CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA
July 22, 2021 @ 6PM

1. **Call to Order – President**

2. **Roll Call/Establishment of Quorum (3/5)**

3. **Review / Approve Previous Meeting Minutes**

4. **Financial Report - Treasurer**
   - 2021 2nd Quarter Financial Report

5. **Management Report – Beal Properties**
   - Dues/Delinquency Status
   - Violation Report
   - Property and Project Updates
     - Event Center/Social Club
     - Approved/Unfinished Projects Update
       - Pool Furniture
       - Pool Repairs (See attached)
       - Landscape Update
     - Completed Projects
       - Upgrade Fire Suppression System at EC
       - Pool Repairs (See attached)
       - Landscape at EC and AC
       - Wi-Fi at EC
     - Presentation of Bids for Summer Projects
     - Legislative Update
     - Egremont Court Street Repair Status Update

6. **Committee Reports**
   - Landscape Committee
   - ACC Committee
   - Social Committee

7. **Unfinished Business**
   - Lights on Greens Prairie
   - Pond Clean Up (Main and Wallaceshire)

- Bid to spray and kill vegetation
- Plan to clean up

- Monument Sign Repair
- Erosion at main pond

8. New Business

CASTLEGATE II HOA

903 S. Texas Ave
College Station TX 77845
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HOA Meeting Minutes - May 6, 2021

Called to order at 6:00 PM

1. **Roll Call/Establishment of Quorum (3/5)**
   - *All 5 Board Members present*

2. **Review / Approve Previous Meeting Minutes (Approved on 02/10/2021)**
   - *Minutes were approved via email on February 10, 2021.*
   - *Melissa Lewis motioned, Thomas Woodfin second, all approve.*

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

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

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

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

Email with bid for erosion repairs will be resent.

5. Committee Reports

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

Future meeting dates posted in packet.

6. Unfinished Business

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

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

7. New Business

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

Additional new business items:

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

Adjourned at 7:41 PM.

Cash Flow

Beal Properties

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

Date Range: 04/01/2021 to 06/30/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	2,169.87	3.05	3,434.87	0.68
Homeowners Association Dues	0.00	0.00	2,400.00	0.48
Transfer Fee	70.00	0.10	105.00	0.02
Certified Letter Charge	0.00	0.00	6.96	0.00
CG II HOA INCOME				
CG II Transfer Fees	1,505.00	2.12	2,450.00	0.49
CG II Annual Dues				
CG II Builder Dues	4,764.75	6.71	9,004.82	1.79
CG II Homeowner Dues	36,980.59	52.05	451,698.06	89.87
Total CG II Annual Dues	**41,745.34**	**58.76**	**460,702.88**	**91.66**
CG II Deed Restriction Income				
Miscellaneous Deed Restriction Incom	3,549.08	5.00	3,549.08	0.71
Total CG II Deed Restriction Income	**3,549.08**	**5.00**	**3,549.08**	**0.71**
CG II Finance Charges	1,083.10	1.52	1,454.34	0.29
Total CG II HOA INCOME	**47,882.52**	**67.39**	**468,156.30**	**93.14**
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	16,800.00	23.65	21,900.00	4.36
Total CG II AQUATIC CENTER INCOME	**16,800.00**	**23.65**	**21,900.00**	**4.36**
CG II EVENT CENTER INCOME				
CG II EC Security Deposit	525.00	0.74	525.00	0.10
CG II EC Rental Income	3,175.00	4.47	5,675.00	1.13
CG II EC Cleaning Income	75.00	0.11	75.00	0.01
Total CG II EVENT CENTER INCOME	**3,775.00**	**5.31**	**6,275.00**	**1.25**
Utility Reimbursement	351.76	0.50	351.76	0.07
Total Operating Income	**71,049.15**	**100.00**	**502,629.89**	**100.00**
Expense				
Admin Fee / Credit card fee	0.00	0.00	19.95	0.00
CG II MANAGEMENT FEES				
CG II Management Fees	12,499.98	17.59	24,999.96	4.97
Total CG II MANAGEMENT FEES	**12,499.98**	**17.59**	**24,999.96**	**4.97**
CG II Loan Expense				
CG II Principal Payment	83,000.00	116.82	83,000.00	16.51
CG II Interest Payment	29,756.46	41.88	44,554.97	8.86
Total CG II Loan Expense	**112,756.46**	**158.70**	**127,554.97**	**25.38**

