

# Homeowners' Association of CASTLEGATE II

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2022 Annual Membership Meeting

Tuesday, October 11, 2022

7:00pm Castlegate II Event Center

*3363 University Drive East, Suite 215, Bryan, TX 77802*

\* [www.castlegateiihoa.com](http://www.castlegateiihoa.com) \* 979-764-2500

# **CASTLEGATE II HOA**

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

The Homeowner's Association of Castlegate II, Inc. requests your attendance at the 2022 Annual Homeowner's Membership Meeting to be held Tuesday, October 11, 2022 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 7, 2022 to [castlegateii@bealbcs.com](mailto:castlegateii@bealbcs.com)

## **Homeowners Association of Castlegate II, Inc.** **2022 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice (Notice emailed and mailed to all owners)
4. Reading of Minutes
5. Reports of Officers
  - President
  - Treasurer
  - Management
6. Reports of committees
  - Architectural Control Committee
  - Landscape Improvement Committee
  - Social Committee
7. Election of Director
  - Open floor for Nominations
  - Introduction of Candidates
  - Voting
  - Announcement of New Director
8. Unfinished Business
9. New Business
10. Adjournment

Amendment 5.03 - Change the Quorum to 5%

Don Barron motioned to accept the amendment. Kay Mill seconded the motion.

Yes Votes - 106

No Votes - 61

Abstain - 13

**Amendment PASSES**

Amendment 6.01 - Change the Annual Meeting Date Requirement

Karon Hon made a motion to change the amendment to reflect the annual meeting would be held in October of each year. Steve Vogt seconded the motion.

Yes Votes - 0

No Votes - 0

Abstain - 0

**Amendment TABLED due to a motion and second from the floor to revise. Will be placed on ballot for 2022 annual meeting.**

Amendment 6.04 - Change the Notice of Meetings

Lan Dalat motioned to accept the amendment. Christopher Phillips seconded the motion.

Yes Votes - 158

No Votes - 6

Abstain - 16

**Amendment PASSES**

Amendment 7.01 - Changing the Number of Directors

Jerry Ransom motioned to accept the amendment. John Mosbo seconded the motion.

Yes Votes - 153

No Votes - 9

Abstain - 18

**Amendment PASSES**

Amendment 9.01 - Changing the Board Meeting Frequency Requirement

John Mosbo motioned to accept the amendment. Steve Vogt seconded the motion.

Yes Votes - 159

No Votes - 5

Abstain - 16

**Amendment PASSES**

Amendment 9.02 - Changing the Notice of Special Meetings

Kay Mill motioned to accept the amendment. Darrell Wallace seconded the motion.

Yes Votes - 160

No Votes - 2

Abstain - 18

**Amendment PASSES**

Amendment 11.01 - Amending the Term of the Board of Directors

Jerry Ransom motioned to accept the amendment. Darrell Wallace seconded the motion.

Yes Votes - 134

No Votes - 26

Abstain - 20

**Amendment PASSES**

**12. New Business**

- a. Discussion from Del Hocker about moving the closing date for the Aquatic Center to a later date. Decision: Add to the agenda for the January Board meeting.
- b. Discussion from Suleiman Obeidat about adding a “study” or “lounge” area for kids to the Event Center and leaving it open for residents to use at will. Decision: Add to the agenda for the January Board Meeting.
- c. Karen Hon would like the ACC to consider restricting/prohibiting a specific pool construction company from building pools in the Castlegate II community due to poor performance/quality issues. Decision: She will discuss with the Architectural Control Committee, who will then make a recommendation to the Board.

**13. Adjournment**

Del Hocker motioned to adjourn. Kay Mill seconded the motion. Meeting adjourned at 9.09 pm.

# CASTLEGATE II 2022 ANNUAL MEETING

## Treasurer's Report

Income (YTD) - \$709,177.83 including;

Dues paid in 2022 - \$480,308.53

Additional Assessment paid in 2022 - \$176,368.17

Aquatic Center Membership - \$25,800.00

Event Center Rentals - \$10,503.18 (Covered all of the Event Center expenses YTD.)

Expenses – \$503,775.16 End of September

Cash On Hand - \$183,268.89 End of September

Completed Projects: Foam support under the pool, replacing all pool lights, changing sand in pool filters, new locks on Aquatic and Event Centers, various small tasks/improvements.

