

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

Tuesday, January 23, 2024
6:00PM at the Event Center

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2023 4th Quarter Financial Report
5. Management Report – Beal Properties
 - Dues/Delinquency Status
 - Violation Report
 - Property and Project Updates
6. Committee Reports
 - Landscape Committee
 - ACC Committee
 - Social Committee
7. Unfinished Business
8. New Business
 - 2024 Projects
9. Adjourn

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

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

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

CASTLEGATE II HOA BOARD MEETING MINUTES

August 13, 2023 via Zoom

1. **Call to Order** – HOA President Melissa Lewis 4:05 pm
2. **Roll Call** – quorum established with all 5 Board members in attendance (Lewis, Langari, Hocker, Mosbo, Woodfin) Approximately 90 CGII residents tuning in on Zoom.
3. Motion made by Lewis, seconded by Mosbo to close public session and re-convene in Executive Session to discuss proposed settlement between First financial Bank and Castlegate II Homeowners Association. Motion approved unanimously. Zoom participants were invited to rejoin the public meeting online following the Board's executive session.
4. Executive Session ended 4:35 pm, Public Meeting re-opened at that time.
5. Langari requested a summary from Chair Lewis briefly outlining the intent of the proposed FFB settlement.
6. Two motions made during subsequent public meeting:
 - a. Motion by Lewis, seconded by Hocker accepting the terms of the agreement in principle as presented to the Board by attorneys pending the final draft of the actual agreement being drafted by CGII HOA attorneys Mitchel Catine and FFB attorneys. Approved unanimously.
 - b. Motion by Woodfin, seconded by Mosbo authorizing Melissa Lewis to execute the legal documents of the settlement on behalf of the Association and to reduce that documentation to a resolution which can be presented to the bank. Approved unanimously.
7. Motion to adjourn made and approved at 4:55 pm.

Minutes prepared by Tom Woodfin, Secretary, Castlegate II Homeowners Association.

Vote to approve minutes was taken via email on August 25th and 29th, 2023. Thomas Woodfin motioned to approve. Reza Langari seconded the motion. All voted in favor. Del Hocker did not respond on the vote to approve the minutes.

Cash Flow

Beal Properties

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

Date Range: 10/01/2023 to 12/31/2023 (Last Quarter)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	21.00	0.31	737.20	0.08
Certified Letter Charge	0.00	0.00	55.76	0.01
CG II HOA INCOME				
CG II Transfer Fees	210.00	3.06	1,925.00	0.21
CG II Annual Dues				
CG II Builder Dues	0.00	0.00	5,321.94	0.57
CG II Homeowner Dues	2,478.10	36.15	723,208.84	77.70
Total CG II Annual Dues	2,478.10	36.15	728,530.78	78.27
CG II Deed Restriction Income				
CG II Violation Enforcement Income	25.00	0.36	1,665.39	0.18
Total CG II Deed Restriction Income	25.00	0.36	1,665.39	0.18
CG II Finance Charges	156.00	2.28	3,511.02	0.38
Total CG II HOA INCOME	2,869.10	41.86	735,632.19	79.04
Additional Assessment	0.00	0.00	2,835.34	0.30
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	300.00	4.38	26,100.00	2.80
Total CG II AQUATIC CENTER INCOME	300.00	4.38	26,100.00	2.80
CG II EVENT CENTER INCOME				
CG II EC Security Deposit	0.00	0.00	300.00	0.03
CG II EC Rental Income	3,654.00	53.31	14,520.82	1.56
Total CG II EVENT CENTER INCOME	3,654.00	53.31	14,820.82	1.59
Certified Mail Charges Recovered	10.48	0.15	552.37	0.06
Interest Credit	0.00	0.00	3.38	0.00
Miscellaneous Income	0.00	0.00	150,000.00	16.12
Total Operating Income	6,854.58	100.00	930,737.06	100.00
Expense				
HOA Dues - Refund of Overpayment	200.00	2.92	395.25	0.04
Management Fee	4,220.00	61.56	4,220.00	0.45
Admin Fee / Credit card fee	134.85	1.97	134.85	0.01
CG II MANAGEMENT FEES				
CG II Management Fees	8,440.00	123.13	47,825.00	5.14
Total CG II MANAGEMENT FEES	8,440.00	123.13	47,825.00	5.14