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit Refund	225.00	0.32	375.00	0.07
CG II Rental Cancelation Refund	150.00	0.21	150.00	0.03
Total CGII DEED RESTRICTION EXPENSE	**375.00**	**0.53**	**525.00**	**0.10**
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	2,368.91	3.33	2,591.63	0.52
CG II Landscape & Turf Maintenance	25,809.28	36.33	45,166.24	8.99
CG II Grounds Repairs & Maintenance	0.00	0.00	466.30	0.09
CG II Fountains & Lakes				
CG II Service & Maintenance	409.37	0.58	409.37	0.08
Total CG II Fountains & Lakes	**409.37**	**0.58**	**409.37**	**0.08**
CG II Event Center Maintenance				
CG II EC Irrigation Repair Expense	172.23	0.24	293.58	0.06
CG II EC Mulch	541.26	0.76	541.26	0.11
CG II EC Building Repairs & Maintenance	1,596.29	2.25	2,340.67	0.47
CG II EC Janitorial Expense	807.34	1.14	1,057.34	0.21
CG II EC Landscaping	1,348.80	1.90	1,348.80	0.27
Total CG II Event Center Maintenance	**4,465.92**	**6.29**	**5,581.65**	**1.11**
CG II Aquatic Center Maintenance				
CG II AC Landscaping	1,764.47	2.48	2,549.28	0.51
CG II AC Repairs & Maintenance	3,121.57	4.39	8,755.35	1.74
CG II AC Janitorial Expense	1,032.22	1.45	1,032.22	0.21
CG II AC Supplies Expense	5,535.92	7.79	5,535.92	1.10
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	4,188.04	5.89	4,188.04	0.83
CG II AC Winter Pool Cleaning & Chemical Expense	0.00	0.00	2,580.62	0.51
Total CG II AC Pool Cleaning Expense	**4,188.04**	**5.89**	**6,768.66**	**1.35**
Total CG II Aquatic Center Maintenance	**15,642.22**	**22.02**	**24,641.43**	**4.90**
Total CG II GROUNDS MAINTENANCE EXPENSE	**48,695.70**	**68.54**	**78,856.62**	**15.69**
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	7,262.00	10.22	7,262.00	1.44

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CG II INSURANCE EXPENSE	**7,262.00**	**10.22**	**7,262.00**	**1.44**
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	5,025.00	7.07	5,200.00	1.03
Total CG II PROFESSIONAL EXPENSE	**5,025.00**	**7.07**	**5,200.00**	**1.03**
CG II UTILITIES EXPENSE				
CG II Electric	3,130.73	4.41	7,949.66	1.58
CG II Sprinkler Expense	2,510.70	3.53	3,816.60	0.76
CG II Water & Sewage Expense	0.00	0.00	275.30	0.05
CG II Aquatic Center Utilities				
CG II AC Electric	2,227.99	3.14	5,147.15	1.02
CG II AC Internet & Phone	651.11	0.92	1,456.86	0.29
CG II AC Sanitation Expense	120.81	0.17	286.33	0.06
CG II AC Sprinkler	183.30	0.26	269.10	0.05
CG II AC Water & Sewage Expense	286.91	0.40	1,125.15	0.22
Total CG II Aquatic Center Utilities	**3,470.12**	**4.88**	**8,284.59**	**1.65**
CG II Event Center Utilities				
CG II EC Electric	1,038.55	1.46	2,802.56	0.56
CG II EC Internet & Telephone Expense	411.93	0.58	799.46	0.16
CG II EC Sanitation	181.20	0.26	471.80	0.09
CG II EC Sprinkler	180.05	0.25	282.40	0.06
CG II EC Water & Sewage	166.20	0.23	344.88	0.07
Total CG II Event Center Utilities	**1,977.93**	**2.78**	**4,701.10**	**0.94**
CG II Alarm/Security Expenses				
CG II AC Security System Expense	740.93	1.04	1,038.59	0.21
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	205.68	0.29	1,937.82	0.39
CG II EC Security System Expense	259.76	0.37	454.58	0.09
Total CG II EC Security System Expense	**465.44**	**0.66**	**2,392.40**	**0.48**
Total CG II Alarm/Security Expenses	**1,206.37**	**1.70**	**3,430.99**	**0.68**
Total CG II UTILITIES EXPENSE	**12,295.85**	**17.31**	**28,458.24**	**5.66**
CG II OFFICE & ADMIN EXPENSE				
CG II Community Events	996.98	1.40	996.98	0.20
CG II Software Expense	0.00	0.00	112.96	0.02
CG II Postage & Mailing Expense	27.75	0.04	27.75	0.01
Total CG II OFFICE & ADMIN EXPENSE	**1,024.73**	**1.44**	**1,137.69**	**0.23**

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II GENERAL EXPENSE				
CG II Capital Improvement	6,995.66	9.85	6,995.66	1.39
Total CG II GENERAL EXPENSE	**6,995.66**	**9.85**	**6,995.66**	**1.39**
CG II OTHER EXPENSES				
CG II Bank Fees	99.79	0.14	151.69	0.03
CG II Storage Expense	180.00	0.25	450.00	0.09
Total CG II OTHER EXPENSES	**279.79**	**0.39**	**601.69**	**0.12**
Total Operating Expense	**207,210.17**	**291.64**	**281,611.78**	**56.03**
NOI - Net Operating Income	**-136,161.02**	**-191.64**	**221,018.11**	**43.97**
Total Income	71,049.15	100.00	502,629.89	100.00
Total Expense	207,210.17	291.64	281,611.78	56.03
Net Income	**-136,161.02**	**-191.64**	**221,018.11**	**43.97**
Other Items				
Prepayments	2,356.87		-9,490.17	
Net Other Items	**2,356.87**		**-9,490.17**	
Cash Flow	**-133,804.15**		**211,527.94**	
Beginning Cash	**387,382.13**		**42,050.04**	
Beginning Cash + Cash Flow	**253,577.98**		**253,577.98**	
Actual Ending Cash	**253,753.87**		**253,753.87**	

Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2021 to 06/30/2021

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
	05/26/2021	Castlegate II HOA	2706 Lakewell Ln	903 South Texas Ave College Station, TX 77840	Continental Homes of Texas LP	2200	344.08	0.00	1793	05/26/2021	Continental Homes of Texas LP, Castlegate II HOA - 2706 Lakewell Ln: Move Out Refund
4540 - Reimbursement from Office Acct											
condo questionaires	06/09/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	100.00	0.00	1811	06/09/2021	1000 Springloop #1509 - wrong credit card account
5112 - CG II Homeowner Dues											
	06/30/2021	Castlegate II HOA	2708 Scatterby	903 South Texas Ave College Station, TX 77840	Heath Townsend Homes	2200	175.89	0.00	1830	07/01/2021	Heath Townsend Homes, Castlegate II HOA - 2708 Scatterby: Move Out Refund
5301 - CG II Aquatic Club Membership											
refund pool membership	04/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Kathryn Moehnke	2200	300.00	0.00	1771	04/29/2021	Reund pool membership, decided not to use it.
refund pool membership	05/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Laura LeBlanc	2200	300.00	0.00	1782	05/11/2021	Refund CCII Pool Membership
							600.00	**0.00**			
7101 - CG II Management Fees											
	04/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1764	04/23/2021	April 2021
	05/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1783	05/11/2021	May 2021

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	06/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1802	06/07/2021	June 2021
							12,499.98	**0.00**			

7111 - CG II Principal Payment

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2021 Principal Payment Loan #190000755257	04/30/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	83,000.00	0.00	drafted	04/30/2021	2021 Principal Payment Castlegate II Loan #190000755257
2021 Principal Payment Loan #190000755257	05/13/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	83,000.00	0.00	1787	05/13/2021	2021 Principal Payment
2021 Principal Payment Loan #190000755257_copy	05/13/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	83,000.00	83,000.00			2021 Principal Payment
							249,000.00	**83,000.00**			

7112 - CG II Interest Payment

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2021 April Interest Payment Loan #190000755257	04/30/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,775.48	0.00	drafted	04/30/2021	2021 April Interest Castlegate II Payment Loan #190000755257
2021 April Interest Payment Loan #190000755257	05/13/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,775.48	0.00	1788	05/13/2021	2021 Interest Payment - April
2021 May Interest Payment Loan #190000755257	05/13/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,524.66	0.00	1789	05/13/2021	2021 Interest Payment - May
May & June Bank Interest	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,346.65	0.00	1819	06/29/2021	May
May & June Bank Interest	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,109.67	0.00	1819	06/29/2021	June
							37,531.94	**0.00**			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7123 - CG II EC Security Deposit Refund											
04/24/2021	05/14/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840		2200	150.00	0.00	1790	05/14/2021	Rental Security Deposit return for Event Center
Security Deposit Refund	06/15/ 2021	Castlegate II HOA		903 South Texas College Station, TX 77840		2200	75.00	0.00	1824	06/29/2021	Security Deposit Refund
							225.00	**0.00**			
7124 - CG II Rental Cancelation Refund											
Refund event center reservation	05/11/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840		2200	150.00	0.00	1784	05/11/2021	Refund CC II Event Center Reservation
7131 - CG II Irrigation Repair											
33318	04/08/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	143.97	0.00	1758	04/08/2021	Repaired broken pipe on WS Phillips
33363	04/08/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	1,109.95	0.00	1758	04/08/2021	Irrigation repairs made after routine inspection of irrigation system.
33511	05/05/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	479.01	0.00	1777	05/07/2021	Irrigation repairs throughout Castlegate II Irrigation system
33439	05/05/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	55.21	0.00	1777	05/07/2021	Repaired broken irrigation head
33589	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	188.36	0.00	1794	05/26/2021	Repaired broken pipe at corner of Victoria and WS Phillips
12463	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Constant Current Electric	2200	189.44	0.00	1817	06/29/2021	Replaced faulty GFI plug for irrigation control
33735	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College	Greener Images	2200	202.97	0.00	1820	06/29/2021	Irrigation repairs made after routine inspection

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
							2,368.91	**0.00**			
7132 - CG II Landscape & Turf Maintenance											
33400	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1768	04/28/2021	Turf cutting, primary, secondary, weed control, pruning, irrigation monitoring.
33535	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1794	05/26/2021	Monthly Lawn Maintenance
33691	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1820	06/29/2021	Monthly Landscape Maintenance
							19,356.96	**0.00**			
7142 - CG II Service & Maintenance											
PI-A00584192	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Solitude Lake Management LLC	2200	135.50	0.00	1769	04/28/2021	Repaired electrical issues with the panel.
12413	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Constant Current Electric	2200	273.87	0.00	1776	05/07/2021	Contoller wire wrong, rewired contoller, verified voltage to fountain pump
							409.37	**0.00**			
7151 - CG II EC Irrigation Repair Expense											
33317	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	172.23	0.00	1758	04/08/2021	Repairs of the irrigation system at Event Center due to freezing weather.
7152 - CG II EC Mulch											
33469	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	541.26	0.00	1777	05/07/2021	Mulching throughout the pool and event center area