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II Rental Cancellation Refund	300.00	0.04	300.00	0.04
<b>Total CGII DEED RESTRICTION EXPENSE</b>	<b>600.00</b>	<b>0.08</b>	<b>600.00</b>	<b>0.08</b>
<b>CG II GROUNDS MAINTENANCE EXPENSE</b>				
CG II Irrigation Repair	4,972.70	0.70	4,972.70	0.70
CG II Landscape & Turf Maintenance	60,342.48	8.51	60,342.48	8.51
CG II Grounds Repairs & Maintenance	4,300.41	0.61	4,300.41	0.61
CG II Fountains & Lakes	322.03	0.05	322.03	0.05
<b>CG II Event Center Maintenance</b>				
CG II EC Building Repairs & Maintenance	2,876.88	0.41	2,876.88	0.41
CG II EC Janitorial Expense	2,177.52	0.31	2,177.52	0.31
CG II EC Supplies Expense	72.68	0.01	72.68	0.01
<b>Total CG II Event Center Maintenance</b>	<b>5,127.08</b>	<b>0.72</b>	<b>5,127.08</b>	<b>0.72</b>
<b>CG II Aquatic Center Maintenance</b>				
CG II AC Repairs & Maintenance	44,121.48	6.22	44,121.48	6.22
CG II AC Janitorial Expense	1,284.89	0.18	1,284.89	0.18
CG II AC Supplies Expense	1,515.50	0.21	1,515.50	0.21
<b>CG II AC Pool Cleaning Expense</b>				
CG II AC Summer Pool Cleaning & Chemicals	14,179.80	2.00	14,179.80	2.00
CG II AC Winter Pool Cleaning & Chemical Expense	6,758.41	0.95	6,758.41	0.95
<b>Total CG II AC Pool Cleaning Expense</b>	<b>20,938.21</b>	<b>2.95</b>	<b>20,938.21</b>	<b>2.95</b>
<b>Total CG II Aquatic Center Maintenance</b>	<b>67,860.08</b>	<b>9.57</b>	<b>67,860.08</b>	<b>9.57</b>
<b>Total CG II GROUNDS MAINTENANCE EXPENSE</b>	<b>142,924.78</b>	<b>20.15</b>	<b>142,924.78</b>	<b>20.15</b>
<b>CG II INSURANCE EXPENSE</b>				
CG II Commercial Property Insurance	15,066.00	2.12	15,066.00	2.12
CG II General Liability Insurance	30.00	0.00	30.00	0.00
CG II Directors & Officers Insurance	1,714.00	0.24	1,714.00	0.24
<b>Total CG II INSURANCE EXPENSE</b>	<b>16,810.00</b>	<b>2.37</b>	<b>16,810.00</b>	<b>2.37</b>
<b>CG II PROFESSIONAL EXPENSE</b>				
CG II Legal Expense	146,776.47	20.70	146,776.47	20.70
<b>Total CG II PROFESSIONAL EXPENSE</b>	<b>146,776.47</b>	<b>20.70</b>	<b>146,776.47</b>	<b>20.70</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Expense				
Total CG II DEBT SERVICE EXPENSE	100,000.00	14.10	100,000.00	14.10
Total Operating Expense	503,775.16	71.04	503,775.16	71.04
<del>NOI - Net Operating Income</del>	<del>205,402.67</del>	<del>28.96</del>	<del>205,402.67</del>	<del>28.96</del>
Total Income	709,177.83	100.00	709,177.83	100.00
Total Expense	503,775.16	71.04	503,775.16	71.04
Net Income	205,402.67	28.96	205,402.67	28.96
Other Items				
Prepayments	-92,634.99		-92,634.99	
Net Other Items	-92,634.99		-92,634.99	
Cash Flow	112,767.68		112,767.68	
Beginning Cash	70,063.21		70,063.21	
Beginning Cash + Cash Flow	182,830.89		182,830.89	
Actual Ending Cash	183,268.89		183,268.89	