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II Loan Expense				
CG II Principal Payment	30,000.00	437.66	30,000.00	3.22
Total CG II Loan Expense	30,000.00	437.66	30,000.00	3.22
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit Refund	0.00	0.00	450.00	0.05
CG II Rental Cancellation Refund	75.00	1.09	750.00	0.08
Total CGII DEED RESTRICTION EXPENSE	75.00	1.09	1,200.00	0.13
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	3,247.72	47.38	9,523.80	1.02
CG II Landscape & Turf Maintenance	22,786.63	332.43	76,050.10	8.17
CG II Tree Trimming & Removal	0.00	0.00	893.07	0.10
CG II Grounds Repairs & Maintenance	8,828.24	128.79	10,893.24	1.17
CG II Pond Service & Maintenance	1,050.00	15.32	6,355.00	0.68
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	2,665.35	38.88	5,053.33	0.54
CG II EC Janitorial Expense	1,668.41	24.34	6,112.05	0.66
CG II EC Supplies Expense	113.55	1.66	578.49	0.06
Total CG II Event Center Maintenance	4,447.31	64.88	11,743.87	1.26
CG II Aquatic Center Maintenance				
CG II AC Landscaping	0.00	0.00	19,539.83	2.10
CG II AC Repairs & Maintenance	3,321.04	48.45	111,158.91	11.94
CG II AC Janitorial Expense	1,136.07	16.57	3,571.11	0.38
CG II AC Supplies Expense	5,990.20	87.39	5,990.20	0.64
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	9,556.31	139.41	21,707.45	2.33
CG II AC Winter Pool Cleaning & Chemical Expense	1,461.38	21.32	7,366.90	0.79
Total CG II AC Pool Cleaning Expense	11,017.69	160.73	29,074.35	3.12
Total CG II Aquatic Center Maintenance	21,465.00	313.15	169,334.40	18.19
Total CG II GROUNDS MAINTENANCE EXPENSE	61,824.90	901.95	284,793.48	30.60
CG II Flags, Decorations and Signs	0.00	0.00	112.84	0.01
CG II INSURANCE EXPENSE				
CG II Commercial Property	0.00	0.00	11,507.00	1.24

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Insurance				
CG II Directors & Officers Insurance	0.00	0.00	1,852.00	0.20
CG II Flood Insurance	1,014.00	14.79	1,014.00	0.11
Total CG II INSURANCE EXPENSE	1,014.00	14.79	14,373.00	1.54
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	32,000.00	466.84	186,915.28	20.08
Total CG II PROFESSIONAL EXPENSE	32,000.00	466.84	186,915.28	20.08
CG II TAXES EXPENSE				
CG II Property Tax Expense	255.00	3.72	255.00	0.03
Total CG II TAXES EXPENSE	255.00	3.72	255.00	0.03
CG II UTILITIES EXPENSE				
CG II Electric	8,569.05	125.01	20,015.24	2.15
CG II Sprinkler Expense	10,727.90	156.51	33,023.50	3.55
CG II Water & Sewage Expense	1,085.09	15.83	1,877.05	0.20
CG II Aquatic Center Utilities				
CG II AC Electric	937.87	13.68	5,433.44	0.58
CG II AC Internet & Phone	0.00	0.00	1,604.71	0.17
CG II AC Sprinkler	571.33	8.34	1,515.13	0.16
CG II AC Water & Sewage Expense	198.80	2.90	2,468.61	0.27
Total CG II Aquatic Center Utilities	1,708.00	24.92	11,021.89	1.18
CG II Event Center Utilities				
CG II EC Electric	0.00	0.00	3,970.58	0.43
CG II EC Internet & Telephone Expense	0.00	0.00	1,107.96	0.12
CG II EC Sprinkler	0.00	0.00	605.15	0.07
CG II EC Water & Sewage	0.00	0.00	930.30	0.10
Total CG II Event Center Utilities	0.00	0.00	6,613.99	0.71
CG II Alarm/Security Expenses				
CG II AC Security System Expense	1,108.68	16.17	4,134.58	0.44
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	1,505.23	21.96	4,180.06	0.45
CG II EC Security System Expense	890.22	12.99	1,548.64	0.17
Total CG II EC Security System Expense	2,395.45	34.95	5,728.70	0.62
Total CG II Alarm/Security Expenses	3,504.13	51.12	9,863.28	1.06
Total CG II UTILITIES EXPENSE	25,594.17	373.39	82,414.95	8.85

