

Homeowners' Association of CASTLEGATE II



2024 Annual Membership Meeting

Tuesday, October 15, 2024

7:00pm Castlegate II Event Center

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

** 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 2024 Annual Homeowner's Membership Meeting to be held Tuesday, October 15, 2024 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 11, 2024 to castlegateii@bealbcs.com

Homeowners Association of Castlegate II, Inc. **2024 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 or 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 Directors
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
8. Unfinished Business
9. New Business
10. Adjournment

Homeowners Association of Castlegate II, Inc.

3363 University Drive East, Suite 215

Bryan, TX 77802

(979)-764-2500

September 25, 2024

Dear Association Member:

The Homeowners Association of Castlegate II, Inc. requests your attendance at the 2024 Annual Homeowner's Meeting, to be held on Tuesday, October 15th, 2024, at 7:00pm. The meeting will take place at the Castlegate II Event Center, located at 4205 Norwich Drive, College Station, TX 77845.

Yesterday, each Lot with a valid email address and cell phone number on file was sent a link for Election Buddy, to be able to cast their vote in the election electronically. *If you did not receive an email AND a message via text with your security code, and you wish to vote via Election Buddy, please reach out to us at castlegateii@bealbcs.com so we can update your information. You may also request an emailed or mailed printable copy of your Election Buddy ballot by emailing the address above.*

Please note that voting via electronic means (Election Buddy) constitutes casting a legal and binding Absentee Ballot. The names listed on the ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated from the floor that are not named on this ballot. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these candidates or proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Forwarding your Election Buddy email, sharing your private voting code, or otherwise allowing another person to cast a vote in your stead constitutes assigning them your proxy and assigns them all rights and reservations granted by same. You may vote electronically via Election Buddy and later choose to attend any meeting in person, in which case any in-person vote will prevail.

The meeting will also be available via Zoom for those who are not able, or do not wish to attend in person. Please note that attending via Zoom is limited to observation only and does NOT allow you to be counted towards the quorum required for the meeting. You will be unable to vote or participate in the meeting unless you a) send a proxy with someone else, b) vote absentee via Election Buddy, or c) attend in person.

Owner packets, including all financial documents and the agenda for the meeting will be posted on Beal's website on or before 5:30pm October 15th, 2024. Zoom link will also be posted at the same time. The packet will also be handed out to those who attend in person.

ON THE BALLOT

The only item on the ballot this year is the election of two Directors.

1. **New Board Election**—Each Member will be electing 2 Directors to the Board of Directors to fill expired terms. *On your ballot you will select up to two (2) Directors.* Each vacancy created by an expired term will be filled with a Director who will serve a 3 year term.

IMPORTANT REMINDERS

- If you are not planning to attend in person, or voting via Election Buddy, but would like someone to cast your vote in your absence, you **MUST** sign and date the attached PROXY and send it to the meeting with the designated person. The person signing must be listed on the property deed. If a spouse is not listed on the deed, they WILL need a proxy to cast a vote.

Homeowners Association of Castlegate II, Inc.

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2024 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on October 15, 2024 in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

Proxy form must be hand carried to the meeting by the Proxy.

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2024.

2024 Annual Membership Meeting Proxy

The above signed hereby appoints: (Name of person who will be attending): _____ as their agent, and in their name and stead, to vote as their Proxy at the 2024 annual meeting of the Homeowners Association of Castlegate II, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the October 15, 2024 annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

Homeowners Association of Castlegate II, Inc.

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2024 ANNUAL MEETING ABSENTEE BALLOT – Page 1 of 1

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2024.

Election of Directors (3 year term)

Castlegate II HOA Board of Directors Candidates – *Please vote for one (2) Directors.*

Mark Cloud

Kevin Crenshaw

Mark Fanguie

Thomas Woodfin

Write-in Candidate

Write-in Candidate

The names listed on this ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated that are not named on this ballot. If you would like to cast an absentee vote for someone not listed on this ballot, feel free to write in their name(s) on one of the blanks above. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

___ I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Mark Fanguie

Property Address: 2535 Hailes Ln

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 1 ___ years 2 ___ months

Previous HOA Experience: Yes No

Describe: I have no previous experience serving in the HOA but I have lived in neighborhoods with an active HOA. I believe that HOAs can unite a community and foster healthy relationships when we all work together.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: My goals for our neighborhood is to promote a positive relationship between neighbors and our board. I feel that our communication between everyone could be a lot better. We are a community with busy lives, but we are family and deserve to talk to each other like a healthy family. I want to listen to everyone's concerns and keep communication open, encouraging a friendly and productive atmosphere. I want to encourage friendly and good environmental practices as well. I want to advocate for improvements to our public spaces and ensure that our neighborhood remains a desirable place to live. I want our decisions about our neighborhood to come from the ones who live here. We deserve to have a say in the decision that affect where we live. By addressing concerns and maintaining open communication, I can help create a more transparent and responsive HOA board for our members and families.

Attach additional sheets as necessary

Forms must be received by September 20, 2024

Completed forms may be submitted via mail or email:

Homeowners Association of Castlegate II, Inc.
c/o Beal Properties
3363 University Drive East, Suite 215
Bryan, TX 77802

Email: castlegateii@bealbc.com

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

X I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Kevin Crenshaw

Property Address: 2705 Talsworth Dr

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 7 years months

Previous HOA Experience: Yes No

Describe: I do not have previous experience but I have attended meetings.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: I believe I can serve our community effectively by dedicating myself to addressing the needs and challenges we face. As a local business owner, I have experience in organizational operations, and my background in marketing and communications allows me to prioritize clear and consistent information for our residents. I understand that our community is dealing with significant issues, including the ongoing lawsuit, dues assessments, and maintenance of shared spaces. These challenges require long-term solutions, and I am committed to working responsibly to help us navigate through them.

Attach additional sheets as necessary

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Email: castlegateii@bealbes.com

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: THOMAS M. WOODFIN

Property Address: 2503 HAILES LANE, CS 77845

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 5 years months

Previous HOA Experience: Yes No

Describe: Have served on the Board since 2021 and would like to continue serving for another term. The unfinished business of the lawsuit and improving our extensive association landscaped rights-of-way as well as developing a tree purchase & planting program to create more shade on our many sidewalks and replace trees lost in homeowner properties to freeze, poor drainage, improper planting.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community:

- 1) See the lawsuit against Castlegate II's developer (ongoing since 2021).
- 2) Re-design and improve the tree and shrub beds along WS Phillips, Etanbury and Victoria so simpler & less expensive to maintain, planted with native species that require less irrigation.
- 3) Re-develop portions of our 3+ miles of ROW with native prairie grasses and wildflowers to improve our maintenance programs.
- 4) Budget for a tree-planting program to assist homeowners who've lost their original trees. Develop through HOA's landscape committee.

Attach additional sheets as necessary

Forms must be received by September 20, 2024

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Bryan, TX 77802

Email: castlegateii@bealbc.com

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Mark Cloud (for Cloud Land & Cattle, Ltd.)

Property Address: 4105 Muncaster Lane

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 2 years 0 months

Previous HOA Experience: Yes No

Describe: Bellevue Homeowners Association, Inc. (Carmel, Indiana) - Board of Directors (Current)

Casinas at the Heights Residential Community, Inc. (San Antonio, Texas) - Board of Directors (Current)

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: Minimize financial risk for the HOA; Maintain SAFE, family-friendly, sustainable, aesthetically pleasing community that will continue to appreciate in value.
When setting the annual budget I will ensure that these priorities are at the forefront of all decisions.
I serve on multiple HOA boards, and I am familiar with current best practices for management of an HOA.
I hope my active participation will bring that experience to this board and contribute positively.

Attach additional sheets as necessary

Forms must be received by September 20, 2024

Completed forms may be submitted via mail or email:

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Email: castlegateii@bealbes.com

CASTLEGATE II HOA BOARD MEETING MINUTES

July 23, 2024 3rd Quarter 2024

1. **Call to Order** – Mtg called to order by HOA President Melissa Lewis at 6:08 pm
2. **Roll Call / Establishment of Quorum** – quorum established with Hocker, Lewis, Langari, Mosbo, Woodfin in attendance.
3. **Review and approve meeting minutes** Motion to approve by Hocker, 2nd by Langari, unanimous approval of 04/23/24 Minutes
4. **Financial Report** –given by Lara Lewis, Beal: expenditures exceeded cash flow in the 3rd quarter but this is expected since HOA dues slow down in the spring while expenses increase in terms of facility repairs and preparing the CGII pool and events center for seasonal use. Actual ending cash was \$545,178.19 with \$ 30,000 in the Association’s reserve account. Budget YTD for total operating income was \$696,929.59 out of the 2024 project budget total of \$750,310.00 or about 93%.
5. **Management Report** - given by Lara Lewis, Beal:
 - a. Delinquencies: somewhat high on HOA dues for this time of year at \$ 87,006.57 with 822 homeowners yet to make their first 2024 payment. Lara / Beal are working to get the majority of delinquencies onto a payment plan. Five homeowners are currently in Collections with attorneys because they are over 2 years in arrears. But with 870 homeowners, only 5 serious delinquencies is not atypical.
 - b. Property Status: The HOA now has 844 lots with 841 homes, two builder lots and 1 developer lot remaining.
 - c. Violation Report: violation drive-bys are twice per month –violations are primarily trash cans left out too long after pickup. A number of violations are due to dead trees in people’s yards that need to be removed and new trees planted. As a reminder, the Violations Process is as follows:
 - i. 1st – a friendly letter of notice asking whether the homeowner can fix the violation
 - ii. 2nd – another reminder letter reminder 2 weeks after 1st notice
 - iii. 3rd – 209 notice that the homeowner may be fined 2 weeks after 2nd notice
 - iv. 4th – notice of fine assessed for unaddressed violation sent 2 weeks after 3rd notice. Dead trees get a 60-day notice for removal & replanting
 - d. Architectural Control Committee: no report
 - e. Social Committee: no report
 - f. Landscape Committee: landscape discussion follows under Project Updates.
6. **PROJECT UPDATES:**
 - a. Wallace Parkway – new landscape following Greens Prairie Road construction has been laid out but no construction yet because the site was too wet for the mason to do the stone retaining walls.
 - b. Discussion that the Castlegate II lettering attached to eastside walls on Phillips Parkway should be moved to the west side to improve identification of our subdivision. Lara will investigate.
 - c. New cameras at the pool have been effective at identifying late night noise issues and parties responsible.