7132 - CG II Landscape & Turf Maintenance							
34846	01/10/2022	Greener Images	6,704.72	1948	01/21/2022	Monthly Landscaping - January	
34888	02/24/2022	Greener Images	6,704.72	1969	02/25/2022	Monthly Landscaping - February	
34928	04/12/2022	Greener Images	6,704.72	1991	04/12/2022	Monthly Landscape - March	
35004	04/12/2022	Greener Images	6,704.72	1991	04/12/2022	Monthly Landscape - April	
35096	05/12/2022	Greener Images	6,704.72	2003	05/12/2022	Monthly Landscaping - May	
35212	07/12/2022	Greener Images	6,704.72	2039	07/12/2022	Monthly Landscaping - June	
35346	08/02/2022	Greener Images	6,704.72	2051	08/03/2022	Monthly Landscaping - July	
35456	09/06/2022	Greener Images	6,704.72	2062	09/07/2022	Monthly Landscaping	
35571	09/14/2022	Greener Images	6,704.72	2073	09/14/2022	Monthly Landscape - September	
			60,342.48				
7135 - CG II Grounds Repairs & Maintenance							
25000	01/12/2022	Ronald Whitworth	276.00	1945	01/12/2022	Sand and repaint metal letters on all monument signs	
December	01/12/2022	Ronald Whitworth	200.00	1945	01/12/2022	Monthly Trash Pick Up	
January 2022	02/07/2022	Ronald Whitworth	200.00	1963	02/07/2022	Monthly Trash Pick Up	
34867	02/07/2022	Greener Images	230.03	1956	02/07/2022	Mark Irrigation Heads for Road Construction	
02252022	03/10/2022	Ronald Whitworth	200.00	1979	03/10/2022	Monthly Trash Pick Up	
	03/10/2022	Ronald Whitworth	25.00	1979	03/10/2022	Clear drain in AC parking lot	
12582	04/12/2022	Constant Current Electric	324.75	1988	04/12/2022	Replace Floodlight at Etonbury	
34945	04/12/2022	Greener Images	276.04	1991	04/12/2022	Prep for Road Work on GP	
0323022-2	04/12/2022	Ronald Whitworth	25.00	1996	04/12/2022	Wallaceshire Pond Clean Up	
03302022	04/12/2022	Ronald Whitworth	200.00	1996	04/12/2022	Monthly Trash Pick Up	
35067	05/12/2022	Greener Images	589.96	2003	05/12/2022	Dead Tree Removal & Pond Clean Up	
12730	05/12/2022	Constant Current Electric	378.88	2002	05/12/2022	Repair to Landscape Lighting on GP	
35149	06/10/2022	Greener Images	324.75	2016	06/10/2022	Drainage Repair - WSPPhillips	
June	06/30/2022	Ronald Whitworth	200.00	2035	06/30/2022	Monthly Trash Pick Up	
April and May	06/30/2022	Ronald Whitworth	400.00	2035	06/30/2022	Monthly Trash Pick Up	
	06/30/2022	Ronald Whitworth	50.00	2035	06/30/2022	Remove rebar left by builder off Scatterby	
TC8122	08/02/2022	Ronald Whitworth	200.00	2054	08/03/2022	Monthly Trash Pick Up	
	09/06/2022	Ronald Whitworth	200.00	2069	09/07/2022	Weekly Trash Pick Up	
			4,300.41				
7136 - CG II Flags, Decorations and Signs							
112-4152172-1720265	04/20/2022	Kristina Millan	70.87			Amazon Easter Expenses for CGII	
7140 - CG II Fountains & Lakes							
PI-A00764457	03/10/2022	Soitude Lake Management LLC	322.03	1978	03/10/2022	Fountain Repair	
7154 - CG II EC Building Repairs & Maintenance							
1300	01/12/2022	Ronald Whitworth	49.00	1945	01/12/2022	Replace Batteries in Alarm Sensors	
34503	01/18/2022	Greener Images	387.75	1948	01/21/2022	Backflow replacement - Failed Fire Inspection	
7191	02/07/2022	David Kitchens	162.38	1959	02/07/2022	Quarterly Pest Control - Event Center	
9198951903	02/07/2022	HD Supply Facilities Maintenance	72.68	1957	02/07/2022	Event Center Supplies - Rugs	
34860	02/07/2022	Greener Images	564.32	1956	02/07/2022	Replaced Backflow - Failed Inspection	
	03/10/2022	Ronald Whitworth	50.00	1979	03/10/2022	Repair leak under sink - Event Center	
4432	04/12/2022	Twin City Plumbing LLC	160.00	1995	04/12/2022	Toilet Repair - Women's restroom	
03232022	04/12/2022	Ronald Whitworth	63.00	1996	04/12/2022	Clear Clogged Toilet - Event Center	
7399	05/12/2022	David Kitchens	162.38	2005	05/12/2022	Quarterly Pest Control - Event Center	
	06/30/2022	Ronald Whitworth	40.00	2035	06/30/2022	Replace toilet paper holder in women's bathroom	
Event and Aquatic Center Repairs	06/30/2022	Ronald Whitworth	18.50	2035	06/30/2022	Replace Battery in Door Lock	
Event and Aquatic Center Repairs	06/30/2022	Ronald Whitworth	124.50	2035	06/30/2022	Replace 9 Air Filters	
164059	07/12/2022	DeffTech AV	670.55	2038	07/12/2022	Replace Lock at Event Center	
	09/06/2022	David Kitchens	81.19	2065	09/07/2022	Pest Control	
7714	09/07/2022	David Kitchens	270.63	2070	09/07/2022	Pest Control Castlegate II Pool	
			2,876.88				
7155 - CG II EC Janitorial Expense							
0000203	01/12/2022	Jessica Hudson	200.00	1943	01/12/2022	Event Center Cleaning	
402118	01/18/2022	Ray Criswell Distributing Company	26.70	1951	01/21/2022	Cleaning Supplies	
0000206	02/07/2022	Jessica Hudson	200.00	1958	02/07/2022	Monthly Cleaning - Event Center	
0000210	03/10/2022	Jessica Hudson	125.00	1975	03/10/2022	Monthly Event Center Cleaning	
2821-82659	04/12/2022	Fish Window Cleaning	207.84	1990	04/12/2022	Quarterly Window Cleaning - Event Center	
0000214	04/12/2022	Jessica Hudson	200.00	1992	04/12/2022	Monthly Event Center Cleaning	
0000218	05/12/2022	Jessica Hudson	275.00	2004	05/12/2022	Monthly Event Center Cleaning	
403707	06/10/2022	Ray Criswell Distributing Company	165.46	2020	06/10/2022	EC Cleaning Supplies	
0000222	06/10/2022	Jessica Hudson	200.00	2018	06/10/2022	Event Center Cleaning	
0000225	07/12/2022	Jessica Hudson	125.00	2040	07/12/2022	Event Center Monthly Cleaning	
0000229	08/18/2022	Jessica Hudson	200.00	2057	08/18/2022	Monthly Event Center Cleaning	
404637	09/06/2022	Ray Criswell Distributing Company	127.52	2067	09/07/2022	Janitorial Supplies	
0000233	09/06/2022	Jessica Hudson	125.00	2063	09/07/2022	Event Center Monthly Cleaning	
			2,177.52				
7156 - CG II EC Supplies Expense							
9202554458	06/10/2022	HD Supply Facilities Maintenance	72.68	2017	06/10/2022	EC - Rugs	
7164 - CG II AC Repairs & Maintenance							
1300	01/12/2022	Ronald Whitworth	49.00	1945	01/12/2022	Replace Batteries in Alarm Sensors	
4320	02/07/2022	Twin City Plumbing LLC	95.00	1962	02/07/2022	Winterize Drinking Fountain - Aquatic	
	03/10/2022	Ronald Whitworth	65.00	1979	03/10/2022	Winterize Pool House	
4454	04/12/2022	Twin City Plumbing LLC	340.00	1995	04/12/2022	Pool Shower Repair	
30037	05/12/2022	McCafferty Electric CO. INC.	963.45	2006	05/12/2022	Move plug for drinking fountain/Add GVCI	
2022425	05/19/2022	Oasis Pools	28,632.13	2009	05/19/2022	Foam support under pool	
2022463	06/10/2022	Oasis Pools	3,355.75	2019	06/10/2022	Pool Repair - Tile/Coping	
2022464	06/10/2022	Oasis Pools	790.23	2019	06/10/2022	Skimmer Basket Temporary Patches	
2022451	06/10/2022	Oasis Pools	172.91	2019	06/10/2022	Pool Repair - Replace Auto Fill Line	
Event and Aquatic Center Repairs	06/30/2022	Ronald Whitworth	12.50	2035	06/30/2022	Repair wall from shower repair	
164275	06/30/2022	DeffTech AV	791.95	2032	06/30/2022	Aquatic Center Gate Controller Replacement	
Event and Aquatic Center Repairs	06/30/2022	Ronald Whitworth	124.50	2035	06/30/2022	Replace Light Bulbs - Repair Flood Light	
7491	07/12/2022	David Kitchens	270.63	2042	07/12/2022	Pest Control - Fire Ant Treatment	
2022502	07/12/2022	Oasis Pools	3,415.29	2043	07/12/2022	Pool Repair - Re-grout coping/tile	
11278	07/12/2022	The Clean Up Crew	134.00	2046	07/12/2022	Aquatic Center Repairs	
166985	07/12/2022	DeffTech AV	113.66	2038	07/12/2022	Investigate Issue with Pool Gate Controller	