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											
10652	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	136.00	0.00	1778	05/07/2021	Drywall repair, touch up and paint
Castlegate II	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	562.88	0.00	1772	05/07/2021	Purchased cable moden & netgear AX8 8-stream router (Beal's CC)
6573	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	David Kitchens	2200	162.38	0.00	1795	05/26/2021	Pest Control for CCII Event center
3523	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Twin City Plumbing LLC	2200	140.00	0.00	1797	05/26/2021	Unclogged toilet drain at womens bathroom
2821-72636	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Fish Window Cleaning	2200	470.03	0.00	1806	06/07/2021	Clean windows outside only, wipe down sills and frames, clean out gutters, soft pressure wash.
10623	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	125.00	0.00	1808	06/07/2021	Repair damage to the event center that someone used taped and touched up paint.
							1,596.29	**0.00**			
7155 - CG II EC Janitorial Expense											
0000165	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Hudson	2200	125.00	0.00	1759	04/08/2021	Clean Castle Gate II Club House
0000167	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Younse	2200	125.00	0.00	1781	05/07/2021	Cleaned Castelgate II Club House
0000171	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Younse	2200	350.00	0.00	1810	06/07/2021	Clean Castlegate II Clubhouse

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
0000175	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Younse	2200	207.34	0.00	1827	06/29/2021	Clean Castlegate II Clubhouse
							807.34	**0.00**			

7157 - CG II EC Landscaping

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
33468	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	1,348.80	0.00	1777	05/07/2021	Landscaping replacement of plants in Pool and Event Center area.

7162 - CG II AC Landscaping

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
33468	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	1,060.85	0.00	1777	05/07/2021	Landscaping replacement of plants in Pool and Event Center area.
33469	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	703.62	0.00	1777	05/07/2021	Mulching throughout the pool and event center area
							1,764.47	**0.00**			

7164 - CG II AC Repairs & Maintenance

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12766	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	T. Fry Make Ready	2200	90.82	0.00	1761	04/08/2021	Removed graffiti from stone at Castlegate II at Victoria and WS Phillips
Castlegate II	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Chad's Mobile Wash	2200	800.00	0.00	1774	05/07/2021	Pressured washed pool deck concrete & outdoor furniture.
3462	05/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Twin City Plumbing LLC	2200	460.00	0.00	1785	05/11/2021	Replace toilet in woman's bathroom, repaired toilet, CCII pool
12809	05/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	T. Fry Make Ready	2200	892.01	0.00	1786	05/11/2021	Various repairs around the Castlegate pool complex. Gates, fences,
12439	06/06/2021	Castlegate II HOA		903 South Texas Ave College	Constant Current Electric	2200	560.74	0.00	1805	06/07/2021	Removed and supplied new

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							timer, supplied and installed 10 new outdoor lamps
10664	06/06/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	75.00	0.00	1808	06/07/2021	Repaired the door knob cylinder on the gate at the pool.
10799	06/06/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	120.00	0.00	1808	06/07/2021	repaired gate on pool .. mechanical door closer came loose, reattached
10816	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	123.00	0.00	1826	06/29/2021	Pool House - Installed new schlage door lever
							3,121.57	**0.00**			

7165 - CG II AC Janitorial Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
398490	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Ray Criswell Distributing Company	2200	287.18	0.00	1796	05/26/2021	Janitorial supplies for CCII aquatic center
103	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Cheryl Calame	2200	425.00	0.00	1792	05/26/2021	Castlegate Pool Cleaning May 1-15th.
398687	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Ray Criswell Distributing Company	2200	320.04	0.00	1796	05/26/2021	Janitorial supplies for CCII aquatic center
							1,032.22	**0.00**			

7166 - CG II AC Supplies Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7166	04/13/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Pool Furniture Supply	2200	5,535.92	0.00	1763	04/13/2021	New Pool Furniture

7168 - CG II AC Summer Pool Cleaning & Chemicals

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1735	04/08/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	968.81	0.00	1762	04/08/2021	Pool Cleaning and chemicals