- d. Replacement of Event Center furniture is in the 2024 budget and still planned but only after the new leak is repaired. Will have to look at options and IF the whole roof doesn't have to be replaced, then new furniture can be ordered. New window shades have been ordered. Several of the windows facing the pond have lost their seal and are clouded and may need replacement. The oldest A/C unit was replaced so the building currently has 2 units 3 years old, 1 new unit and 2 original to the building.

7. Unfinished Business:

- a. Wallaceshire pond has been re-graded and hydroseeded. Lara Lewis contacted Trophy Fisheries about treating the main pond and Wallaceshire pond.
- b. Edge of the main pond retaining wall needs to be cleaned off again after high water left the edge muddy. The erosion of the north side slope of the main pond continues to worsen.
- c. Lawsuit Update: One defendant party petitioned the Court to have more time for depositions and to mediate before October 10, 2024. This petition means that a preferential new trial date of March 24, 2025 has been set if the mediation scheduled for October 9, 2024 doesn't result in a settlement. Another Motion for Summary Judgment was filed to have the suit dismissed. That motion will be reviewed by the Judge on August 26th and all HOA members are encouraged to attend. It is very beneficial for homeowners to be present in Judge Hawthorne's courtroom on the 26th. The actual time for the motion will be set a week before. The October 9th mediation will be the third such mediation that the Board members have attended to listen to defendants' attempts to resolve the dispute.

8. New Business:

- a. Pool will close October 27th.
- b. An easement has been requested by the City of College Station for a water line from the proposed Fire Station # 7 on Greens Prairie Road across from the Dalton Drive entry to Castlegate II. A meeting with city representatives is scheduled for Thursday, August 15th to discuss the request.
- c. Board members have been asked to consider projects and needs for the 2025 Budget:
 - i. The Landscape Committee needs to address the Victoria and Phillips Parkway landscape beds and consolidate them into fewer locations as well as reusing the large sandstone blocks.
 - ii. The swimming pool bathrooms need to have stall repairs – someone got locked into a stall and broke the frame to get out.
 - iii. The pool water fountain must be replaced.
 - iv. Acoustic panels are suggested to improve the auditory quality and reduce the echo in the Events Center (on walls? On the ceiling?). The current EC sound system no longer works.
 - v. Suggested that the kitchen pass-through counter have folding shutters installed to separate kitchen activities from the rest of the room.
 - vi. Thermostats in the EC need to be replaced (with NEST or Honeywell style).
 - vii. Should look at a formalized parking area for 4-wheelers at Phillips Parkway / Brewster corner to reduce ruts and lawn compaction while parents wait for elementary school children.
 - viii. Install lights at mailboxes where appropriate: solar LED lights have been installed in other subdivisions.
 - ix. Benches could be added along Victoria and Greens Prairie to allow walkers to have a place to stop and rest.

d. The annual Castlegate II Homeowners Meeting will be held in mid-October. Notification of openings on the Board will be sent to homeowners in mid-August.

9. Motion to adjourn made by Woodfin, seconded by Langari and approved at 7:13 pm.

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

CASTLEGATE II HOA BOARD MEETING MINUTES

April 23, 2024 1st Quarter 2024

1. **Call to Order** – Mtg called to order by HOA President Melissa Lewis at 6:02 pm
2. **Roll Call / Establishment of Quorum** – quorum established with Hocker, Lewis, Langari, , Mosbo, Woodfin in attendance.
3. **Review and approve meeting minutes** Approved 01/23/24 Minutes
4. **Financial Report** –given by Lara Lewis, Beal: budget expenditures exceeded 2023 expectations because of 2023 projects carried over to current year.
5. **Management Report** - given by Lara Lewis, Beal:
 - a. **Delinquencies:** Total outstanding delinquencies are \$34,241.60 over 30 days. Most of the delinquencies represent the \$ 200 assessment from 2023 charge approved by the Board at the July meeting. Only 10 accounts out of 840 are seriously past due.
 - b. **Property Status:** The HOA now has 844 homes with two builder lots and 1 developer lot remaining.
 - c. **Violation Report:** violation drivebys are now once per month – the last on 1/11/2024. Violations are primarily trash cans left out too long after pickup.
 - d. **Architectural Control Committee** approved 7 projects and denied 2.
 - e. **Social Committee:** proposed to have a Summer Kick-Off pool event on May 25th. Seeking someone willing to help plan & organize the event – if you are interested please contact Lara Lewis 979-794-5000 or laral@bealbcs.com
 - f. **Landscape Committee:** no report although landscape discussion follows under Project Updates.
6. **PROJECT UPDATES:**
 - a. Rusting pool structure posts will need to be sanded to remove the rust prior to painting.
 - b. Lara getting bid to build a permanent structure over the pool equipment at the back of the pool building. The temporary cover no longer functions.
 - c. Noi outside memberships to the pool will be sold for this season – residents’ use of the pool put the facility at its capacity.
 - d. Islands in the main pond were sprayed to kill the vegetation.
 - e. Pool lounge chairs need to be replaced.
 - f. The Events Center needs to have its floor re-finished.
 - g. The re-grading of the Wallaceshire detention pond is complete and will be hydroseeded to get grass coverage.
 - h. New tables & chairs at the Event Center need to be considered. Prices are being sought. The furniture includes folding plastic tables, plastic chairs with cushions and wheeled racks for stacking chairs.
 - i. Lawsuit scheduled to go to trial August 12, 2024. Discovery period for depositions ended March 15, 2024.
7. **Unfinished Business:**
 - a. Discussion of utilizing the large sandstone rocks in planting beds along Phillips and Victoria when planting beds and street trees are evaluated in 2024 for consolidation into fewer more visually appealing arrangements.
 - b. 2024 Projects: (See more under Project Updates above.)

- i. finish the landscaping on Greens Prairie including installing irrigation sleeves under the new sidewalks.
- ii. continue renovation of deferred maintenance items at Events Center.
- iii. Security at the pool will need to be addressed such as whether to add more security cameras.

8. Motion to adjourn made Hocker, seconded by Mosbo and approved at 6:52 pm.

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

CASTLEGATE II HOA BOARD MEETING MINUTES

January 23, 2024 via Zoom

1. **Call to Order** – HOA President Melissa Lewis 6:01 pm
2. **Roll Call / Establishment of Quorum** – quorum established with Lewis, Langari, , Mosbo, Woodfin in attendance, Hocker joined via Zoom.
3. **Review and approve meeting minutes** Approved 08/13/23 Minutes
4. **Financial Report** –given by Lara Lewis, Beal: end-of-year the HOA had spent \$ 893,378 while the 2023 budget was \$ 810, 690 because several projects budget in 2022 were completed and paid for in 2023. Without those projects, the HOA annual budget was within \$1410 of the 2023 budget created in fall of 2022 reflecting the close stewardship of funding by Beal and HOA President Melissa Lewis.
5. **Management Report** - given by Lara Lewis, Beal:
 - a. **Delinquencies:** Total outstanding delinquencies are \$34,241.60 over 30 days. Most of the delinquencies represent the \$ 200 assessment from 2023 charge approved by the Board at the July meeting. Only 10 accounts out of 840 are seriously past due.
 - b. **Property Status:** The HOA now has 844 homes with two builder lots and 1 developer lot remaining.
 - c. **Violation Report:** violation drivebys are now once per month – the last on 1/11/2024. Violations are primarily trash cans left out too long after pickup.
 - d. **Architectural Control Committee** approved 7 projects and denied 2.
 - e. **Social Committee:** proposed to have a Summer Kick-Off pool event on May 25th. Seeking someone willing to help plan & organize the event – if you are interested please contact Lara Lewis 979-794-5000 or laral@bealbcs.com
 - f. **Landscape Committee:** no report although landscape discussion follows under Project Updates.
6. **PROJECT UPDATES:**
 - a. **POOL** – rusting posts on pool structure need to be ground and painted. This entails covering the pool itself since any metal shavings will adhere to and ruin the pool plaster. This complicates getting the posts re-painted but bids are being requested.
 - b. Bids are now being sought to build a permanent structure over the pool equipment at back of building.
 - c. The 'volunteer islands' in the ponds have been sprayed to kill the weeds and trees.
 - d. Event Center floor needs to be re-finished – bids being sought.
 - e. Re-grading of Wallaceshire pond complete and now replacing grass by either hydroseed or sodding is being discussed.