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II OFFICE & ADMIN EXPENSE				
CG II Office Supplies	86.32	1.26	86.32	0.01
CG II Meeting Expense	0.00	0.00	15.60	0.00
CG II Postage & Mailing Expense	0.00	0.00	33.68	0.00
Total CG II OFFICE & ADMIN EXPENSE	86.32	1.26	135.60	0.01
CG II OTHER EXPENSES				
CG II Bank Fees	0.00	0.00	600.07	0.06
Total CG II OTHER EXPENSES	0.00	0.00	600.07	0.06
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	0.00	0.00	240,000.00	25.79
Total CG II DEBT SERVICE EXPENSE	0.00	0.00	240,000.00	25.79
Total Operating Expense	163,844.24	2,390.29	893,375.32	95.99
NOI - Net Operating Income	-156,989.66	-2,290.29	37,361.74	4.01
Total Income	6,854.58	100.00	930,737.06	100.00
Total Expense	163,844.24	2,390.29	893,375.32	95.99
Net Income	-156,989.66	-2,290.29	37,361.74	4.01
Other Items				
Prepayments	40,170.00		-72,793.01	
Net Other Items	40,170.00		-72,793.01	
Cash Flow	-116,819.66		-35,431.27	
Beginning Cash	260,441.28		179,052.89	
Beginning Cash + Cash Flow	143,621.62		143,621.62	
Actual Ending Cash	143,621.62		143,621.62	

Expense Distribution

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

Payees: All

Bill Date Range: 10/01/2023 to 12/31/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	10/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2253	11/07/2023	Certified Letter Charge for 10/2023
6101 - HOA Dues - Refund of Overpayment											
Overpayment of Dues	10/02/2023	Castlegate II HOA	2713 Scatterbby Cove	3363 University Drive East Suite 215 Bryan, TX 77802	Gehan Homes, LTD	2200	200.00	0.00	2237	10/02/2023	Dues overpayment refund
	12/29/2023	Castlegate II HOA	2718 Portland Avenue	3363 University Drive East Suite 215 Bryan, TX 77802	Gehan Homes, LTD	2200	200.00	0.00	2289	01/12/2024	Overpayment of 2023 Dues
							400.00	0.00			
6540 - Management Fee											
	12/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2269	12/08/2023	Management Fee for 12/2023
6820 - Utilities - electric											
472523-231898	12/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	01/18/2024	Monthly Utility Bill
6835 - Utilities - Sprinkler											
472523-231898	12/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	01/18/2024	Monthly Utility Bill
7101 - CG II Management Fees											
	10/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2242	10/06/2023	Management Fee for 10/2023
	11/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2253	11/07/2023	Management Fee for 11/2023

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7111 - CG II Principal Payment											
October 2023 Pmt	10/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2261	11/08/2023	Loan Payment
November Loan Pmt	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2262	11/08/2023	Loan Payment
	12/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2266	12/01/2023	Loan Payment
							30,000.00	0.00			
7124 - CG II Rental Cancellation Refund											
EC Rental Refund	10/03/2023	Castlegate II HOA	4213	3363 University Drive East Suite 215 Bryan, TX 77802	Sungmin Lee & Jiwon Nam	2200	75.00	0.00	2238	10/03/2023	EC Rental Refund
7131 - CG II Irrigation Repair											
7154	10/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	1,040.10	0.00	2258	11/07/2023	Irrigation Repairs
7320	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	2,207.62	0.00	2258	11/07/2023	Monthly Landscape
							3,247.72	0.00			
7132 - CG II Landscape & Turf Maintenance											
7154	10/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2258	11/07/2023	Monthly Landscaping
7320	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2258	11/07/2023	Monthly Landscaping
7320	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	1,840.25	0.00	2258	11/07/2023	Fertilizer