472523-237082 ACH	03/01/2022		College Station Utilities	10.50	ACH	03/01/2022	4145 Downton Abbey
472523-231906 ACH	03/01/2022		College Station Utilities	10.50	ACH	03/01/2022	4413 Toddington
472523-231904 ACH	03/01/2022		College Station Utilities	9.75	ACH	03/01/2022	2525 Kimbolton
472523-231896 ACH	03/01/2022		College Station Utilities	9.75	ACH	03/01/2022	4007 Muncaster
472523-224660 ACH	03/01/2022		College Station Utilities	10.35	ACH	03/01/2022	4150 WSP
472523-225398 ACH	03/01/2022		College Station Utilities	23.93	ACH	03/01/2022	6090 Victoria
472523-219762 ACH	03/09/2022		College Station Utilities	24.41	ACH	03/09/2022	Electric
472523-223964 ACH	03/09/2022		College Station Utilities	111.25	ACH	03/09/2022	Electric, sprinkler
472523-222780 ACH	03/09/2022		College Station Utilities	933.91	ACH	03/09/2022	Electric, Sprinkler, Water, sewer, drainage
472523-223442 ACH	03/09/2022		College Station Utilities	719.58	ACH	03/09/2022	Electric, Sprinkler, Water, Sewer, Drainage
472523-220964 ACH	03/09/2022		College Station Utilities	863.45	ACH	03/09/2022	Electric, Sprinkler
472523-231898 ACH	03/14/2022		College Station Utilities	32.95	ACH	03/14/2022	Electric
472523-242946 ACH	03/31/2022		College Station Utilities	23.03	ACH	03/31/2022	Electric
472523-237082 ACH	03/31/2022		College Station Utilities	22.75	ACH	03/31/2022	Electric, Sprinkler
472523-232334 ACH	03/31/2022		College Station Utilities	10.20	ACH	03/31/2022	Electric
472523-231906 ACH	03/31/2022		College Station Utilities	25.95	ACH	03/31/2022	Electric, Sprinkler
472523-231904 ACH	03/31/2022		College Station Utilities	25.35	ACH	03/31/2022	Electric, Sprinkler
472523-231902 ACH	03/31/2022		College Station Utilities	25.35	ACH	03/31/2022	Electric, Sprinkler
472523-231896 ACH	03/31/2022		College Station Utilities	25.50	ACH	03/31/2022	Electric, Sprinkler
472523-225398 ACH	03/31/2022		College Station Utilities	46.67	ACH	03/31/2022	Electric, Sprinkler
472523-224660 ACH	03/31/2022		College Station Utilities	25.95	ACH	03/31/2022	Electric, Sprinkler
472523-221242 ACH	03/31/2022		College Station Utilities	53.06	ACH	03/31/2022	Electric
						04/08/2022,	
472523-220964 ACH	04/08/2022		College Station Utilities	825.79	ACH	04/08/2022	4298 WSP
472523-223964 ACH	04/08/2022		College Station Utilities	10.05	ACH	04/08/2022	4198 WSP
472523-219762 ACH	04/08/2022		College Station Utilities	12.01	ACH	04/08/2022	3330 GP Road
472523-231898 ACH	04/12/2022		College Station Utilities	9.75	ACH	04/12/2022	2458 Stone Castle
472523-242946 ACH	04/29/2022		College Station Utilities	24.53	ACH	04/29/2022	4208 Wallaceshire
						04/29/2022,	
472523-232334 ACH	04/29/2022		College Station Utilities	10.20	ACH	04/29/2022	4301 Egremont
472523-231904 ACH	04/29/2022		College Station Utilities	9.75	ACH	04/29/2022	2525 Kimbolton
472523-231902 ACH	04/29/2022		College Station Utilities	9.75	ACH	04/29/2022	2609 Kimbolton
472523-231896 ACH	04/29/2022		College Station Utilities	9.90	ACH	04/29/2022	4007 Muncaster
472523-225398 ACH	04/29/2022		College Station Utilities	24.99	ACH	04/29/2022	6090 Victoria
						04/29/2022,	
472523-224660 ACH	04/29/2022		College Station Utilities	10.35	ACH	04/29/2022	4150 WSP
						04/29/2022,	
472523-221242 ACH	04/29/2022		College Station Utilities	55.82	ACH	04/29/2022	4200 WSP
472523-231906 ACH	04/29/2022		College Station Utilities	10.50	ACH	04/29/2022	4413 Toddington
472523-237082 ACH	04/29/2022		College Station Utilities	10.64	ACH	04/29/2022	4145 Downton Abbey
472523-219762 ACH	05/10/2022		College Station Utilities	11.86	ACH	05/10/2022	3330 GP Road
472523-223964 ACH	05/10/2022		College Station Utilities	10.15	ACH	05/10/2022	4198 WSP
472523-220964 ACH	05/10/2022		College Station Utilities	753.10	ACH	05/10/2022	4298 WSP
472523-231898 ACH	05/13/2022		College Station Utilities	9.90	ACH	05/13/2022	2458 Stone Castle