- f. New tables and chairs for the Event Center are needed. Prices being compared for new folding plastic tables, stackable plastic chairs with cushions and wheeled racks to move them into and out of storage. The Board will be asked to review those proposals.
 - g. New pool lounge chairs are ordered.
 - h. The entry landscape replacement designs at Etonbury, Dalton Drive and WS Phillips Parkway are being reviewed. Lara asked Board member Woodfin to review the plant selection. New PVC sleeves were installed under the sidewalks on Greens Prairie to accommodate irrigation lines.
7. Unfinished Business:
- a. Discussion of utilizing the large sandstone rocks in planting beds along Phillips and Victoria when planting beds and street trees are evaluated in 2024 for consolidation into fewer more visually appealing arrangements.
 - b. 2024 Projects: finish the landscaping on Greens Prairie and continue renovation of deferred maintenance items at Events Center. Security at the pool will need to be addressed such as whether to add more security cameras.
8. Motion to adjourn made Hocker, seconded by Mosbo and approved at 6:52 pm.

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

Annual Budget - Comparative

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

As of: Sep 2024

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Certified Letter Charge	-14.07	0.00
CG II HOA INCOME		
CG II Transfer Fees	1,155.00	0.00
CG II Annual Dues		
CG II Builder Dues	0.00	900.00
CG II Homeowner Dues	697,429.99	733,410.00
Total CG II Annual Dues	697,429.99	734,310.00
CG II Deed Restriction Income		
CG II Cost of Collection	0.00	1,000.00
CG II Violation Enforcement Income	1,150.00	0.00
Total CG II Deed Restriction Income	1,150.00	1,000.00
CG II Finance Charges	4,205.65	0.00
Total CG II HOA INCOME	703,940.64	735,310.00
CG II EVENT CENTER INCOME		
CG II EC Security Deposit	300.00	0.00
CG II EC Rental Income	9,714.75	15,000.00
Total CG II EVENT CENTER INCOME	10,014.75	15,000.00
Certified Mail Charges Recovered	251.82	0.00
Total Operating Income	714,193.14	750,310.00
Expense		
HOA Dues - Refund of Overpayment	670.00	0.00
Special Projects	0.00	100,000.00
CG II MANAGEMENT FEES		
CG II Management Fees	37,980.00	50,640.00
Total CG II MANAGEMENT FEES	37,980.00	50,640.00
CG II Loan Expense		
CG II Principal Payment	90,000.00	120,000.00
Total CG II Loan Expense	90,000.00	120,000.00
CGII DEED RESTRICTION EXPENSE		
CG II Cost of Collection	0.00	1,000.00
CG II EC Security Deposit Refund	0.00	300.00
CG II Rental Cancelation Refund	150.00	300.00
Total CGII DEED RESTRICTION EXPENSE	150.00	1,600.00
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	0.00	7,500.00
CG II Landscape & Turf Maintenance	69,991.08	80,500.00
CG II Tree Trimming & Removal	0.00	2,000.00
CG II Grounds Repairs & Maintenance	1,935.00	5,000.00
CG II Fountains & Lakes	0.00	5,000.00
CG II Pond Service & Maintenance	0.00	25,000.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Event Center Maintenance		
CG II EC Building Repairs & Maintenance	29,135.10	12,000.00
CG II EC Janitorial Expense	6,061.79	2,500.00
CG II EC Supplies Expense	0.00	3,000.00
Total CG II Event Center Maintenance	35,196.89	17,500.00
CG II Aquatic Center Maintenance		
CG II AC Repairs & Maintenance	5,273.98	30,000.00
CG II AC Janitorial Expense	3,584.24	5,000.00
CG II AC Supplies Expense	0.00	1,000.00
CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	12,829.87	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	8,223.34	7,000.00
Total CG II AC Pool Cleaning Expense	21,053.21	22,000.00
Total CG II Aquatic Center Maintenance	29,911.43	58,000.00
Total CG II GROUNDS MAINTENANCE EXPENSE	137,034.40	200,500.00
CG II Flags, Decorations and Signs	0.00	1,500.00
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	2,327.00	12,000.00
CG II Directors & Officers Insurance	2,913.00	2,000.00
Total CG II INSURANCE EXPENSE	5,240.00	14,000.00
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	88,784.54	175,000.00
CG II Accounting Expense	0.00	500.00
Total CG II PROFESSIONAL EXPENSE	88,784.54	175,500.00
CG II TAXES EXPENSE		
CG II Property Tax Expense	0.00	100.00
Total CG II TAXES EXPENSE	0.00	100.00
CG II UTILITIES EXPENSE		
CG II Electric	14,778.89	15,000.00
CG II Sprinkler Expense	9,747.96	24,000.00
CG II Water & Sewage Expense	1,145.40	1,000.00
CG II Aquatic Center Utilities		
CG II AC Electric	4,411.44	6,000.00
CG II AC Internet & Phone	0.00	2,000.00
CG II AC Sprinkler	934.36	1,200.00
CG II AC Water & Sewage Expense	1,980.95	3,000.00
Total CG II Aquatic Center Utilities	7,326.75	12,200.00
CG II Event Center Utilities		
CG II EC Electric	4,224.02	4,000.00
CG II EC Internet & Telephone Expense	177.48	1,500.00
CG II EC Sprinkler	384.85	700.00
CG II EC Water & Sewage	876.77	500.00
Total CG II Event Center Utilities	5,663.12	6,700.00
CG II Alarm/Security Expenses		
CG II AC Security System Expense	6,320.65	1,200.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	660.00	1,000.00
CG II EC Security System Expense	1,845.54	1,000.00
Total CG II EC Security System Expense	2,505.54	2,000.00
Total CG II Alarm/Security Expenses	8,826.19	3,200.00
Total CG II UTILITIES EXPENSE	47,488.31	62,100.00
CG II OFFICE & ADMIN EXPENSE		
CG II Meeting Expense	45.00	200.00
CG II Community Events	1,568.95	2,000.00
CG II Postage & Mailing Expense	36.78	0.00
Total CG II OFFICE & ADMIN EXPENSE	1,650.73	2,200.00
CG II GENERAL EXPENSE		
CG II Wages & Salary Expense		
CG II Pool Staff Wages	985.00	0.00
Total CG II Wages & Salary Expense	985.00	0.00
Total CG II GENERAL EXPENSE	985.00	0.00
CG II OTHER EXPENSES		
CG II Bank Fees	550.25	700.00
GCII Transfer to Reserve	20,000.00	20,000.00
Total CG II OTHER EXPENSES	20,550.25	20,700.00
Total Operating Expense	430,533.23	748,840.00
Total Operating Income	714,193.14	750,310.00
Total Operating Expense	430,533.23	748,840.00
NOI - Net Operating Income	283,659.91	1,470.00
Total Income	714,193.14	750,310.00
Total Expense	430,533.23	748,840.00
Net Income	283,659.91	1,470.00

Cash Flow

Beal Properties

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

Date Range: 01/01/2024 to 09/30/2024

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				
Certified Letter Charge	-14.07	0.00	-14.07	0.00
CG II HOA INCOME				
CG II Transfer Fees	1,155.00	0.16	1,155.00	0.16
CG II Annual Dues				
CG II Homeowner Dues	697,429.99	97.65	697,429.99	97.65
Total CG II Annual Dues	697,429.99	97.65	697,429.99	97.65
CG II Deed Restriction Income				
CG II Violation Enforcement Income	1,150.00	0.16	1,150.00	0.16
Total CG II Deed Restriction Income	1,150.00	0.16	1,150.00	0.16
CG II Finance Charges	4,205.65	0.59	4,205.65	0.59
Total CG II HOA INCOME	703,940.64	98.56	703,940.64	98.56
CG II EVENT CENTER INCOME				
CG II EC Security Deposit	300.00	0.04	300.00	0.04
CG II EC Rental Income	9,714.75	1.36	9,714.75	1.36
Total CG II EVENT CENTER INCOME	10,014.75	1.40	10,014.75	1.40
Certified Mail Charges Recovered	251.82	0.04	251.82	0.04
Total Operating Income	714,193.14	100.00	714,193.14	100.00
Expense				
HOA Dues - Refund of Overpayment	670.00	0.09	670.00	0.09
CG II MANAGEMENT FEES				
CG II Management Fees	37,980.00	5.32	37,980.00	5.32
Total CG II MANAGEMENT FEES	37,980.00	5.32	37,980.00	5.32
CG II Loan Expense				
CG II Principal Payment	90,000.00	12.60	90,000.00	12.60
Total CG II Loan Expense	90,000.00	12.60	90,000.00	12.60
CGII DEED RESTRICTION EXPENSE				
CG II Rental Cancellation Refund	150.00	0.02	150.00	0.02
Total CGII DEED RESTRICTION EXPENSE	150.00	0.02	150.00	0.02
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Landscape & Turf Maintenance	69,991.08	9.80	69,991.08	9.80
CG II Grounds Repairs &	1,935.00	0.27	1,935.00	0.27