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7135 - CG II Grounds Repairs & Maintenance											
18520	12/07/2023	Castlegate II HOA		215 Bryan, TX 77802	Green Rite Lawn Spraying Service	2200	487.13	0.00	2272	12/08/2023	Treated vegetation around ponds
7451	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2277	12/08/2023	Monthly Maintenance - November
							22,786.63	0.00			
7135 - CG II Grounds Repairs & Maintenance											
10935	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Advantage Cooling & Heating	2200	510.12	0.00	2241	10/06/2023	Drain Cleaner
167	10/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2251	10/31/2023	Monthly Trash Pick Up
181	11/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2265	11/30/2023	Trash Service - November
15631	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	7,718.12	0.00	2276	12/08/2023	Replace and Stain Fencing
189	12/19/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2280	12/19/2023	Monthly Trash Pick Up
							8,828.24	0.00			
7142 - CG II Pond Service & Maintenance											
1727	12/20/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	1,050.00	0.00	2282	12/21/2023	Wallaceshire - Retention Pond dirt fill in
7154 - CG II EC Building Repairs & Maintenance											
1154441	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	ACME GLASS INC.	2200	1,154.16	0.00	2240	10/06/2023	Glass installation

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1739	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker Plumbing LLC	2200	135.00	0.00	2244	10/06/2023	Leak
15587	10/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	90.00	0.00	2257	11/07/2023	Install New Mailbox at EC
8614	11/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	81.19	0.00	2255	11/07/2023	Quarterly Pest Control - Event Center
5550	11/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	120.00	0.00	2264	11/09/2023	Clear EC Gutters
15633	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	1,085.00	0.00	2276	12/08/2023	Repairs and paint - Event Center
							2,665.35	0.00			

7155 - CG II EC Janitorial Expense

29	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2248	10/06/2023	Event Center - September
39	11/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2260	11/07/2023	Event Center Monthly Cleaning
2821-102053	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2271	12/08/2023	Window Cleanings
43	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	720.00	0.00	2278	12/08/2023	November Cleaning
							1,668.41	0.00			

7156 - CG II EC Supplies Expense

411220	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	113.55	0.00	2275	12/08/2023	Supplies
--------	------------	-------------------	--	--	-----------------------------------	------	--------	------	------	------------	----------

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
-----------	-----------	---------------	------	------------------	-------	-----------------	--------	---------------	---------	------------	-------------

7164 - CG II AC Repairs & Maintenance

849	10/04/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2245	10/06/2023	Pest Control
1731	10/04/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker Plumbing LLC	2200	395.00	0.00	2244	10/06/2023	Toilet Leaking in men's restroom
8614	11/03/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	81.19	0.00	2255	11/07/2023	Quarterly Pest Control -Aquatic Center
15636	12/07/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	1,800.00	0.00	2276	12/08/2023	Repair and stain pergolas - CG II pool
15637	12/07/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	275.00	0.00	2276	12/08/2023	Pool furniture in storage
20232005	12/07/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	228.59	0.00	2274	12/08/2023	Replaced Screen on Chlorinator Filter
12.1.23	12/07/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2273	12/08/2023	Pest Control
						3,321.04	0.00			
7165 - CG II AC Janitorial Expense										
30	10/04/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	2248	10/06/2023	Pool Cleaning - September
410507	10/04/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	136.07	0.00	2247	10/06/2023	Supplies
38	11/04/2023	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	520.00	0.00	2260	11/07/2023	Aquatic Center Janitorial Service

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7166 - CG II AC Supplies Expense											
1111-29597	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	A&K Enterprise of Manatee, Inc.	2200	5,990.20	0.00	2267	12/08/2023	Pool Chairs
7168 - CG II AC Summer Pool Cleaning & Chemicals											
20231938	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	4,962.76	0.00	2246	10/06/2023	Monthly Pool Maintenance - August
20231972	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	527.42	0.00	2246	10/06/2023	Monthly Pool Maintenance - August
20231978	11/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,604.75	0.00	2256	11/07/2023	Monthly Pool Maintenance - September
20232011	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2274	12/08/2023	Monthly Pool maintenance - October
7169 - CG II AC Winter Pool Cleaning & Chemical Expense							9,556.31	0.00			
20232052	12/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2279	12/19/2023	Pool Cleaning & Chemicals - November
7175 - CG II Flood Insurance											
7405889480	10/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Bankers Insurance Company of Florida	2200	1,014.00	0.00	2250	10/12/2023	Renewal Flood Insurance
7181 - CG II Legal Expense											
Legal Retainer	11/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	12,000.00	0.00	2263	11/08/2023	Legal Retainer - Lawsuit
	12/20/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	Katine Nechman McLaurin, LLP	2200	20,000.00	0.00	2281	12/20/2023	CG II Legal Fees