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1857	05/05/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	974.25	0.00	1780	05/07/2021	April 2021 Pool Maintenance
2007	06/06/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	2,244.98	0.00	1809	06/07/2021	CCII AC Pool maintenance for May 2021
							4,188.04	**0.00**			
7171 - CG II Commercial Property Insurance											
MAC0737356 07	06/06/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Service Ins. Group, Inc.	2200	7,262.00	0.00	1807	06/07/2021	2021-2022 Property Section Insurance (Burns & Wilcox)
7181 - CG II Legal Expense											
Castlegate II HOA Retainer	06/15/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Katine Nechman McLaurin, LLP	2200	3,000.00	0.00	1812	06/15/2021	Attorney Retainer
44208	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	450.00	0.00	1822	06/29/2021	1/13/2021 - Emails with Fred Bayliss, Toni Myers in providing HOA Documents for transision
44132	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	450.00	0.00	1822	06/29/2021	11/20/2020 - Response to past management company refusal to provide board copies of HOA documents
44804	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	1,125.00	0.00	1822	06/29/2021	legal issues with Builder Non-compliance
							5,025.00	**0.00**			
7401 - CG II Electric											
472523-231898	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.75	0.00	1770	04/28/2021	utilities - electrical-sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-22242	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	47.77	0.00	1767	04/28/2021	Utilities - electric
472523-224660	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.14	0.00	1767	04/28/2021	utilities - electrical- sprinkler
472523-225398	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.11	0.00	1767	04/28/2021	utilities - electrical- sprinkler
472523-231896	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.75	0.00	1767	04/28/2021	utilities - electrical- sprinkler
472523-231902	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.90	0.00	1767	04/28/2021	utilities - electrical- sprinkler
472523-231904	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.75	0.00	1766	04/28/2021	utilities - electrical- sprinkler
472523-231906	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.35	0.00	1766	04/28/2021	utilities - electrical- sprinkler
472523-232334	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1766	04/28/2021	Utilities - electric
472523-237082	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.35	0.00	1766	04/28/2021	utilities - electrical- sprinkler
472523-242946	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	25.28	0.00	1766	04/28/2021	Utilities - electric
472523-219762	04/28/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.02	0.00	1765	04/28/2021	utilities - electrical- sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-220964	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	813.30	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-223964	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.28	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-231898	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	53.82	0.00	1775	05/07/2021	utilities - electric-sprinkler
472523-242946	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	28.29	0.00	1798	05/27/2021	Utilities - electric
472523-237082	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.65	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-232334	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1799	05/27/2021	Utilities - electric
472523-231906	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.50	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231904	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.75	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231902	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.20	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231896	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.05	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-225398	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	36.60	0.00	1800	05/27/2021	utilities - electrical-sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-224660	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.84	0.00	1800	05/27/2021	utilities - electrical-sprinkler
472523-221242	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	52.83	0.00	1800	05/27/2021	Utilities - electric
472523-219762	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	11.55	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-220964	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	616.99	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-223964	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-231898	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.90	0.00	1804	06/07/2021	utilities - electrical - sprinkler 2458 Stone Castle Circle A
472523-231898	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-220964	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	943.20	0.00	1814	06/29/2021	utilities - electric - sprinkler
472523-219762	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	11.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223964	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-242946	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	26.32	0.00	1814	06/29/2021	utilities - electrical
472523-237082	06/29/2021	Castlegate II HOA		903 South Texas Ave College	College Station Utilities	2200	15.97	0.00	1814	06/29/2021	utilities - electrical - sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
472523-232334	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1814	06/29/2021	utilities - electrical
472523-231906	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.20	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231904	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231902	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.75	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231896	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.35	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-225398	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	35.91	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-224660	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.35	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-221242	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	48.06	0.00	1814	06/29/2021	utilities - electrical
							3,130.73	**0.00**			

7402 - CG II Sprinkler Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.70	0.00	1770	04/28/2021	utilities - electrical-sprinkler
472523-223004	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.60	0.00	1767	04/28/2021	utilities - sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-224660	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	25.35	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-225398	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	25.95	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-225400	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.45	0.00	1770	04/28/2021	utilities - sprinkler
472523-231896	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-231902	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1767	04/28/2021	utilities - electrical-sprinkler
472523-231904	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-231906	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-237082	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1766	04/28/2021	utilities - electrical-sprinkler
472523-2136222	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	38.15	0.00	1766	04/28/2021	utilities - sprinkler
472523-219762	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-220964	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.70	0.00	1765	04/28/2021	utilities - electrical-sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	26.45	0.00	1765	04/28/2021	utilities - electrical-sprinkler
472523-231898	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.70	0.00	1775	05/07/2021	utilities - electric-sprinkler
472523-237082	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	44.90	0.00	1798	05/27/2021	utilities - electrical-sprinkler
472523-231906	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231904	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231902	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-231896	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.85	0.00	1799	05/27/2021	utilities - electrical-sprinkler
472523-225400	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	48.95	0.00	1799	05/27/2021	utilities - sprinkler
472523-225398	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	45.20	0.00	1800	05/27/2021	utilities - electrical-sprinkler
472523-224660	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1800	05/27/2021	utilities - electrical-sprinkler
472523-223004	05/26/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.60	0.00	1800	05/27/2021	utilities - sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1798	05/27/2021	utilities - electrical- sprinkler
472523-236222	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.65	0.00	1798	05/27/2021	utilities - sprinkler
472523-220964	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	149.95	0.00	1798	05/27/2021	utilities - electrical- sprinkler
472523-223964	05/26/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	71.95	0.00	1798	05/27/2021	utilities - electrical- sprinkler
472523-231898	06/06/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	81.25	0.00	1804	06/07/2021	utilities - electrical - sprinkler 2458 Stone Castle Circle A
472523-231898	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	166.20	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-220964	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	338.45	0.00	1814	06/29/2021	utilities - electric - sprinkler
472523-219762	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223964	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	146.70	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-236222	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	31.90	0.00	1814	06/29/2021	utilities - sprinkler
472523-237082	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	132.65	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231906	06/29/ 2021	Castlegate II HOA		903 South Texas Ave College	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
472523-231904	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231902	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-231896	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	122.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-225398	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	111.50	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-224660	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	109.85	0.00	1814	06/29/2021	utilities - electrical - sprinkler
472523-223004	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	190.75	0.00	1814	06/29/2021	utilities - sprinkler
472523-225400	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	190.30	0.00	1815	06/29/2021	utilities - sprinkler
							2,510.70	**0.00**			

7411 - CG II AC Electric

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	905.59	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	576.19	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	746.21	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
							2,227.99	**0.00**			

7412 - CG II AC Internet & Phone

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-137968-01-9	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	213.00	0.00	1760	04/08/2021	Aquatic Center utilties
07707-137968-01-9	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Lara Lewis	2200	223.80	0.00	1821	06/29/2021	Suddenlink Bill paid by Lara Lewis credit card.. (reimbursement)
07707-137968-01-9	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	214.31	0.00	1825	06/29/2021	Suddenlink broadband bill (monthly)
							651.11	**0.00**			