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Maintenance				
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	29,135.10	4.08	29,135.10	4.08
CG II EC Janitorial Expense	6,061.79	0.85	6,061.79	0.85
Total CG II Event Center Maintenance	35,196.89	4.93	35,196.89	4.93
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	5,273.98	0.74	5,273.98	0.74
CG II AC Janitorial Expense	3,584.24	0.50	3,584.24	0.50
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	12,829.87	1.80	12,829.87	1.80
CG II AC Winter Pool Cleaning & Chemical Expense	8,223.34	1.15	8,223.34	1.15
Total CG II AC Pool Cleaning Expense	21,053.21	2.95	21,053.21	2.95
Total CG II Aquatic Center Maintenance	29,911.43	4.19	29,911.43	4.19
Total CG II GROUNDS MAINTENANCE EXPENSE	137,034.40	19.19	137,034.40	19.19
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	2,327.00	0.33	2,327.00	0.33
CG II Directors & Officers Insurance	2,913.00	0.41	2,913.00	0.41
Total CG II INSURANCE EXPENSE	5,240.00	0.73	5,240.00	0.73
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	88,784.54	12.43	88,784.54	12.43
Total CG II PROFESSIONAL EXPENSE	88,784.54	12.43	88,784.54	12.43
CG II UTILITIES EXPENSE				
CG II Electric	14,778.89	2.07	14,778.89	2.07
CG II Sprinkler Expense	9,747.96	1.36	9,747.96	1.36
CG II Water & Sewage Expense	1,145.40	0.16	1,145.40	0.16
CG II Aquatic Center Utilities				
CG II AC Electric	4,411.44	0.62	4,411.44	0.62
CG II AC Sprinkler	934.36	0.13	934.36	0.13
CG II AC Water & Sewage Expense	1,980.95	0.28	1,980.95	0.28
Total CG II Aquatic Center Utilities	7,326.75	1.03	7,326.75	1.03
CG II Event Center Utilities				
CG II EC Electric	4,224.02	0.59	4,224.02	0.59
CG II EC Internet & Telephone Expense	177.48	0.02	177.48	0.02

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II EC Sprinkler	384.85	0.05	384.85	0.05
CG II EC Water & Sewage	876.77	0.12	876.77	0.12
Total CG II Event Center Utilities	5,663.12	0.79	5,663.12	0.79
CG II Alarm/Security Expenses				
CG II AC Security System Expense	6,320.65	0.89	6,320.65	0.89
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	660.00	0.09	660.00	0.09
CG II EC Security System Expense	1,845.54	0.26	1,845.54	0.26
Total CG II EC Security System Expense	2,505.54	0.35	2,505.54	0.35
Total CG II Alarm/Security Expenses	8,826.19	1.24	8,826.19	1.24
Total CG II UTILITIES EXPENSE	47,488.31	6.65	47,488.31	6.65
CG II OFFICE & ADMIN EXPENSE				
CG II Meeting Expense	45.00	0.01	45.00	0.01
CG II Community Events	1,568.95	0.22	1,568.95	0.22
CG II Postage & Mailing Expense	36.78	0.01	36.78	0.01
Total CG II OFFICE & ADMIN EXPENSE	1,650.73	0.23	1,650.73	0.23
CG II GENERAL EXPENSE				
CG II Wages & Salary Expense				
CG II Pool Staff Wages	985.00	0.14	985.00	0.14
Total CG II Wages & Salary Expense	985.00	0.14	985.00	0.14
Total CG II GENERAL EXPENSE	985.00	0.14	985.00	0.14
CG II OTHER EXPENSES				
CG II Bank Fees	550.25	0.08	550.25	0.08
Gcii Transfer to Reserve	20,000.00	2.80	20,000.00	2.80
Total CG II OTHER EXPENSES	20,550.25	2.88	20,550.25	2.88
Total Operating Expense	430,533.23	60.28	430,533.23	60.28
NOI - Net Operating Income	283,659.91	39.72	283,659.91	39.72
Total Income	714,193.14	100.00	714,193.14	100.00
Total Expense	430,533.23	60.28	430,533.23	60.28
Net Income	283,659.91	39.72	283,659.91	39.72
Other Items				
Prepayments	-41,375.37		-41,375.37	
Net Other Items	-41,375.37		-41,375.37	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>242,284.54</u>		<u>242,284.54</u>	
Beginning Cash	146,243.71		146,243.71	
Beginning Cash + Cash Flow	388,528.25		388,528.25	
Actual Ending Cash	388,528.25		388,528.25	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2024 to 09/30/2024

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
4540 - Reimbursement from Office Acct												
Old Oaks #19 HOA Dues	06/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	769.00	0.00	2337	06/10/2024	Accidentally deposited HOA Dues to Castlegate II instead of Beal HOA	
4606 - Certified Letter Charge												
	01/09/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.50	0.00	2286	01/10/2024	Certified Letter Charge for 01/2024	
	01/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	23.57	0.00	2294	02/06/2024	Certified Letter Charge for 01/2024	
	02/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2294	02/06/2024	Certified Letter Charge for 02/2024	
	02/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2310	03/11/2024	Certified Letter Charge for 02/2024	
	03/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.50	0.00	2320	04/15/2024	Certified Letter Charge for 03/2024	
	04/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2324	05/09/2024	Certified Letter Charge for 04/2024	
	05/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	19.00	0.00	2338	06/10/2024	Certified Letter Charge for 05/2024	
							75.82	0.00				
6101 - HOA Dues - Refund of Overpayment												
Refund Overpayment	03/07/2024	Castlegate II HOA	4313	3363 University Drive East Suite 215 Bryan, TX 77802	Robert Kober & Wendy M. Kober	2200	435.00	0.00	2311	03/15/2024	Refund of dues overpayment	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
			Ln	215 Bryan, TX 77802							
Refund of Overpayment Transfer Fee	04/15/2024	Castlegate II HOA	4107 Muncaster Drive East Suite 215 Bryan, TX 77802	3363 University Drive East Suite 215 Bryan, TX 77802	Harry L. Bokemeyer	2200	35.00	0.00	2321	04/15/2024	Overpayment of Transfer Fee
							470.00	0.00			
6540 - Management Fee											
	09/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	4,220.00			Management Fee for 09/2024
7101 - CG II Management Fees											
	01/09/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2286	01/10/2024	Management Fee for 01/2024
	02/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2294	02/06/2024	Management Fee for 02/2024
	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2310	03/11/2024	Management Fee for 03/2024
	04/15/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2320	04/15/2024	Management Fee for 04/2024
	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2324	05/09/2024	Management Fee for 05/2024
	06/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2338	06/10/2024	Management Fee for 06/2024
	07/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2364	07/22/2024	Management Fee for 07/2024
	08/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2370	08/12/2024	Management Fee for 08/2024

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	09/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2379	09/06/2024	Management Fee for 09/2024
							37,980.00	0.00			
7111 - CG II Principal Payment											
	01/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2283	01/05/2024	Loan Payment
	02/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2293	02/06/2024	Loan Payment
	03/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2303	03/01/2024	Loan Payment
	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2312	04/01/2024	Loan Payment
	05/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2326	05/09/2024	Loan Payment
	06/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2335	06/03/2024	Loan Payment
	07/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2355	07/01/2024	Loan Payment
	08/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2367	08/02/2024	Loan Payment
	09/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2378	09/05/2024	Loan Payment
							90,000.00	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7124 - CG II Rental Cancellation Refund												
Refund for Rental Cancellation	01/22/2024	Castlegate II HOA	4312 Egremont Pl	3363 University Drive East Suite 215 Bryan, TX 77802	Navatha Paruchuri & Srikanth Paruchuri	2200	100.00	0.00	2290	01/22/2024	Refund for Rental Cancellation	
Refund for Rental Cancellation	01/24/2024	Castlegate II HOA	4507 Tombridge Dr	3363 University Drive East Suite 215 Bryan, TX 77802	Joseph Kwon	2200	100.00	0.00	2291	01/24/2024	Refund for Rental Cancellation	
							200.00	0.00				
7132 - CG II Landscape & Turf Maintenance												
7715	02/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	9,805.83	0.00	2299	02/07/2024	Monthly Maintenance + Site work & Irrigation inspection	
7588	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,958.58	0.00	2307	03/08/2024	Monthly Maintenance - December	
8011	04/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,976.03	0.00	2317	04/08/2024	Monthly Landscaping - March	
7914	04/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2317	04/08/2024	Monthly Maintenance - February	
8173	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	8,791.63	0.00	2343	06/10/2024	Monthly Maintenance - April	
8301	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	8,031.00	0.00	2343	06/10/2024	Monthly Maintenance - May	
8467	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	7,877.51	0.00	2359	07/08/2024	Contract Monthly Maintenance - June	
8636	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	7,575.67	0.00	2374	08/12/2024	Monthly Maintenance - July + Irrigation Inspection	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8794	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	7,155.08	0.00	2384	09/06/2024	Monthly Maintenance - August
7135 - CG II Grounds Repairs & Maintenance											
194	01/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2292	01/31/2024	Monthly Trash Pick Up
211	02/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2302	02/29/2024	Monthly Trash Pick Up
212	03/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2313	04/01/2024	Monthly Trash Pick Up
219	04/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2322	04/30/2024	Porter Service
May	05/24/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2331	05/24/2024	Monthly Trash Pick Up/Porter Service
18023	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker Plumbing LLC	2200	135.00	0.00	2340	06/10/2024	Drinking fountains and men's toilet
227	06/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2354	06/28/2024	Weekly Trash Pick Up - June
August	07/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2366	07/31/2024	Monthly Trash Pick Up
August	08/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2377	08/30/2024	Weekly Trash Pick Up
Trash Pick Up - Event Center/ Ponds	09/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2388	09/30/2024	Weekly Trash Pick Up - Event Center/Ponds