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7301 - CG II Property Tax Expense							32,000.00	0.00			
223934	11/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	255.00	0.00	2259	11/07/2023	Preparation Of Taxes for the year ended December 2022
7401 - CG II Electric											
Monthly Utility Bill	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	166.57	0.00	ACH	10/31/2023	Monthly Utility Bill
472523	10/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	912.11	0.00	ACH	11/10/2023	Monthly Utility Bill
472523-223442	10/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	565.02	0.00	ACH	11/10/2023	Monthly Utility Bill
	10/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	24.66	24.66			
472523-231898	10/17/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	11/14/2023	Monthly Utility Bill
472523-242946	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.48	0.00	Bank Draft	11/30/2023	4208 Wallaceshire
472523-237082	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	Bank Draft	11/30/2023	4145 Downton Abbey
472523-232334	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	11/30/2023	4301 Egremont
472523-231906	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	Bank Draft	11/30/2023	4413 Toddington

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231904	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	Bank Draft	11/30/2023	2525 Kimbolton
472523-231902	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	Bank Draft	11/30/2023	2609 Kimbolton
	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	146.26	0.00	ACH	11/30/2023	
	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	497.02	0.00	ACH	11/30/2023	
	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	139.76	0.00	ACH	11/30/2023	
	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	11/30/2023	
221242	11/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	56.34	0.00	ACH	11/30/2023	Monthly Utility Bill
	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	12/11/2023	
	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,052.25	0.00	ACH	12/11/2023	
	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,346.22	0.00	ACH	12/11/2023	
472523-219762	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.44	0.00	ACH	12/11/2023	Monthly Utility Bill
472523-222780	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	904.29	0.00	ACH	12/11/2023	4200 Norwich DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	11/16/ 2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	Bank Draft	12/14/2023	2458 Stone Castle
472523-242946	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.16	0.00	Bank Draft	01/03/2024	4208 Wallaceshire
472523-237082	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	Bank Draft	01/03/2024	4145 Downton Abbey
472523-232334	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	Bank Draft	01/03/2024	4301 Egremont
472523-231906	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	Bank Draft	01/03/2024	4413 Toddington
472523-231904	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	Bank Draft	01/03/2024	2525 Kimbolton
472523-231902	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	Bank Draft	01/03/2024	2609 Kimbolton
472523-221242	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	67.10	0.00	ACH	01/03/2024	4200 W S Phillips Pkwy A
472523-231896	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ach	01/03/2024	Monthly Utility Bill
472523-225398	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.38	0.00	ACH	01/03/2024	6090 Victoria Ave
472523-224660	12/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	01/03/2024	4150 W S Phillips PKWY

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523	12/12/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	2,393.18	0.00	ACH, ACH, Bank Draft	01/18/2023, 01/18/2023, 01/10/2024	Monthly Utility Bill
7402 - CG II Sprinkler Expense							8,513.80	24.66			
Monthly Utility Bill	10/04/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	3,141.05	0.00	ACH	10/31/2023	
472523	10/12/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,627.95	0.00	ACH	11/10/2023	Monthly Utility Bill
472523-223442	10/12/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	11/10/2023	Monthly Utility Bill
472523-231898	10/17/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,095.70	0.00	ACH	11/14/2023	Monthly Utility Bill
472523-237082	11/02/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	233.40	0.00	Bank Draft	11/30/2023	4145 Downton Abbey
472523-231906	11/02/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	11/30/2023	4413 Toddington
472523-231904	11/02/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.10	0.00	Bank Draft	11/30/2023	2525 Kimbolton
472523-231902	11/02/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	350.35	0.00	Bank Draft	11/30/2023	2609 Kimbolton
472523-236222	11/13/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.65	0.00	Bank Draft	12/11/2023	4399 Etonbury
	11/13/ 2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	416.45	0.00	ACH	12/11/2023	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	12/11/2023	Monthly Utility Bill
472523-222780	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.60	0.00	ACH	12/11/2023	Monthly Utility Bill
472523-231898	11/16/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	422.95	0.00	Bank Draft	12/14/2023	2458 Stone Castle
472523-237082	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.15	0.00	Bank Draft	01/03/2024	4145 Downton Abbey
472523-231906	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	01/03/2024	4413 Toddington
472523-231904	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.85	0.00	Bank Draft	01/03/2024	2525 Timbolton
472523-231902	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	Bank Draft	01/03/2024	2609 Kimbolton
472523-231896	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	74.10	0.00	ach	01/03/2024	Monthly Utility Bill
472523-225400	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	185.70	0.00	ACH	01/03/2024	6091 Victoria Ave
472523-225398	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	219.55	0.00	ACH	01/03/2024	6090 Victoria Ave
472523-224660	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	70.85	0.00	ACH	01/03/2024	4150 W S Phillips PKWY

