$352,000	\$351,000	\$159.26	06/17/2021	99.72	59
21009783	2524 Hailes Lane	3	2/-	2			Castlegate 2	2016	2,097	\$160.18	\$335,900	\$351,900	\$167.81	07/22/2021	104.76	14
21008355	2531 Warkworth Lane	4	2/1	2			Castlegate 2	2015	2,388	\$150.71	\$359,900	\$353,000	\$147.82	08/25/2021	98.08	62
20013557	2705 Wardford Way	3	2/1	2			Castlegate 2	2021	2,227	\$161.27	\$359,138	\$359,138	\$161.27	06/11/2021	100.00	298
20018774	2713 Talsworth Drive	3	2/1	2			Castlegate 2	2021	2,227	\$161.67	\$360,036	\$360,036	\$161.67	08/16/2021	100.00	241
21006982	2600 Hailes Court	3	2/1	2			Castlegate 2	2016	2,213	\$160.42	\$355,000	\$361,000	\$163.13	07/16/2021	101.69	56

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.


Les Rice
 2111 University 21 Blvd #1
 Bryan, TX 77801
 77841
 Office Ph: (979) 764-2402

Prepared By: Les Rice

CMA 1 - Line

Listings as of 10/11/21 at 1:44 pm

Residential									
Sold Properties	Address	Unit #	# Bd	# FH	Bth	Gar/Cap	Subd Code	Yr Blt	Apx Ht Ar
MLS #		3	2/1	2			Castlegate 2	2021	2,227
20013560	2715 Wardford Way							\$357,051	\$160.33
21010248	2620 Halies Court						Castlegate 2	2016	2,313
21002925	2529 Kimmersley Lane	4	2/1	2			Castlegate 2	2016	2,627
# LISTINGS: 20									
Medians:									
Min:									
\$299,000									
Max:									
\$599,999									
Maximums:									
\$364,900									
Averages:									
\$336,671									
\$154.85									
\$155.31									

Quick Statistics (25 Listings Total)

	Min	Max	Average	Median
List Price	\$299,000	\$599,999	\$365,133	\$352,000
Sold Price	\$295,000	\$364,900	\$337,721	\$347,450

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 appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.