472523-242946 ACH	06/01/2022		College Station Utilities	16.22	ACH	06/01/2022	4208 Wallaceshire
472523-237082 ACH	06/01/2022		College Station Utilities	10.50	ACH	06/01/2022	4145 Downton Abbey
472523-232334 ACH	06/01/2022		College Station Utilities	10.20	ACH	06/01/2022	4301 Egremont
472523-231906 ACH	06/01/2022		College Station Utilities	10.20	ACH	06/01/2022	4413 Toddington
472523-231904 ACH	06/01/2022		College Station Utilities	9.75	ACH	06/01/2022	2525 Kimbolton
472523-231902 ACH	06/01/2022		College Station Utilities	9.90	ACH	06/01/2022	2609 Kimbolton
472523-231896 ACH	06/01/2022		College Station Utilities	10.20	ACH	06/01/2022	4007 Muncaster
472523-225398 ACH	06/01/2022		College Station Utilities	23.63	ACH	06/01/2022	6090 Victoria
472523-224660 ACH	06/01/2022		College Station Utilities	10.35	ACH	06/01/2022	4150 WSP
472523-221242 ACH	06/01/2022		College Station Utilities	47.01	ACH	06/01/2022	4200 WSP
472523-237082 ACH	06/03/2022		College Station Utilities	10.64	ACH	06/29/2022	utilities - electrical - sprinkler
						06/08/2022,	
472523-220964 ACH	06/08/2022		College Station Utilities	799.36	ACH	06/08/2022	4298 WSP
472523-219762 ACH	06/08/2022		College Station Utilities	11.55	ACH	06/08/2022	3330 GP Road
472523-223964 ACH	06/08/2022		College Station Utilities	9.90	ACH	06/08/2022	4198 WSP
472523-231898 ACH	06/13/2022		College Station Utilities	9.90	ACH	06/13/2022	2458 Stone Castle
472523-242946 ACH	06/29/2022		College Station Utilities	17.14	ACH	06/29/2022	4208 Wallaceshire
472523-232334 ACH	06/29/2022		College Station Utilities	10.35	ACH	06/29/2022	4301 Egremont
472523-231906 ACH	06/29/2022		College Station Utilities	10.20	ACH	06/29/2022	4413 Toddington
472523-231904 ACH	06/29/2022		College Station Utilities	9.90	ACH	06/29/2022	2525 Kimbolton
472523-231902 ACH	06/29/2022		College Station Utilities	10.05	ACH	06/29/2022	2609 Kimbolton
472523-231896 ACH	06/29/2022		College Station Utilities	10.35	ACH	06/29/2022	4007 Muncaster
472523-225398 ACH	06/29/2022		College Station Utilities	27.25	ACH	06/29/2022	6090 Victoria
472523-224660 ACH	06/29/2022		College Station Utilities	10.35	ACH	06/29/2022	4150 WSP
						06/29/2022,	
472523-221242 ACH	06/29/2022		College Station Utilities	48.97	ACH	06/29/2022	4200 WSP
472523-237082 ACH	06/29/2022		College Station Utilities	10.64	ACH	06/29/2022	4145 Downton Abbey
						07/11/2022,	
472523-220964	07/11/2022		College Station Utilities	757.80	ACH	07/11/2022	4298 WSP
472523-223964	07/11/2022		College Station Utilities	9.90	ACH	07/11/2022	4198 WSP
472523-219762	07/11/2022		College Station Utilities	11.55	ACH	07/11/2022	3330 GP Road
						07/13/2022,	
472523-231898	07/13/2022		College Station Utilities	10.05	ACH	07/13/2022	2458 Stone Castle
472523-231902	07/28/2022		College Station Utilities	10.05	ACH	07/28/2022	2609 Kimbolton
472523-224660	07/28/2022		College Station Utilities	10.35	ACH	07/28/2022	4150 WSP
472523-221242	07/28/2022		College Station Utilities	40.99	ACH	07/28/2022	4200 WSP
472523-242946	07/28/2022		College Station Utilities	17.29	ACH	07/28/2022	4208 Wallaceshire
472523-232334	07/28/2022		College Station Utilities	10.20	ACH	07/28/2022	Electric
472523-237082	07/28/2022		College Station Utilities	10.50	ACH	07/28/2022	4145 Downton Abbey
472523-231906	07/28/2022		College Station Utilities	10.05	ACH	07/28/2022	4413 Toddington
472523-225398	07/29/2022		College Station Utilities	28.00	ACH	07/29/2022	6090 Victoria
472523-231896	07/29/2022		College Station Utilities	10.50	ACH	07/29/2022	4007 Muncaster
472523-231904	07/29/2022		College Station Utilities	9.75	ACH	07/29/2022	2525 Kimbolton
472523-232334	07/29/2022		College Station Utilities	10.20	ACH	07/29/2022	4301 Egremont
472523-223964	08/02/2022		College Station Utilities	9.90	ACH	08/03/2022	4198 WSP
472523-231896	08/02/2022		College Station Utilities	10.35	ACH	08/02/2022	