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7154 - CG II EC Building Repairs & Maintenance											
02.01.24	02/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kilichens	2200	162.38	0.00	2297	02/07/2024	Pest Control
15808	02/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	62.50	0.00	2300	02/08/2024	+ Removed box/ platform form EC
15895	04/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	106.23	0.00	2316	04/08/2024	EC Bathroom Repairs
8928	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kilichens	2200	162.38	0.00	2327	05/09/2024	Event Center Pest Control
11941	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Advantage Cooling & Heating	2200	279.23	0.00	2356	07/08/2024	EC- Serviced AC system
9108	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kilichens	2200	162.38	0.00	2372	08/12/2024	Pest control
12488	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	200.00	0.00	2385	09/06/2024	Paint Touchup
Event Center	09/19/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Grandchamp Roofing	2200	28,000.00	0.00	2387	09/19/2024	Remove shingles & replaced with new shingles
							29,135.10	0.00			
7155 - CG II EC Janitorial Expense											
47	01/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	720.00	0.00	2288	01/10/2024	December Cleanings
2821-105067	02/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2296	02/07/2024	window cleanings

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
51	02/08/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	50.00	0.00	2301	02/08/2024	Extra Cleaning Trip - Prior rental party did not clean up well
52	02/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2301	02/08/2024	January Cleaning
56	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2308	03/08/2024	February Cleaning
60	04/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2318	04/09/2024	Event Center Cleaning
411843	04/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	247.83	0.00	2319	04/10/2024	Cleaning Supplies
412489	04/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	125.30	0.00	2319	04/10/2024	Cleaning Supplies
65	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	720.00	0.00	2323	05/09/2024	Monthly Cleaning
2821-108106	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2341	06/10/2024	Window cleanings
69	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	720.00	0.00	2344	06/10/2024	Monthly Event Center Cleaning
77	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	720.00	0.00	2360	07/08/2024	Event Center Cleanings- June
85	08/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2368	08/08/2024	July Cleaning

Expense Distribution

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501771	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	11.47	0.00	2383	09/06/2024	Cleaning Supplies
2821-111110	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2380	09/06/2024	Window cleanings
501173	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	150.36	0.00	2383	09/06/2024	Cleaning Supplies
500308	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	7.04	0.00	2383	09/06/2024	Cleaning Supplies
500383	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	54.28	0.00	2383	09/06/2024	Cleaning Supplies
500586	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	50.28	0.00	2383	09/06/2024	Cleaning Supplies
94	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2386	09/06/2024	Event Center Cleaning - August
7164 - CG II AC Repairs & Maintenance											
15808	02/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	62.50	0.00	2300	02/08/2024	Removed tarp from pool & repaired gate latch
20242144	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	129.36	0.00	2306	03/08/2024	Prepared pool for freeze - Insulation tape
8816	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2305	03/08/2024	Pest control
20242199	04/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	155.69	0.00	2315	04/08/2024	Pool Auto Fill Repair

Expense Distribution

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20242203	04/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	660.33	0.00	2315	04/08/2024	Pool Annual Start Up Maintenance
17158	04/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker Plumbing LLC	2200	180.00	0.00	2314	04/08/2024	Turn Water Back On to Aquatic Center Building and Inspect Plumbing
12214	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	650.00	0.00	2329	05/09/2024	Aquatic Center Summer Prep
20242271	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	236.42	0.00	2342	06/10/2024	Repair and replaced PVC and O ring
8981	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2358	07/08/2024	Pest Control
18199	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker Plumbing LLC	2200	412.00	0.00	2371	08/12/2024	Unstop drain and replaced cleanout cover - Pool
20242360	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,020.97	0.00	2373	08/12/2024	Repaired pool lights including accessing into pool
20242393	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	232.39	0.00	2373	08/12/2024	Installed union to the chlorinator pipe + 2 trips to add chemicals
20242404	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	722.43	0.00	2373	08/12/2024	Replace 3 light bulbs in pool with replacement of rubber gaskets
9169	09/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2381	09/06/2024	Pest Control
							5,273.98	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7165 - CG II AC Janitorial Expense												
72725	05/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	258.70	0.00	2353	06/28/2024	Reimbursement for Power Washer	
May	05/24/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2331	05/24/2024	Trash Pick Up/ Porter Service	
May 25 Pool Monitoring	05/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Esperanza Morales	2200	80.00	0.00	2334	05/29/2024	Pool Monitoring/ Staffing	
May 25 and 27 Pool Monitoring	05/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Barbara Armstrong	2200	160.00	0.00	2332	05/29/2024	Pool Monitoring/ Staffing	
May 26 Pool Monitoring	05/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Annica Marie Johnson-White	2200	160.00	0.00	2333	05/29/2024	Pool Monitoring/ Staffing	
70	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	445.00	0.00	2344	06/10/2024	Monthly Pool Bathroom Cleaning	
228	06/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2354	06/28/2024	Weekly Trash Pick Up - June	
78	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	395.00	0.00	2360	07/08/2024	Pool cleanings - June	
86	07/31/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2366	07/31/2024	Weekly Trash Pick Up	
	08/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	370.00	0.00	2368	08/08/2024	July Cleaning + Clogged toilet in woman's RR & vomit in men's sink	
August	08/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2377	08/30/2024	Weekly Trash Pick Up	

Expense Distribution

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500916	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	162.81	0.00	2383	09/06/2024	Cleaning Supplies
501361	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	81.13	0.00	2383	09/06/2024	Cleaning Supplies
500308	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	7.03	0.00	2383	09/06/2024	Cleaning Supplies
500383	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	54.29	0.00	2383	09/06/2024	Cleaning Supplies
500586	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	50.28	0.00	2383	09/06/2024	Cleaning Supplies
95	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2386	09/06/2024	Pool Cleaning - August
Trash Pick Up - Aquatic Center	09/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2388	09/30/2024	Weekly Trash Pick Up - Aquatic Center
7168 - CG II AC Summer Pool Cleaning & Chemicals											
20242283	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,972.82	0.00	2342	06/10/2024	Monthly Pool Cleaning and Chemicals
20242332	08/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	4,691.32	0.00	2373	08/12/2024	Monthly Pool Maintenance - June
20242369	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,011.30	0.00	2382	09/06/2024	Monthly pool maintenance - July
20242426	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.20	0.00	2382	09/06/2024	Delivered with July Maintenance

Expense Distribution

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20242443	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,028.23	0.00	2382	09/06/2024	Monthly Pool Maintenance - August	
							12,829.87	0.00				
7169 - CG II AC Winter Pool Cleaning & Chemical Expense												
20232072	02/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,607.04	0.00	2298	02/07/2024	Monthly Pool Maintenance - December	
20242101	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2306	03/08/2024	Monthly Pool Maintenance - January	
20242169	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2315	04/08/2024	Monthly Pool Maintenance - March	
20242146	04/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2315	04/08/2024	Monthly Pool Maintenance - February	
20242236	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,232.16	0.00	2328	05/09/2024	Monthly Pool Maintenance	
							8,223.34	0.00				
7171 - CG II Commercial Property Insurance												
3797855136	08/13/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	2,327.00	0.00	Drafted / ACH	08/13/2024	Insurance Payment - 1000587167	
7173 - CG II Directors & Officers Insurance												
139986	07/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Service Insurance Group	2200	2,913.00	0.00	2361	07/10/2024	D&O Insurance 2024-2025	
7181 - CG II Legal Expense												
Legal Retainer	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	Katline Nechman McLaurin, LLP	2200	30,000.00	0.00	2309	03/11/2024	Legal Retainer - Lawsuit	

Expense Distribution

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				77802							
	06/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kaline Nechman McLaurin, LLP	2200	20,000.00	0.00	2347	06/11/2024	Legal Retainer - Lawsuit
16391	06/24/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	James M. McCormack, Attorney	2200	3,740.00	0.00	2351, 2352	06/24/2024, 06/25/2024	Payment for Expert Testimony - Lawsuit
Legal Retainer - Lawsuit	08/18/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kaline Nechman McLaurin, LLP	2200	25,000.00	0.00	2375	08/18/2024	Legal Retainer - Lawsuit
Legal Retainer - Lawsuit	08/18/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Shurtleiff Law	2200	10,000.00	0.00	2376	08/18/2024	Legal Retainer - Lawsuit
							88,740.00	0.00			
7401 - CG II Electric											
February	02/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	325.03	0.00	ACH, ACH, Bank Draft	02/14/2024, 02/14/2024, 02/01/2024	Monthly utility bill
February	02/09/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	2,792.82	0.00	ACH, ACH, ACH	02/09/2024, 02/09/2024	Monthly utility bill
February	02/26/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	299.52	0.00	ACH, ACH, Bank Draft, Bank Draft	02/26/2024, 02/27/2024, 02/27/2024	Monthly utility bill
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	665.41	0.00	Bank Draft	03/11/2024	Monthly Utility
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	107.28	0.00	Bank Draft	03/11/2024	Monthly Utility
156071273474	03/15/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	Bank Draft	03/15/2024	2458 Stone Castle
632905961159	03/26/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,855.41	0.00	Bank Draft	03/26/2024	4298 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2024	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities						
	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH, ACH, ACH, ACH, Bank Draft, Bank Draft, Bank Draft	04/01/2024, 04/ 01/2024, 04/01/ 2024, 04/01/ 2024, 04/01/ 2024, 04/01/2024	Monthly Utility Bills
202173514137	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	Bank Draft, Bank Draft, Bank Draft	04/01/2024, 04/ 01/2024, 04/01/ 2024	4145 Downton Abbey
301246660465	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	Bank Draft	04/01/2024	4007 Muncaster
310866063653	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	04/01/2024	2525 Kimbolton
488838880291	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.63	0.00	ACH	04/01/2024	6090 Victoria AVE
676044255363	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	53.15	0.00	ACH, ACH, ACH	04/01/2024, 04/ 01/2024, 04/01/ 2024	4200 W S Phillips PKWY A
722454489357	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH, ACH, ACH	04/01/2024, 04/ 01/2024, 04/01/ 2024	4150 W S Phillips PKWY
820201979791	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.16	0.00	ACH, ACH, ACH	04/01/2024, 04/ 01/2024, 04/01/ 2024	4208 Wallaceshire AVE A
856811399366	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH, ACH, ACH	04/01/2024, 04/ 01/2024, 04/01/ 2024	4413 Toddington Ln A
942933057353	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH, ACH, ACH	04/01/2024, 04/ 01/2024, 04/01/ 2024	2609 Kimbolton DR A
	04/04/2024	Castlegate II		3363 University	College Station	2200	1,762.27	0.00	ACH, ACH, Bank	04/04/2024, 04/	Monthly Utility