7413 - CG II AC Sanitation Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	40.27	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	40.27	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	40.27	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
							120.81	**0.00**			

7414 - CG II AC Sprinkler

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.85	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	70.85	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	93.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
							183.30	**0.00**			

7415 - CG II AC Water & Sewage Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	36.09	0.00	1765	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	44.21	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-222780	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	206.61	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage
							286.91	**0.00**			

7421 - CG II EC Electric

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	355.30	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	306.29	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	376.96	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee -
							1,038.55	**0.00**			

7422 - CG II EC Internet & Telephone Expense

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-141141-01-5	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Lara Lewis	2200	411.93	0.00	1821	06/29/2021	Suddenlink Bill paid by Lara Lewis credit card.. (reimbursement)

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7423 - CG II EC Sanitation											
472523-223442	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee -
							181.20	**0.00**			
7424 - CG II EC Sprinkler											
472523-223442	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.85	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	67.60	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	93.60	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee -
							180.05	**0.00**			
7425 - CG II EC Water & Sewage											
472523-223442	04/28/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	43.27	0.00	1770	04/28/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage
472523-223442	05/27/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	61.46	0.00	1801	05/27/2021	utilities - electrical - sprinkler-water-sanitation-sewer-drainage

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	61.47	0.00	1814	06/29/2021	utilities - electrical - sprinkler - water - sanitation - sewer - drainage -roadway fee -
							166.20	**0.00**			
7451 - CG II AC Security System Expense											
126634	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1757	04/08/2021	Ageement Security Monitoring Aquatic and Event Center
128794	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1773	05/07/2021	Monthly Security Monitoring Aquatic & Event Center
130746	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1803	06/07/2021	Castlegate II Aquatic and Event Center monitoring
134419	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	DefTech AV	2200	481.17	0.00	1818	06/29/2021	Purchase new router for Aquatic Center including installation cost
133152	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1816	06/29/2021	Security monitoring Castlegate II Aquatic and Event center
							740.93	**0.00**			
7456 - CG II EC Fire Alarm Expense											
1061-F106111	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	American Fire Protection Group-College Station	2200	205.68	0.00	1756	04/08/2021	Dry system was turned off- Tech palced system back in service
7457 - CG II EC Security System Expense											
126634	04/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1757	04/08/2021	Ageement Security Monitoring Aquatic and Event Center
128794	05/05/2021	Castlegate II HOA		903 South Texas Ave College	CEO	2200	64.94	0.00	1773	05/07/2021	Monthly Security Monitoring

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							Aquatic & Event Center
130746	06/06/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1803	06/07/2021	Castlegate II Aquatic and Event Center monitoring
133152	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1816	06/29/2021	Security monitoring Castlegate II Aquatic and Event center
							259.76	**0.00**			
7603 - CG II Community Events											
000004	06/29/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Kona Ice of Bryan	2200	996.98	0.00	1829	06/30/2021	Kona Ice Experience Event + Additional Klassic Kona
7605 - CG II Postage & Mailing Expense											
7-414-25529	06/30/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Fed Ex	2200	27.75	0.00	1828	06/30/2021	FedEx Express Services postage
7702 - CG II Capital Improvement											
2563	05/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Ground Crew	2200	6,995.66	0.00	1779	05/07/2021	Irrigation was separated between Castlegate I and Castlegate II
7801 - CG II Bank Fees											
Creidt Card fee	05/03/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	19.95	0.00	drafted	05/03/2021	Credit card fee
PCI Fee Signapay	05/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	29.95	0.00	drafted	05/11/2021	Credit card fee
							49.90	**0.00**			
7855 - CG II Storage Expense											
Storage (ACH)	04/02/2021	Castlegate II HOA		903 South Texas Ave College	Tower Point Storage	2200	90.00	0.00	drafted	04/02/2021	Storage unit paid by bank account

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
ST-L4J2G7D4R4F7 type S	05/03/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Tower Point Storage	2200	90.00	0.00	drafted	05/03/2021	Storage Unit
							180.00	**0.00**			
Total							**375,703.41**	**83,000.00**			

Annual Budget - Comparative

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

As of: Jun 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Balance Forward	3,434.87	0.00
Homeowners Association Dues	2,400.00	0.00
Transfer Fee	105.00	0.00
Certified Letter Charge	6.96	0.00
CG II HOA INCOME		
CG II Transfer Fees	2,450.00	4,000.00
CG II Annual Dues		
CG II Builder Dues	9,004.82	20,000.00
CG II Homeowner Dues	451,698.06	472,800.00
Total CG II Annual Dues	**460,702.88**	**492,800.00**
CG II Deed Restriction Income		
CG II Cost of Collection	0.00	1,000.00
Miscellaneous Deed Restriction Incom	3,549.08	0.00
Total CG II Deed Restriction Income	**3,549.08**	**1,000.00**
CG II Finance Charges	1,454.34	0.00
Total CG II HOA INCOME	**468,156.30**	**497,800.00**
CG II AQUATIC CENTER INCOME		
CG II Aquatic Club Membership	21,900.00	30,000.00
Total CG II AQUATIC CENTER INCOME	**21,900.00**	**30,000.00**
CG II EVENT CENTER INCOME		
CG II EC Security Deposit	525.00	0.00
CG II EC Rental Income	5,675.00	30,000.00
CG II EC Cleaning Income	75.00	0.00
Total CG II EVENT CENTER INCOME	**6,275.00**	**30,000.00**
Utility Reimbursement	351.76	0.00
Total Operating Income	**502,629.89**	**557,800.00**
Expense		
Admin Fee / Credit card fee	19.95	0.00
CG II MANAGEMENT FEES		
CG II Management Fees	24,999.96	50,000.00
Total CG II MANAGEMENT FEES	**24,999.96**	**50,000.00**
CG II Loan Expense		
CG II Principal Payment	83,000.00	47,501.11
CG II Interest Payment	44,554.97	66,750.17
Total CG II Loan Expense	**127,554.97**	**114,251.28**
CGII DEED RESTRICTION EXPENSE		
CG II Cost of Collection	0.00	1,000.00
CG II EC Security Deposit Refund	375.00	0.00
CG II Rental Cancelation Refund	150.00	0.00
Total CGII DEED RESTRICTION EXPENSE	**525.00**	**1,000.00**