472523-225400 ACH	03/31/2022		College Station Utilities	23.20	ACH	03/31/2022	Sprinkler
472523-219762 ACH	04/08/2022		College Station Utilities	12.40	ACH	04/08/2022, 04/08/2022, 04/08/2022	3330 GP Road
472523-223964 ACH	04/08/2022		College Station Utilities	26.45	ACH	04/08/2022, 04/08/2022, 04/08/2022	4198 WSP
472523-220964 ACH	04/08/2022		College Station Utilities	26.45	ACH	04/08/2022, 04/08/2022, 04/08/2022	4298 WSP
472523-236222 ACH	04/08/2022		College Station Utilities	15.65	ACH	04/08/2022	4399 Etonbury
472523-231898 ACH	04/12/2022		College Station Utilities	23.20	ACH	04/12/2022, 04/12/2022, 04/12/2022	2458 Stone Castle
472523-237082	04/29/2022		College Station Utilities	103.40	ACH	04/29/2022, 04/29/2022, 04/29/2022	4145 Downton Abbey
472523-231906 ACH	04/29/2022		College Station Utilities	15.60	ACH	04/29/2022	4413 Toddington
472523-231904 ACH	04/29/2022		College Station Utilities	41.60	ACH	04/29/2022	2525 Kimbolton
472523-231902 ACH	04/29/2022		College Station Utilities	15.60	ACH	04/29/2022	2609 Kimbolton
472523-231896 ACH	04/29/2022		College Station Utilities	38.35	ACH	04/29/2022	4007 Muncaster
472523-225398 ACH	04/29/2022		College Station Utilities	122.75	ACH	04/29/2022	6090 Victoria
472523-224660 ACH	04/29/2022		College Station Utilities	90.35	ACH	04/29/2022, 04/29/2022	4150 WSP
472523-223004 ACH	04/29/2022		College Station Utilities	15.60	ACH	04/29/2022	4601 Tonbridge
472523-225400 ACH	04/29/2022		College Station Utilities	107.70	ACH	04/29/2022	6091 Victoria
472523-219762 ACH	05/10/2022		College Station Utilities	12.40	ACH	05/10/2022, 05/10/2022	3330 GP Road
472523-223964 ACH	05/10/2022		College Station Utilities	127.10	ACH	05/10/2022, 05/10/2022, 05/10/2022	4198 WSP
472523-220964 ACH	05/10/2022		College Station Utilities	289.70	ACH	05/10/2022, 05/10/2022, 05/10/2022	4298 WSP
472523-236222 ACH	05/10/2022		College Station Utilities	35.15	ACH	05/10/2022, 05/10/2022, 05/10/2022	4399 Etonbury
472523231898 ACH	05/13/2022		College Station Utilities	380.70	ACH	05/13/2022, 05/13/2022	2458 Stone Castle
472523-237082 ACH	06/01/2022		College Station Utilities	132.65	ACH	06/01/2022	4145 Downton Abbey
472523-231905 ACH	06/01/2022		College Station Utilities	15.60	ACH	06/01/2022	4413 Toddington
472523-231904 ACH	06/01/2022		College Station Utilities	28.60	ACH	06/01/2022	2525 Kimbolton
472523-231902 ACH	06/01/2022		College Station Utilities	217.10	ACH	06/01/2022	2609 Kimbolton
472523-231896 ACH	06/01/2022		College Station Utilities	64.35	ACH	06/01/2022	4007 Muncaster
472523-225398 ACH	06/01/2022		College Station Utilities	171.15	ACH	06/01/2022	6090 Victoria
472523-224660 ACH	06/01/2022		College Station Utilities	95.85	ACH	06/01/2022	4150 WSP
472523-223004 ACH	06/01/2022		College Station Utilities	88.30	ACH	06/01/2022	4601 Tonbridge
472523-225400 ACH	06/01/2022		College Station Utilities	192.20	ACH	06/01/2022	6091 Victoria
472523-237082	06/03/2022		College Station Utilities	252.90	ACH	06/29/2022	utilities - electrical - sprinkler
472523-219762 ACH	06/08/2022		College Station Utilities	12.40	ACH	06/08/2022, 06/08/2022, 06/08/2022	3330 GP Road
472523-223964 ACH	06/08/2022		College Station Utilities	130.45	ACH	06/08/2022, 06/08/2022, 06/08/2022	4198 WSP
472523-220964 ACH	06/08/2022		College Station Utilities	380.70	ACH	06/08/2022, 06/08/2022	4298 WSP
472523-236222 ACH	06/08/2022		College Station Utilities	31.90	ACH	06/08/2022	4399 Etonbury
472523-231898 ACH	06/13/2022		College Station Utilities	731.70	ACH	06/13/2022, 06/13/2022, 06/13/2022	2458 Stone Castle
472523-237082 ACH	06/29/2022		College Station Utilities	252.90	ACH	06/29/2022	4145 Downton Abbey
472523-231906 ACH	06/29/2022		College Station Utilities	15.60	ACH	06/29/2022	4413 Toddington
472523-231904 ACH	06/29/2022		College Station Utilities	80.60	ACH	06/29/2022	2525 Kimbolton
472523-231902 ACH	06/29/2022		College Station Utilities	529.10	ACH	06/29/2022	2609 Kimbolton
472523-231896 ACH	06/29/2022		College Station Utilities	178.10	ACH	06/29/2022	4007 Muncaster
472523-225398 ACH	06/29/2022		College Station Utilities	455.50	ACH	06/29/2022	6090 Victoria
472523-224660 ACH	06/29/2022		College Station Utilities	132.60	ACH	06/29/2022	4150 WSP
472523-223004 ACH	06/29/2022		College Station Utilities	211.95	ACH	06/29/2022	4601 Tonbridge
472523-225400 ACH	06/29/2022		College Station Utilities	377.45	ACH	06/29/2022	6091 Victoria
472523-223964	07/11/2022		College Station Utilities	312.45	ACH	07/11/2022, 07/11/2022	4198 WSP
472523-236222	07/11/2022		College Station Utilities	67.65	ACH	07/11/2022	Sprinkler
472523-219762	07/11/2022		College Station Utilities	12.40	ACH	07/11/2022, 07/11/2022, 07/11/2022	3330 GP Road
472523-220964	07/11/2022		College Station Utilities	679.70	ACH	07/11/2022	4298 WSP
472523-231898	07/13/2022		College Station Utilities	1,215.95	ACH	07/13/2022	2458 Stone Castle
472523-231902	07/28/2022		College Station Utilities	551.85	ACH	07/28/2022	2609 Kimbolton
472523-224660	07/28/2022		College Station Utilities	249.60	ACH	07/28/2022	4150 WSP
472523-237082	07/28/2022		College Station Utilities	405.65	ACH	07/28/2022, 07/28/2022, 07/28/2022	4145 Downton Abbey
472523-231906	07/28/2022		College Station Utilities	15.60	ACH	07/28/2022, 07/28/2022	4413 Toddington
472523-223004	07/28/2022		College Station Utilities	1,204.15	ACH	07/28/2022	Sprinkler