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
409043334781	2024	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities	2200	10.09	0.00	Draft	04/2024, 04/04/ 2024	Bills
	04/05/ 2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	04/05/2024	4198 W S Phillips PKWY A
156163714470	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	32.95	0.00	Bank Draft	04/08/2024	2458 Stone Castle
202092728936	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	Bank Draft	04/08/2024	4145 Downton Abbey
301606964151	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	04/25/2024	4007 Muncaster
310767959031	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	Bank Draft	04/25/2024	2525 Kimbolton
341468050792	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	04/25/2024	4301 Egremont
488283895444	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.97	0.00	ACH	04/25/2024	6090 Victoria Ave
942491654392	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	04/25/2024	2609 Kimbolton DR A
820760238395	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.32	0.00	ACH	04/25/2024	4208 Wallaceshire AVE A
722181185293	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	04/25/2024	4150 W S Phillips PKWY
856259416893	2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	04/25/2024	4413 Toddington LN A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
676805779491	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	47.60	0.00	ACH	04/25/2024	4200 W S Phillips PKWY A
	05/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	05/02/2024	Castlegate II Utility Bills
	05/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	844.66	0.00	ACH	05/03/2024	Castlegate II Utility Bills
156401619155	05/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	05/06/2024	2458 Stone Castle Cir A
	05/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	148.26	0.00	ACH	05/28/2024	Castlegate II Utility Bills
409301123673	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	06/04/2024	Monthly Utilities - 4198 W S Phillips A
632969766668	06/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,059.07	0.00	ACH	06/05/2024	Monthly Utilities - 4298 W S Phillips A
156491771203	06/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	06/10/2024	Monthly Utilities - 2458 Stone Castle A
310251912489	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	06/27/2024	Monthly Utilities
856788335670	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH	06/27/2024	Monthly Utilities - 4413 Toddington A
341212925124	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	06/27/2024	Monthly Utilities - 4301 Egremont A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
202655669163	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH	06/27/2024	Monthly Utilities - 4145 Downtown Abby
820883491800	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.16	0.00	ACH	06/27/2024	Monthly Utilities - 4208 Wallaceshire
676934686227	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.10	0.00	Monthly Utilities - 4200 W S Phillips A	06/27/2024	Monthly Utilities - 4200 W S Phillips A
722650614158	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	06/27/2024	Monthly Utilities - 4150 S W Phillips
488634906278	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	06/27/2024	Monthly Utilities - 6090 Victoria
301610679872	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	06/27/2024	Monthly Utilities - 4007 Munceaster A
942146752887	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	06/27/2024	Monthly Utilities - 2609 Kimbolton A
409072325989	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	07/05/2024	Monthly Utilities - 4198 W S Phillips A
569983883947	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.75	0.00	ACH	07/05/2024	Monthly Utility - Electric & Water
632645790535	07/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,029.75	0.00	ACH	07/08/2024	Monthly Utility - Electric
156781920785	07/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	07/10/2024	Monthly Utility Bill - Electric & Water
310688178532	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	07/29/2024	Monthly Utilities - 2525 Kimbolton

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
856307334710	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	07/29/2024	Monthly Utilities - 4413 Toddington A
341371122782	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	07/29/2024	Monthly Utilities - 4301 Egremont A
202732449690	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH	07/29/2024	Monthly Utilities - 4145 Downtown Abby
820398738840	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.32	0.00	ACH	07/29/2024	Monthly Utilities - 4208 Wallaceshire
676588060862	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.87	0.00	ACH	07/29/2024	Monthly Utilities - 4200 W S Phillips A
722737800235	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	07/29/2024	Monthly Utilities - 4150 S W Phillips
488970011781	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	07/29/2024	Monthly Utilities - 6090 Victoria
301191979379	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH	07/29/2024	Monthly Utilities - 4007 Muncaster A
942834303624	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	07/29/2024	Monthly Utilities - 2609 Kimbolloon A
4091406886009	08/05/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	08/05/2024	Monthly Utilities - 4198 W S Phillips A
569596109738	08/05/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.75	0.00	ACH	08/05/2024	Monthly Utility Bill - Electric & Water - 3330 Greens Prairie RD

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
632426340401	08/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,238.73	0.00	ACH	08/06/2024	Monthly Utility Bill - Electric - 4238 W S Phillips PKWY A
156166373995	08/12/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	08/12/2024	Monthly Utility Bill - Electric & Water - 2458 Stone Castle Cir A
676120982529	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	46.93	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric - 4200 W S Phillips PKWY A
722441492881	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4150 W S Phillips PKWY
942275017040	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 2609 Kimbolton DR A
310573751042	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 2525 Kimbolton DR A
856362926227	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4413 Toddington LN A
341010847830	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric - 4301 Egremont PL A
202356477405	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.59	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4145 Downton Abbey Ave
820698558123	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.82	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4208 Wallaceshire AVE A
301720792892	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4007 Muncaster LN A
488427830132	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	08/28/2024	Monthly Utility Bill

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
569771688009	2024	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities	2200	11.75	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
409435510132	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
632444042992	09/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,360.48	0.00	ACH	09/05/2024	Monthly Utility Bill - Electric - September
156312149883	09/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.09	0.00	ACH	09/10/2024	Monthly Utility Bill - Electric & Water - September
09/30/2024	Castlegate II HOA			3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	163.86	0.00	ACH	09/30/2024	Monthly Utility Bill - Electric & Water - September
7402 - CG II Sprinkler Expense											
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	51.25	0.00	Bank Draft	03/11/2024	Monthly Utility
156071273474	03/15/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.45	0.00	Bank Draft	03/15/2024	2458 Stone Castle
597708118411	03/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	22.15	0.00	Bank Draft	03/25/2024	4399 Elanbury
202173514137	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	Bank Draft, Draft, Bank Draft	04/01/2024, 04/01/2024	4145 Downton Abbey
301246660465	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	04/01/2024	4007 Muncaster

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
310866063653	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	04/01/2024	2525 Kimbolton
323269631266	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	Bank Draft	04/01/2024	6091 Victoria
722454489357	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH, ACH, ACH	04/01/2024, 04/01/2024, 04/01/2024	4150 W S Phillips PKWY
856811399366	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH, ACH, ACH	04/01/2024, 04/01/2024, 04/01/2024	4413 Toddington Ln A
409043334781	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	58.95	0.00	ACH	04/05/2024	4198 W S Phillips PKWY A
597708118411	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	22.15	0.00	ACH	04/05/2024	monthly bill
202092728936	04/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	122.90	0.00	Bank Draft	04/08/2024	4145 Downton Abbey
301606964151	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	35.10	0.00	Bank Draft	04/25/2024	4007 Muncaster
310767959031	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.60	0.00	Bank Draft	04/25/2024	2525 Kimbolton
323883326090	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	Bank Draft	04/25/2024	6091 Victoria
942491654392	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	269.10	0.00	ACH	04/25/2024	2609 Kimbolton DR A
722161185293	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	36.35	0.00	ACH	04/25/2024	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
856259416893	04/25/2024	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	04/25/2024	4413 Toddington LN A
	05/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	168.85	0.00	ACH	05/02/2024	Castlegate II Utility Bills
	05/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	62.20	0.00	ACH	05/03/2024	Castlegate II Utility Bills
156401619155	05/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	05/06/2024	2458 Stone Castle Cir A
	05/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	581.60	0.00	ACH	05/28/2024	Castlegate II Utility Bills
597124851040	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.90	0.00	ACH	06/04/2024	Monthly Utilities - 4399 Etonbury
409301123673	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	88.20	0.00	ACH	06/04/2024	Monthly Utilities - 4198 W S Phillips A
156491771203	06/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	390.45	0.00	ACH	06/10/2024	Monthly Utilities - 2458 Stone Castle A
310251912489	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.35	0.00	ACH	06/27/2024	Monthly Utilities
856788335670	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	06/27/2024	Monthly Utilities - 4413 Toddington A
202655669163	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	100.15	0.00	ACH	06/27/2024	Monthly Utilities - 4145 Downtown Abby