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	2,591.63	7,500.00
CG II Landscape & Turf Maintenance	45,166.24	85,000.00
CG II Tree Trimming & Removal	0.00	1,000.00
CG II Grounds Repairs & Maintenance	466.30	1,500.00
CG II Fountains & Lakes		
CG II Lake Dye	0.00	1,200.00
CG II Service & Maintenance	409.37	0.00
Total CG II Fountains & Lakes	**409.37**	**1,200.00**
CG II Event Center Maintenance		
CG II EC Irrigation Repair Expense	293.58	0.00
CG II EC Mulch	541.26	0.00
CG II EC Building Repairs & Maintenance	2,340.67	3,000.00
CG II EC Janitorial Expense	1,057.34	1,500.00
CG II EC Supplies Expense	0.00	1,500.00
CG II EC Landscaping	1,348.80	0.00
Total CG II Event Center Maintenance	**5,581.65**	**6,000.00**
CG II Aquatic Center Maintenance		
CG II AC Landscaping	2,549.28	0.00
CG II AC Repairs & Maintenance	8,755.35	10,000.00
CG II AC Janitorial Expense	1,032.22	4,500.00
CG II AC Supplies Expense	5,535.92	1,500.00
CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	4,188.04	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	2,580.62	7,500.00
Total CG II AC Pool Cleaning Expense	**6,768.66**	**22,500.00**
Total CG II Aquatic Center Maintenance	**24,641.43**	**38,500.00**
Total CG II GROUNDS MAINTENANCE EXPENSE	**78,856.62**	**140,700.00**
CG II Flags, Decorations and Signs	0.00	2,500.00
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	7,262.00	7,500.00
CG II General Liability Insurance	0.00	7,500.00
CG II Directors & Officers Insurance	0.00	1,750.00
CG II Flood Insurance	0.00	1,300.00
Total CG II INSURANCE EXPENSE	**7,262.00**	**18,050.00**
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	5,200.00	1,500.00
CG II Accounting Expense	0.00	1,000.00
Total CG II PROFESSIONAL EXPENSE	**5,200.00**	**2,500.00**
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	7,949.66	16,800.00
CG II Sprinkler Expense	3,816.60	25,500.00
CG II Water & Sewage Expense	275.30	8,750.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Aquatic Center Utilities		
CG II AC Electric	5,147.15	8,000.00
CG II AC Internet & Phone	1,456.86	2,600.00
CG II AC Sanitation Expense	286.33	0.00
CG II AC Sprinkler	269.10	1,000.00
CG II AC Water & Sewage Expense	1,125.15	1,000.00
Total CG II Aquatic Center Utilities	**8,284.59**	**12,600.00**
CG II Event Center Utilities		
CG II EC Electric	2,802.56	7,500.00
CG II EC Internet & Telephone Expense	799.46	2,000.00
CG II EC Sanitation	471.80	200.00
CG II EC Sprinkler	282.40	1,500.00
CG II EC Water & Sewage	344.88	1,500.00
Total CG II Event Center Utilities	**4,701.10**	**12,700.00**
CG II Alarm/Security Expenses		
CG II AC Security System Expense	1,038.59	1,800.00
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	1,937.82	1,000.00
CG II EC Security System Expense	454.58	1,200.00
Total CG II EC Security System Expense	**2,392.40**	**2,200.00**
Total CG II Alarm/Security Expenses	**3,430.99**	**4,000.00**
Total CG II UTILITIES EXPENSE	**28,458.24**	**80,350.00**
CG II OFFICE & ADMIN EXPENSE		
CG II Community Events	996.98	6,000.00
CG II Software Expense	112.96	640.00
CG II Postage & Mailing Expense	27.75	0.00
Total CG II OFFICE & ADMIN EXPENSE	**1,137.69**	**6,640.00**
CG II GENERAL EXPENSE		
CG II Capital Improvement	6,995.66	120,000.00
Total CG II GENERAL EXPENSE	**6,995.66**	**120,000.00**
CG II OTHER EXPENSES		
CG II Bank Fees	151.69	0.00
GCII Transfer to Reserve	0.00	20,000.00
CG II Storage Expense	450.00	1,080.00
Total CG II OTHER EXPENSES	**601.69**	**21,080.00**
Total Operating Expense	**281,611.78**	**557,171.28**
Total Operating Income	502,629.89	557,800.00
Total Operating Expense	281,611.78	557,171.28
NOI - Net Operating Income	**221,018.11**	**628.72**
Total Income	502,629.89	557,800.00
Total Expense	281,611.78	557,171.28
Net Income	**221,018.11**	**628.72**