7415 - CG II AC Water & Sewage Expense							
472523-222780 - ACH	01/11/2022	College Station Utilities	358.67	ACH	01/11/2022	4200 Norwich	
472523-222780 ACH	02/11/2022	College Station Utilities	91.58	ACH	02/11/2022	4200 Norwich	
472523-222780 ACH	04/08/2022	College Station Utilities	36.17	ACH	04/08/2022	4200 Norwich	
472523-222780 ACH	05/10/2022	College Station Utilities	360.97	ACH	05/10/2022	4200 Norwich	
472523-222780 ACH	06/08/2022	College Station Utilities	417.81	ACH	06/08/2022	Electric, Sprinkler, Water, Sanitation, Sewer	
472523-222780	07/11/2022	College Station Utilities	831.93	ACH	07/11/2022	4200 Norwich	
472523-222780	08/08/2022	College Station Utilities	482.77	ACH	08/08/2022	4200 Norwich	
			2,579.90	ACH			
7421 - CG II EC Electric							
472523-223442 - ACH	01/11/2022	College Station Utilities	341.24	ACH	01/11/2022	4205 Norwich	
472523-223442 ACH	02/11/2022	College Station Utilities	435.24	ACH	02/11/2022	4205 Norwich	
472523-223442 ACH	04/08/2022	College Station Utilities	433.55	ACH	04/08/2022	4205 Norwich	
					05/10/2022,		
					05/10/2022,		
472523-223442 ACH	05/10/2022	College Station Utilities	415.14	ACH	05/10/2022	4205 Norwich	
472523-223442 ACH	06/08/2022	College Station Utilities	435.42	ACH	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer	
					07/11/2022,		
					07/11/2022,		
472523-223442	07/11/2022	College Station Utilities	452.13	ACH	07/11/2022	4205 Norwich	
			2,512.72				
7422 - CG II EC Internet & Telephone Expense							
07707141141015 ACH	01/27/2022	SuddenLink	82.57	ACH	01/27/2022	January bill	
07707141141015 ACH	02/25/2022	SuddenLink	127.31	ACH	02/25/2022	February Internet and Phone	
07707141141015 ACH	03/25/2022	SuddenLink	143.42	ACH	03/25/2022	Internet	
07707-141141-01-5 ACH	05/25/2022	SuddenLink	143.42	ACH	05/25/2022	Internet	
07707-141141-01-5 ACH	06/25/2022	SuddenLink	143.42	ACH	06/25/2022	Telephone	
07707-141141-01-5	07/28/2022	SuddenLink	143.42	ACH	07/28/2022	Event Center Phone	
07707-141141-01-5	08/25/2022	SuddenLink	143.42	ACH	08/25/2022	Event Center	
07707-141141-01-5	09/25/2022	SuddenLink	143.42	ACH	09/25/2022	Event Center	
			1,070.40	ACH			
7423 - CG II EC Sanitation							
472523-223442 - ACH	01/11/2022	College Station Utilities	92.93	ACH	01/11/2022	4205 Norwich	
472523-223442 ACH	02/11/2022	College Station Utilities	92.93	ACH	02/11/2022	4205 Norwich	
472523-223442 ACH	04/08/2022	College Station Utilities	90.25	ACH	04/08/2022	4205 Norwich	
472523-223442 ACH	05/10/2022	College Station Utilities	61.38	ACH	05/10/2022	4205 Norwich	
					06/08/2022,		
					06/08/2022,		
472523-223442 ACH	06/08/2022	College Station Utilities	92.93	ACH	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer	
472523-223442	07/11/2022	College Station Utilities	79.88	ACH	07/11/2022	4205 Norwich	
			510.30	ACH			
7424 - CG II EC Sprinkler							
					01/12/2022,		
					01/12/2022,		
472523-223442 - ACH	01/11/2022	College Station Utilities	64.35	ACH	01/11/2022	4205 Norwich	
					02/11/2022,		
					02/11/2022,		
472523-223442 ACH	02/11/2022	College Station Utilities	51.35	ACH	02/11/2022	4205 Norwich	
					04/08/2022,		
					04/08/2022,		
472523-223442 ACH	04/08/2022	College Station Utilities	18.85	ACH	04/08/2022	4205 Norwich	
472523-223442 ACH	05/10/2022	College Station Utilities	31.85	ACH	05/10/2022	4205 Norwich	
472523-223442 ACH	06/08/2022	College Station Utilities	54.60	ACH	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer	
472523-223442	07/11/2022	College Station Utilities	109.85	ACH	07/11/2022	4205 Norwich	
			330.85	ACH			
7425 - CG II EC Water & Sewage							
472523-223442 - ACH	01/11/2022	College Station Utilities	30.67	ACH	01/11/2022	4205 Norwich	
472523-223442 ACH	02/11/2022	College Station Utilities	30.67	ACH	02/11/2022	4205 Norwich	
472523-223442 ACH	04/08/2022	College Station Utilities	30.67	ACH	04/08/2022	4205 Norwich	
472523-223442 ACH	05/10/2022	College Station Utilities	62.22	ACH	05/10/2022	4205 Norwich	
472523-223442 ACH	06/08/2022	College Station Utilities	30.67	ACH	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer	
472523-223442	07/11/2022	College Station Utilities	43.72	ACH	07/11/2022	4205 Norwich	
			228.62	ACH			
7451 - CG II AC Security System Expense							
149750	01/12/2022	CEO	64.94	1941	01/12/2022	Monthly Alarm Monitoring	
152096	02/07/2022	CEO	64.94	1955	02/07/2022	Monthly Security Monitoring - Aquatic	
153247	02/24/2022	DefTech AV	172.93	1968	02/25/2022	New Alarm Communicator	
153617	03/10/2022	CEO	64.94	1974	03/10/2022	Monthly Security Monitoring - Aquatic	
156397	04/12/2022	CEO	64.94	1987	04/12/2022	Monthly Security Monitoring - Aquatic	
161608	06/10/2022	CEO	64.94	2015	06/10/2022	Monthly Security Monitoring - Aquatic	
165210	06/30/2022	CEO	64.94	2031	06/30/2022	Monthly Alarm Monitoring	
167885	08/02/2022	CEO	64.94	2049	08/03/2022	Monthly Security Monitoring - Aquatic	
171248	09/06/2022	CEO	64.94	2060	09/07/2022	Aquatic Center Security Monitoring	
			692.45				
7456 - CG II EC Fire Alarm Expense							
33323	05/23/2022	American Fire Protection Group	660.00	2010	05/23/2022	Annual Fire Monitoring - Event Center	
7457 - CG II EC Security System Expense							
149750	01/12/2022	CEO	64.94	1941	01/12/2022	Monthly Alarm Monitoring	
152096	02/07/2022	CEO	64.94	1955	02/07/2022	Monthly Security Monitoring - Event Center	
153617	03/10/2022	CEO	64.94	1974	03/10/2022	Monthly Security Monitoring - Event Center	
156397	04/12/2022	CEO	64.94	1987	04/12/2022	Monthly Security Monitoring - Event Center	
161608	06/10/2022	CEO	64.94	2015	06/10/2022	Monthly Security Monitoring - Event Center	
165210	06/30/2022	CEO	64.94	2031	06/30/2022	Monthly Alarm Monitoring	
167885	08/02/2022	CEO	64.94	2049	08/03/2022	Monthly Security Monitoring - Event Center	
171248	09/06/2022	CEO	64.94	2060	09/07/2022	Event Center Security Monitoring	
			519.52				
7601 - CG II Office Supplies							
111206487	02/24/2022	Beal Properties	7.00	1972	02/25/2022	SOS Corporate Entity Search	
7603 - CG II Community Events							