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223004	12/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	01/03/2024	4601 Tonbridge Dr
472523	12/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	440.40	0.00	ACH, ACH, Bank Draft	01/18/2023, 01/18/2023, 01/10/2024	Monthly Utility Bill
7403 - CG II Water & Sewage Expense							8,846.70	0.00			
472523-223442	10/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	140.45	0.00	ACH	11/10/2023	Monthly Utility Bill
472523-222780	11/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	285.58	0.00	ACH	12/11/2023	Monthly Utility Bill
472523	12/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	356.13	0.00	ACH, ACH, Bank Draft	01/18/2023, 01/18/2023, 01/10/2024	Monthly Utility Bill
7411 - CG II AC Electric							822.16	0.00			
10/12/2023	Castlegate II HOA			3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	937.87	0.00	Bank Draft	11/10/2023	4200 Norwich
7414 - CG II AC Sprinkler											
10/12/2023	Castlegate II HOA			3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	255.63	0.00	Bank Draft	11/10/2023	4200 Norwich
11/02/2023	Castlegate II HOA			3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	315.70	0.00	ACH	11/30/2023	
7415 - CG II AC Water & Sewage Expense							571.33	0.00			
10/12/2023	Castlegate II HOA			3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	198.80	0.00	Bank Draft	11/10/2023	4200 Norwich

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
-----------	-----------	---------------	------	------------------	-------	-----------------	--------	---------------	---------	------------	-------------

7451 - CG II AC Security System Expense

315231	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2243	10/06/2023	Security Monitoring
319994	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2254	11/07/2023	Aquatic Center Security Monitoring
07707-137968-01-911/10/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	240.38	0.00	ACH	11/10/2023	Aquatic Center
301302 - July, 305525- August, 310274 - September	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	194.82	0.00	2270	12/08/2023	Monitoring Service
325081	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2270	12/08/2023	Monthly Security Monitoring
07707-137968-01-912/11/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	240.38	0.00	ACH	12/11/2023	Monthly Utility Bill

7456 - CG II EC Fire Alarm Expense

1061-F213436	11/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	715.00	0.00	2252	11/07/2023	Inspection
1061-F218337	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	790.23	0.00	2268	12/08/2023	Backflow and fire alarm repair
							1,505.23	0.00			

7457 - CG II EC Security System Expense

315231	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2243	10/06/2023	Security Monitoring
--------	------------	-------------------	--	--	-----	------	-------	------	------	------------	---------------------

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	10/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	10/25/2023	Monthly Utility Bill - EC
319994	11/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2254	11/07/2023	Event Center Security Monitoring
07707-141141-01-511125/2023	11/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	11/25/2023	Event Center
301302 - July, 305525- August, 310274 - September	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	194.82	0.00	2270	12/08/2023	Monitoring Service
325081	12/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2270	12/08/2023	Monthly Security Monitoring
07707-141141-01-512125/2023	12/25/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	12/25/2023	Monthly Utility Bill
7601 - CG II Office Supplies							890.22	0.00			
WG44517152	10/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	86.32	0.00	2253	11/07/2023	Reimbursement
7810 - GCII Transfer to Reserve											
Transfer to Reserve	12/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Castlegate II HOA	2200	20,000.00	0.00	2284	01/09/2024	Transfer to Reserve Account