Castlegate II Pool Update:

On June 9th, during a regular visual inspection by the Management Company, it was determined that there was an issue with the pool water, and there was algae present in a few areas of the pool. A call was immediately made to the pool maintenance company. After their inspection, they informed us that the pool was safe to use, that they had taken necessary steps to clean and clear the water, but they felt that a mid-week cleaning day was needed to help keep up with the high use and the rain. They informed us that the pool did not need to be closed at that time. The Board agreed to the added cleaning day, and we sent out a notice that the pool hours would change, effective the next day, June 10th.

When the pool re-opened on June 10th at 12:00, we immediately received a call from a non-resident member, who said that they owned a pool company, informing us that they did not think the water was safe. As is our normal practice, we immediately contacted a 3rd party to come in and test the water. That was done within the hour. The test, and their inspection, showed that while the water WAS in fact safe, there were other issues with the pool itself, the equipment, and water that could very quickly result in an unsafe condition. At that point, the decision was made to close the pool until the issues could be addressed. It was initially expected to just take a few days.

The pool maintenance company was let go, and a new company was hired. The new pool maintenance vendor also manages both Creek Meadows pools and has many years of experience with keeping private "non-commercial" pools operating at a commercial level.

Once the pool was closed and they started to drain it, over the next few hours and days there was a laundry list of things that were found to be either broken, in sub-standard condition, or simply not being done. There were things that the HOA had paid to have done that were not, and there were things that we were told were complete that were not done correctly and/or were not complete. And there were things that were inoperable or broken that the management company and the Board were never made aware of.

Now for the good news! We know that having the pool closed for two weeks during the middle of summer was a hardship. And for that, we do sincerely apologize. However, once many of these things were discovered, we did not have a choice but to have them corrected. And the water in the pool had reached a point of no return. It was not going to be possible to get the chemicals back under control without draining and cleaning the pool. Below is a list of the issues and what has been done, and what will be done over the next few months;

1.Water Chemical Stabilization – Done. Pool was drained and a light acid scrub was done to help get everything back in balance.

2. Auto-fill line broken – Done. New Auto-fill has been installed. (This explained the hose they kept putting in the water, but was not reported to us as being inoperable.)

3. Pressure gauge missing -Done. New gauge has been installed. (This allows them to see when the sand in the filter needs to be backwashed/cleaned. The gauge was never reported as missing.)

4. Chlorinator broken/insufficient – Done. Due to a supply shortage, a temporary second chlorinator has been installed to work with the one already there. The larger one is on order and will be installed as soon as we can get it. (A pool this large with this much use needs a commercial chlorinator. The one on

the pump was too small, and not functioning. Again, something that was never mentioned by the previous maintenance company.)

5. Large plaster crack – Done. The large crack on the south end of the pool was repaired.

6. Main drain cover in bottom of pool out of date – Done. (By law, the main drain cover must be replaced by the date on the cover to prevent possible cracking or breaking which could result in a very dangerous situation.)

7. Pool Lights – The previous maintenance company told us back in late April that the lights were all in, except for one that they could not get pulled through the conduit. Upon inspection, it was discovered that there were actually TWO lights not installed, and it was also determined that they had wired the new lights incorrectly to the same breaker that the pool pump was on. It is believed that this is what caused the pool pump breaker to trip, which shut the pool pump off for an undetermined amount of time, a few days before we had to shut it down. The last two lights are being pulled through, and an electrician will be installing two new breakers, specifically for the lights, which will leave the pool pump on its own dedicated breaker. We had to wait for him to pull a permit to complete the work, and that is now done, so we expect this to be done over the next week or so.

Items that are planned to be completed before next summer;

1. Re-Plaster – It was determined by the new maintenance company that the pool has never been replastered. The plaster in the pool is thin, and very rough, and is showing signs of age and failure. The Board has already agreed that a replaster will be done prior to the pool opening next summer.

2. Cracks in the skimmer baskets – This is something that the previous maintenance company told us about, and the Board agreed to have done before the pool opened. It was supposed to be done when they put in the new lights because they partially drained the pool. They invoiced us and the bill was paid. Upon inspection during the shut-down, it was determined that the work was never done. It will be completed when the replaster is done because the pool needs to be at least partially drained to do it. We will deduct the amount charged to us from the money still owed to the previous maintenance company.

Other Aquatic Center Open Issues:

Bathroom Doors – Door handles on both were malfunctioning last week. The locksmith advised that we switch to a pull bar, rather than a door handle, and a deadbolt is being placed in the hole, so that they can be locked during the off-season.

Aquatic Center Gate – Door handle being replaced with a commercial grade privacy lock.

Aquatic Center Lights (on turret) – The outside lights on the turret are not working. Bulbs were replaced with no success. When GW goes out to install new breakers and wire pool lights, they will troubleshoot to see what the issue is.

Bathroom Light (Men's) – Light flickering badly. Does not appear to be the bulb. Electrician is going to look at it while he is there.

Pool Furniture – Furniture is on backorder. Order was placed in April. We have checked with the supplier a few times, but no new update as of yet.