## CASTLEGATE II 2023 BUDGET (Approved 10/11/2022)

**Account Name** **2023 Budget**

Income	2023 Budget
<b>CG II HOA INCOME</b>	
CG II Transfer Fees	\$ 3,000.00
CG II Builder Dues	\$ 7,650.00
CG II Homeowner Dues	\$ 751,950.00
Additional Assessment	\$ -
CG II Cost of Collection	\$ 1,000.00
CG II Violation Enforcement Income	\$ 1,000.00
CG II Finance Charges	\$ 2,500.00
CG II Late Fees/NSF	\$ -
CG II Aquatic Club Membership	\$ 30,000.00
CG II EC Security Deposit	\$ -
CG II EC Rental Income	\$ 15,000.00
Certified Mail Charges Recovered	\$ -
NSF Penalty	\$ -
<b>Total Operating Income</b>	<b>\$ 812,100.00</b>

<b>Expense</b>	
CG II Management Fees	\$ 50,640.00
CG II Cost of Collection	\$ 1,000.00
CG II Commercial Property & Liability Insurance	\$ 8,000.00
CG II Directors & Officers Insurance	\$ 2,000.00
CG II Property Tax Expense	\$ 100.00
CG II Legal Expense	\$ 3,000.00
CG II Lawsuit Legal Expense	\$ 180,000.00
CG II Accounting Expense	\$ 1,000.00
CG II Office Supplies	\$ -
CG II Meeting Expense	\$ 500.00
CG II Community Events	\$ 2,000.00
CG II Software Expense	\$ 100.00
CG II Postage & Mailing Expense	\$ 2,200.00

CG II Transfer To Reserve	\$	20,000.00
CG II Bank Fees	\$	500.00
CG II Principal Payment Expense	\$	120,000.00
<b>Total CG II General Expense</b>	<b>\$</b>	<b>391,040.00</b>
CG II Flags, Decorations and Signs	\$	2,500.00
CG II Irrigation Repair	\$	7,500.00
CG II Landscape & Turf Maintenance	\$	80,500.00
CG II Landscape Improvements	\$	55,000.00
CG II Tree Trimming & Removal	\$	2,000.00
CG II Grounds Repairs & Maintenance	\$	6,500.00
CG II Fountains & Lakes	\$	5,700.00
CG II Electric	\$	18,000.00
CG II Sprinkler Expense	\$	20,000.00
CG II Water & Sewage Expense	\$	1,000.00
<b>Total CG II Grounds Expense</b>	<b>\$</b>	<b>198,700.00</b>
CG II EC Management Fees	\$	3,000.00
CG II EC Security Deposit Refund	\$	300.00
CG II EC Rental Cancellation Refund	\$	300.00
CG II EC Building Repairs & Maintenance	\$	12,000.00
CG II EC Janitorial Expense	\$	2,500.00
CG II EC Supplies Expense	\$	3,000.00
CG II EC Fire Alarm Expense	\$	1,000.00
CG II EC Security System Expense	\$	1,000.00
CG II EC Electric	\$	4,000.00
CG II EC Internet & Telephone Expense	\$	1,500.00
CG II EC Sanitation	\$	750.00
CG II EC Sprinkler	\$	700.00
CG II EC Water & Sewage	\$	500.00
<b>Total CG II AC Expense</b>	<b>\$</b>	<b>30,550.00</b>
CG II AC Repairs & Maintenance	\$	150,000.00

CG II AC Janitorial Expense	\$	2,000.00
CG II AC Supplies Expense	\$	1,500.00
CG II AC Summer Pool Cleaning & Chemicals	\$	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expe	\$	7,000.00
CG II AC Security System Expense	\$	1,000.00
CG II AC Electric	\$	6,000.00
CG II AC Internet & Phone	\$	2,000.00
CG II AC Sanitation Expense	\$	600.00
CG II AC Sprinkler	\$	1,500.00
CG II AC Water & Sewage Expense	\$	3,800.00
<b>Total CG II AC Expense</b>	<b>\$</b>	<b>190,400.00</b>

**Total Operating Expense** 810,690.00

Total Operating Income 812,100.00  
Total Operating Expense 810,690.00  
**NOI - Net Operating Income** **1,410.00**