Total 181,509.43 24.66

Annual Budget - Comparative

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

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	737.20	0.00
Certified Letter Charge	55.76	0.00
CG II HOA INCOME		
CG II Transfer Fees	1,925.00	3,000.00
CG II Annual Dues		
CG II Builder Dues	5,321.94	7,650.00
CG II Homeowner Dues	723,208.84	751,950.00
Total CG II Annual Dues	728,530.78	759,600.00
CG II Deed Restriction Income		
CG II Cost of Collection	0.00	1,000.00
CG II Violation Enforcement Income	1,665.39	1,000.00
Total CG II Deed Restriction Income	1,665.39	2,000.00
CG II Finance Charges	3,511.02	2,500.00
Total CG II HOA INCOME	735,632.19	767,100.00
Additional Assessment	2,835.34	0.00
CG II AQUATIC CENTER INCOME		
CG II Aquatic Club Membership	26,100.00	30,000.00
Total CG II AQUATIC CENTER INCOME	26,100.00	30,000.00
CG II EVENT CENTER INCOME		
CG II EC Security Deposit	300.00	0.00
CG II EC Rental Income	14,520.82	15,000.00
Total CG II EVENT CENTER INCOME	14,820.82	15,000.00
Certified Mail Charges Recovered	552.37	0.00
Interest Credit	3.38	0.00
Miscellaneous Income	150,000.00	0.00
Total Operating Income	930,737.06	812,100.00
Expense		
HOA Dues - Refund of Overpayment	395.25	0.00
Management Fee	4,220.00	0.00
Admin Fee / Credit card fee	134.85	0.00
Rental Preparation Expense	0.00	3,000.00
CG II MANAGEMENT FEES		
CG II Management Fees	47,825.00	50,640.00
Total CG II MANAGEMENT FEES	47,825.00	50,640.00
CG II Loan Expense		
CG II Principal Payment	30,000.00	0.00
Total CG II Loan Expense	30,000.00	0.00
CGII DEED RESTRICTION EXPENSE		
CG II Cost of Collection	0.00	1,000.00
CG II EC Security Deposit Refund	450.00	300.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Rental Cancellation Refund	750.00	300.00
Total CGII DEED RESTRICTION EXPENSE	1,200.00	1,600.00
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	9,523.80	7,500.00
CG II Landscape & Turf Maintenance	76,050.10	80,500.00
CG II Tree Trimming & Removal	893.07	2,000.00
CG II Grounds Repairs & Maintenance	10,893.24	6,500.00
CG II Fountains & Lakes	0.00	5,700.00
CG II Pond Service & Maintenance	6,355.00	0.00
CG II Event Center Maintenance		
CG II EC Building Repairs & Maintenance	5,053.33	12,000.00
CG II EC Janitorial Expense	6,112.05	2,500.00
CG II EC Supplies Expense	578.49	3,000.00
Total CG II Event Center Maintenance	11,743.87	17,500.00
CG II Aquatic Center Maintenance		
CG II AC Landscaping	19,539.83	0.00
CG II AC Repairs & Maintenance	111,158.91	150,000.00
CG II AC Janitorial Expense	3,571.11	2,000.00
CG II AC Supplies Expense	5,990.20	1,500.00
CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	21,707.45	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	7,366.90	7,000.00
Total CG II AC Pool Cleaning Expense	29,074.35	22,000.00
Total CG II Aquatic Center Maintenance	169,334.40	175,500.00
Total CG II GROUNDS MAINTENANCE EXPENSE	284,793.48	295,200.00
CG II Flags, Decorations and Signs	112.84	2,500.00
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	11,507.00	8,000.00
CG II Directors & Officers Insurance	1,852.00	2,000.00
CG II Flood Insurance	1,014.00	0.00
Total CG II INSURANCE EXPENSE	14,373.00	10,000.00
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	186,915.28	183,000.00
CG II Accounting Expense	0.00	1,000.00
Total CG II PROFESSIONAL EXPENSE	186,915.28	184,000.00
CG II TAXES EXPENSE		
CG II Property Tax Expense	255.00	100.00
Total CG II TAXES EXPENSE	255.00	100.00
CG II UTILITIES EXPENSE		
CG II Electric	20,015.24	18,000.00
CG II Sprinkler Expense	33,023.50	20,000.00
CG II Water & Sewage Expense	1,877.05	1,000.00
CG II Aquatic Center Utilities		
CG II AC Electric	5,433.44	6,000.00
CG II AC Internet & Phone	1,604.71	2,000.00
CG II AC Sanitation Expense	0.00	600.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II AC Sprinkler	1,515.13	1,500.00
CG II AC Water & Sewage Expense	2,468.61	3,800.00
Total CG II Aquatic Center Utilities	11,021.89	13,900.00
CG II Event Center Utilities		
CG II EC Electric	3,970.58	4,000.00
CG II EC Internet & Telephone Expense	1,107.96	1,500.00
CG II EC Sanitation	0.00	750.00
CG II EC Sprinkler	605.15	700.00
CG II EC Water & Sewage	930.30	500.00
Total CG II Event Center Utilities	6,613.99	7,450.00
CG II Alarm/Security Expenses		
CG II AC Security System Expense	4,134.58	1,000.00
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	4,180.06	1,000.00
CG II EC Security System Expense	1,548.64	1,000.00
Total CG II EC Security System Expense	5,728.70	2,000.00
Total CG II Alarm/Security Expenses	9,863.28	3,000.00
Total CG II UTILITIES EXPENSE	82,414.95	63,350.00
CG II OFFICE & ADMIN EXPENSE		
CG II Office Supplies	86.32	0.00
CG II Meeting Expense	15.60	500.00
CG II Community Events	0.00	2,000.00
CG II Software Expense	0.00	100.00
CG II Postage & Mailing Expense	33.68	2,200.00
Total CG II OFFICE & ADMIN EXPENSE	135.60	4,800.00
Capital Improvement	0.00	55,000.00
CG II OTHER EXPENSES		
CG II Bank Fees	600.07	500.00
GCII Transfer to Reserve	0.00	20,000.00
Total CG II OTHER EXPENSES	600.07	20,500.00
CG II DEBT SERVICE EXPENSE		
CG II Principal Payment Expense	240,000.00	120,000.00
Total CG II DEBT SERVICE EXPENSE	240,000.00	120,000.00
Total Operating Expense	893,375.32	810,690.00
Total Operating Income	930,737.06	812,100.00
Total Operating Expense	893,375.32	810,690.00
NOI - Net Operating Income	37,361.74	1,410.00
Total Income	930,737.06	812,100.00
Total Expense	893,375.32	810,690.00
Net Income	37,361.74	1,410.00