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
722650814158	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.10	0.00	ACH	06/27/2024	Monthly Utilities - 4150 S W Phillips
323969166731	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	110.95	0.00	ACH	06/27/2024	Monthly Utilities - 6091 Victoria
301610679872	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	119.60	0.00	ACH	06/27/2024	Monthly Utilities - 4007 Muncaster A
942146752887	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.10	0.00	ACH	06/27/2024	Monthly Utilities - 2609 Kimbolton A
597317246715	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	07/05/2024	Monthly Utilities - 4399 Etonbury
409072325989	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	88.20	0.00	ACH	07/05/2024	Monthly Utilities - 4198 W S Phillips A
569983883947	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1.46	0.00	ACH	07/05/2024	Monthly Utility - Electric & Water
156781920785	07/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	406.70	0.00	ACH	07/10/2024	Monthly Utility Bill - Electric & Water
310688178532	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.10	0.00	ACH	07/29/2024	Monthly Utilities - 2525 Kimbolton
856307334710	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	07/29/2024	Monthly Utilities - 4413 Toddington A
202732449690	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	119.65	0.00	ACH	07/29/2024	Monthly Utilities - 4145 Downtown Abby
722737800235	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	93.60	0.00	ACH	07/29/2024	Monthly Utilities - 4150 S W Phillips

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
323965806200	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	325.45	0.00	ACH	07/29/2024	Monthly Utilities - 6091 Victoria
301191979379	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	161.85	0.00	ACH	07/29/2024	Monthly Utilities - 4007 Muncaster A
942834303624	07/29/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	07/29/2024	Monthly Utilities - 2609 Kimbollon A
597699625933	08/05/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	08/05/2024	Monthly Utilities - 4399 Etonbury
409140686009	08/05/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	192.20	0.00	ACH	08/05/2024	Monthly Utilities - 4198 W S Phillips A
156166373995	08/12/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	630.95	0.00	ACH	08/12/2024	Monthly Utility Bill - Electric & Water - 2458 Stone Castle Cir A
722441492881	08/28/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	113.10	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4150 W S Phillips PKWY
942275017040	08/28/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	356.85	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 2609 Kimbolton DR A
310573751042	08/28/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	51.35	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 2529 Kimbolton DR A
856362926227	08/28/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4413 Toddington LN A
202356477405	08/28/2024	Castlegate II HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	197.65	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4145 Downton Abbey Ave

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
301720792892	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	217.10	0.00	ACH	08/28/2024	Monthly Utility Bill - Electric & Water - 4007 Muncaster LN A
323605523666	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	536.70	0.00	ACH	08/28/2024	Monthly Utility Bill - Water - 6091 Victoria AVE
597650127704	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	09/04/2024	Monthly Utility Bill - Water - September
569771688009	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
409435510132	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	221.45	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
156312149883	09/10/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	712.20	0.00	ACH	09/10/2024	Monthly Utility Bill - Electric & Water - September
	09/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,740.25	0.00	ACH	09/30/2024	Monthly Utility Bill - Electric & Water - September
							8,966.51	0.00			
7403 - CG II Water & Sewage Expense											
	02/15/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	58.95	0.00	Bank Draft	02/15/2024	Monthly Utility Expense
488838880291	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	04/01/2024	6090 Victoria AVE
942933057353	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH, ACH, ACH	04/01/2024, 04/01/2024, 04/01/2024	2609 Kimbolton DR A
950327015740	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	04/01/2024	4601 Tonbridge DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
950634238555	04/01/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	04/01/2024	4601 Tonbridge DR
488283896444	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	90.70	0.00	ACH	04/25/2024	6090 Victoria Ave
950122535592	05/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.80	0.00	ACH	05/28/2024	Castlegate II Utility Bills
488634906278	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	06/27/2024	Monthly Utilities - 4601 Tonbridge
950293063990	06/27/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	06/27/2024	Monthly Utilities - 6090 Victoria
488970011781	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	07/29/2024	Monthly Utilities - 4601 Tonbridge
950230128807	07/29/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	358.70	0.00	ACH	07/29/2024	Monthly Utilities - 6090 Victoria
488427830132	08/28/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.35	0.00	ACH	08/28/2024	Monthly Utility Bill - Water - 4601 Tonebridge DR
7411 - CG II AC Electric							1,145.40	0.00			
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,013.00	0.00	Bank Draft	03/11/2024	Monthly Utility
	05/03/2024	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	852.68	0.00	ACH	05/03/2024	Castlegate II

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
343484053093	07/08/2024	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities	2200	940.48	0.00	ACH	07/08/2024	Monthly Utilities - 4200 Norwich
343571942873	09/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	892.92	0.00	ACH	08/06/2024	Monthly Utility Bill - Electric & Water - 4200 Norwich DR
343778550823	09/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	712.36	0.00	ACH	09/05/2024	Monthly Utility Bill - Electric & Water - September
7414 - CG II AC Sprinkler							4,411.44	0.00			
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	03/11/2024	Monthly Utility
343396247471	05/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	64.35	0.00	ACH	05/03/2024	Castlegate II Utility Bills
343484053093	06/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	93.60	0.00	ACH	06/05/2024	Monthly Utilities - 4200 Norwich
343571942873	07/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	106.60	0.00	ACH	07/08/2024	Monthly Utilities - 4200 Norwich
343571942873	08/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	485.86	0.00	ACH	08/06/2024	Monthly Utility Bill - Electric & Water - 4200 Norwich DR
343778550823	09/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	160.35	0.00	ACH	09/05/2024	Monthly Utility Bill - Electric & Water - September
							934.36	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7415 - CG II AC Water & Sewage Expense												
189401278914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	268.06	0.00	Bank Draft	03/11/2024	Monthly Utility	
343396247471	05/03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	629.41	0.00	ACH	05/03/2024	Castlegate II Utility Bills	
343484063093	06/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	285.01	0.00	ACH	06/05/2024	Monthly Utilities - 4200 Norwich	
343571942873	07/08/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	310.21	0.00	ACH	07/08/2024	Monthly Utilities - 4200 Norwich	
343778550823	08/06/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	152.85	0.00	ACH	08/06/2024	Monthly Utility Bill - Electric & Water - 4200 Norwich DR	
	09/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	335.41	0.00	ACH	09/05/2024	Monthly Utility Bill - Electric & Water - September	
							1,980.95	0.00				
7421 - CG II EC Electric												
189971047988	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	631.33	0.00	Bank Draft	04/05/2024	4205 Norwich	
189695010790	05/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	379.88	0.00	ACH	05/02/2024	Castlegate II Utility Bills	
343396247471	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	454.02	0.00	ACH	06/04/2024	Monthly Utilities - 4205 Norwich	
189602164572	06/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	942.83	0.00	ACH	06/05/2024	Monthly Utilities - 4200 Norwich	
	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	586.36	0.00	ACH	07/05/2024	Monthly Utilities - 4200 Norwich	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
189964546267	2024	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities	2200	665.42	0.00	ACH	08/05/2024	Monthly Utilities - 4205 Norwich
189554028751	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	564.18	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
7422 - CG II EC Internet & Telephone Expense							4,224.02	0.00			
April 2024	04/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	Bank Draft	04/25/2024	Event Center Broadband
7424 - CG II EC Sprinkler							41.60	0.00	Bank Draft	03/11/2024	Monthly Utility
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.60	0.00	Bank Draft	03/11/2024	Monthly Utility
189971047988	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	22.10	0.00	Bank Draft	04/05/2024	4205 Norwich
189695010790	05/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.85	0.00	ACH	05/02/2024	Castlegate II Utility Bills
189602164572	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	57.85	0.00	ACH	06/04/2024	Monthly Utilities - 4205 Norwich
189602164572	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	54.60	0.00	ACH	07/05/2024	Monthly Utilities - 4205 Norwich
189964546267	08/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	83.85	0.00	ACH	08/05/2024	Monthly Utilities - 4205 Norwich
569596109738	08/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	08/05/2024	Monthly Utility Bill - Electric & Water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
189554028751	09/04/2024	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	80.60	0.00	ACH	09/04/2024	- 3330 Greens Prairie RD Monthly Utility Bill - Electric & Water - September
7425 - CG II EC Water & Sewage											
189401276914	03/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	162.12	0.00	Bank Draft	03/11/2024	Monthly Utility
189971047988	04/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	Bank Draft	04/05/2024	4205 Norwich
189695010790	05/02/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	140.45	0.00	ACH	05/02/2024	Castlegate II Utility Bills
189695010790	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	06/04/2024	Monthly Utilities - 4205 Norwich
189695010790	06/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.05	0.00	ACH	06/04/2024	Monthly Utilities - 4205 Norwich
189602164572	07/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	140.45	0.00	ACH	07/05/2024	Monthly Utilities - 4205 Norwich
189964546267	08/05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	140.45	0.00	ACH	08/05/2024	Monthly Utilities - 4205 Norwich
189554028751	09/04/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	140.45	0.00	ACH	09/04/2024	Monthly Utility Bill - Electric & Water - September
7451 - CG II AC Security System Expense											
330007	01/07/2024	Castlegate II		3363 University	CEO	2200	64.94	0.00	2287	01/10/2024	Landscaping

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2024	HOA		Drive East Suite 215 Bryan, TX 77802							Maintenance - December
07707-137968-01-901/10/2024	HOA	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	240.38	0.00	ACH	01/10/2024	Monthly Bill - Aquatic Center
334750	02/07/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2295	02/07/2024	Security monitoring
334120	02/07/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	111.62	0.00	2295	02/07/2024	Replaced back up batteries
07707-137968-01-902/10/2024	HOA	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	240.40	0.00	ACH	02/10/2024	Monthly Bill - Aquatic Center
339722	03/07/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2304	03/08/2024	Security monitoring
07707-137968-01-903/12/2024	HOA	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	251.02	0.00	ACH, ACH, ACH	03/12/2024, 03/12/2024, 03/12/2024	Monthly Bill
349735	04/10/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	251.02	0.00	Bank Draft	04/10/2024	Aquatic Center Internet and Phone
354820	05/07/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2325	05/09/2024	Monthly Alarm Monitoring
354820	05/11/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	250.60	0.00	ACH	05/11/2024	Monthly Bill
354820	06/07/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2339	06/10/2024	Monthly Utility
Aquatic Center	06/10/2024	HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	250.60	0.00	ACH	06/10/2024	Monthly Bill - June

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Aquatic Center	07/11/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	250.60	0.00	ACH	07/11/2024	Monthly Bill - July
73022	08/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Audio Video	2200	2,630.48	0.00	2369	08/12/2024	Upgraded Camera System
73023	08/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Audio Video	2200	1,017.01	0.00	2369	08/12/2024	Added additional 180 degree camera to see parking area
Aquatic Center	08/10/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	250.99	0.00	ACH	08/10/2024	Monthly Bill - August
Aquatic Center	09/10/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	251.23	0.00	ACH	09/10/2024	Monthly Bill - September
7456 - CG II EC Fire Alarm Expense											
R39768	01/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	660.00	0.00	2285	01/10/2024	Monitoring Service '24
7457 - CG II EC Security System Expense											
330007	01/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2287	01/10/2024	Landscaping Maintenance - December
07707-141141-01-501/24/2024	HOA	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	01/25/2024	Monthly Utility Bill
334750	02/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2295	02/07/2024	Security monitoring
334120	02/07/2024	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	111.62	0.00	2295	02/07/2024	Replaced back up batteries

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-141141-01-502/25/2024	05/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	02/25/2024	Monthly Utility Bill
339722	03/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2304	03/08/2024	Security monitoring
07707-141141-01-503/25/2024	03/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	03/25/2024	Monthly Bill
349735	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2325	05/09/2024	EC Alarm Monitoring
354820	05/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	05/25/2024	Monthly Bill
Event Center	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2339	06/10/2024	Monthly Utility
Event Center	06/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	06/25/2024	Monthly Bill - June
Event Center	07/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	07/25/2024	Monthly Bill - July
Event center	08/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	08/25/2024	Monthly Bill - August
Event center	09/25/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.48	0.00	ACH	09/25/2024	Monthly Bill - September
7602 - CG II Meeting Expense							1,845.54	0.00			
3043	05/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	Robert Walker	2200	45.00	0.00	2330	05/09/2024	Set up chairs for townhall

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7603 - CG II Community Events											
1002	06/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Carousel's of Bryan/College Station	2200	600.00	0.00	2336	06/09/2024	Community Event - Pool Party
	06/09/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Carousel's of Bryan/College Station	2200	108.29	0.00	2346	06/11/2024	Community Event - Pool Party
	06/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	245.78	0.00	2345	06/11/2024	Community Event - Pool Party
113-7663718-89410730	07/30/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	614.88	0.00	2365	07/30/2024	Reimbursement for pool community event
							1,568.95	0.00			
7605 - CG II Postage & Mailing Expense											
8-542-98055	07/07/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fed Ex	2200	36.78	0.00	2357	07/08/2024	Express Services
7712 - CG II Pool Staff Wages											
	06/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryce Scarlett	2200	115.00	0.00	2350	06/11/2024	Pool Monitoring/ Staffing 6/9/2024
20240609	06/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Esperanza Morales	2200	130.00	0.00	2349	06/11/2024	Pool Monitoring/ Staffing 6/9/2024
20240609	06/11/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Barbara Armsstrong	2200	100.00	0.00	2348	06/11/2024	Pool Monitoring/ Staffing 6/9/2024
July 4th Week/ Weekend	07/18/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Barbara Armsstrong	2200	220.00	0.00	2362	07/18/2024	Castlegate II Pool Attendant
July 4th Week/ Weekend	07/18/2024	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brittany Contreras	2200	420.00	0.00	2363	07/18/2024	Castlegate II Pool Attendant

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802			985.00	0.00			
Total							413,878.99	4,220.00			



PROSPERITY BANK®

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Statement Date

9/30/2024

4922 1 AV 0.545

Account No

****3839

HOMEOWNERS ASSOCIATION OF CASTLEGATE II
INC.

RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

Page 1 of 4



STATEMENT SUMMARY

TX Small Business Checking Account No ****3839

09/01/2024	Beginning Balance		\$30,000.00
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
09/30/2024	Ending Balance	30 Days in Statement Period	\$30,000.00

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	\$30,000.00

0000



102021 : 00492201



2025 Annual Budget

Properties: Castlegate II HOA

Account Name	YTD Actual	2025 Budget	
Income			
CG II Carry-Over (Legal and Project Funds)	0.00	191,000.00	
CG II Transfer Fees	1,155.00	0.00	
CG II Builder Dues	0.00	0.00	
CG II Homeowner Dues	697,699.99	581,670.00	\$690.00
CG II Cost of Collection	0.00	1,000.00	
CG II Violation Enforcement Income	1,150.00	0.00	
CG II Finance Charges	4,205.65	0.00	
CG II EC Security Deposit	300.00	0.00	
CG II EC Rental Income	9,814.75	12,000.00	
Certified Mail Charges Recovered	251.82	0.00	
Total Operating Income	714,577.21	785,670.00	
Expense			
HOA Dues - Refund of Overpayment	670.00	0.00	
CG II Special Projects	0.00	100,000.00	
CG II Management Fees	37,980.00	53,320.00	
CG II Principal Payment	100,000.00	120,000.00	
CG II Cost of Collection	0.00	1,000.00	
CG II Rental Cancellation Refund	150.00	300.00	
CG II Irrigation Repair	0.00	7,500.00	
CG II Landscape & Turf Maintenance	69,991.08	82,500.00	
CG II Tree Trimming & Removal	0.00	0.00	
CG II General Maintenance	1,935.00	3,000.00	
CG II Fountains & Lakes	0.00	15,000.00	
CG II Flags, Decorations and Signs	0.00	1,500.00	
CG II Commercial Property Insurance	2,327.00	12,000.00	
CG II Directors & Officers Insurance	2,913.00	3,000.00	
CG II Legal Expense	88,784.54	100,000.00	
CG II Accounting Expense	0.00	0.00	
CG II Property Tax Expense	0.00	100.00	
CG II Electric	13,222.47	15,000.00	
CG II Sprinkler Expense	7,049.26	15,000.00	
CG II Water & Sewage Expense	1,145.40	1,200.00	
CG II Meeting Expense	45.00	200.00	
CG II Community Events	1,568.95	2,000.00	
CG II Postage & Mailing Expense	36.78	0.00	
CG II Bank Fees	505.30	700.00	
CG II Transfer to Reserve	20,000.00	30,000.00	
CGII General Expense	348,323.78	563,320.00	
CG II AC Repairs & Maintenance	5,273.98	10,000.00	
CG II AC Janitorial Expense	3,584.24	5,000.00	
CG II AC Supplies Expense	0.00	1,000.00	

CG II AC Summer Pool Cleaning & Chemicals	12,829.87	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	8,223.34	9,000.00
CG II AC Pool Staff Wages	985.00	1,000.00
CG II AC Electric	3,699.08	5,000.00
CG II AC Internet & Phone	0.00	0.00
CG II AC Sprinkler	766.01	1,200.00
CG II AC Water & Sewage Expense	1,645.54	3,000.00
CG II AC Security System Expense	6,320.65	2,500.00
CG II Aquatic Center Expense	43,327.71	52,700.00
CG II EC Security Deposit Refund	0.00	0.00
CG II EC Building Repairs & Maintenance	29,135.10	2,000.00
CG II EC Janitorial Expense	6,406.79	5,000.00
CG II EC Supplies Expense	0.00	3,000.00
CG II EC Electric	3,659.84	4,000.00
CG II EC Internet & Telephone Expense	0.00	0.00
CG II EC Sprinkler	304.25	700.00
CG II EC Water & Sewage	736.32	1,000.00
CG II EC Fire Alarm Expense	660.00	1,000.00
CG II EC Security System Expense	2,023.02	3,000.00
CG II Event Center Expense	42,925.32	19,700.00
Total Operating Expense	434,576.81	635,720.00
Total Operating Income	714,577.21	785,670.00
Total Operating Expense	434,576.81	635,720.00
NOI - Net Operating Income	280,000.40	149,950.00
Current Bank Balance	381,030.57	
Special Project Funds		
Landscaping Upgrades (Victoria, Victoria Entrance, WSP, Eatonbury)	\$120,000	
Net Operating Income		
To be placed in savings (not reserve) for future legal fees.		
In the event legal fees are not needed, funds to be used for pond dredging, cleaning.	\$149,950	