Visit us online at ProsperityBankUSA.com

Statement Date 12/31/2023

2018 1 AV 0.498

Account No ****3839

HOMEOWNERS ASSOCIATION OF CASTLEGATE II
INC.

Page 1 of 4

RESERVE ACCOUNT
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470



STATEMENT SUMMARY

TX Small Business Checking Account No ****3839

12/01/2023	Beginning Balance		\$10,000.00
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
12/31/2023	Ending Balance	31 Days in Statement Period	\$10,000.00

TOTAL OVERDRAFT FEES

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

DAILY ENDING BALANCE

Date	Balance
12-01	\$10,000.00

0000

102331 : 00201801





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

January 22, 2024

Castlegate II Management Report

Delinquency Report: Total outstanding is \$. 34,241.60 over 30 days. This includes several accounts who owe dues for 2023 and beyond. All of these accounts will be sent a 45-day delinquency notice and then turned over to the attorney for collections if they do not pay within the 45-day window.

Property Status: 844 Lots, 2 Builder, 1 Developer.

Violation Report: The last violation drive was on 1/11/2024. There were 14 active violations written. The next drive will be on 2/8/2024.

Architectural Control Committee: Projects submitted: 9 Approved: 7, Denied: 2

1 Solar Panels	1 Flagpole
2 Landscape Project	6 Fence

Social Committee: We would like to schedule a Summer Kick-Off pool event on May 25th. If anyone would be willing to help plan and organize, please reach out to Lara Lewis 979-794-2500, laral@bealbcs.com.

Landscape Committee: