

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

May 6, 2021 @ 6PM

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes (Approved on 02/10/2021)**
- 4. Financial Report - Treasurer**
 - 2021 1st Quarter Financial Report
- 5. Management Report – Beal Properties**
 - Dues/Delinquency Status
 - Violation Report
 - o Clarification on Violations -Discussion with Board about adopting a Rules & Regulations document.
 - Property and Project Updates
 - o Event Center/Social Club
 - o Completed and Planned Projects
 - Upgrade Fire Suppression System at EC
 - Pool Repairs
 - Landscape at EC and AC
 - Wi-Fi at EC
 - Pool Furniture
 - o Presentation of Bids for Summer Projects
 - o Traffic on Victoria
 - o School Pick Up Parking - WSP and Hailes/Warkworth
 - o Egremont Court Street Repair Status Update
 - o Irrigation Issue with Castlegate
 - o Loan Refinance Update
 - o Pool Opening 2021
- 6. Committee Reports**
 - Landscape Committee - Thomas Woodfin
 - ACC Committee -
 - Social Committee - Beth Kimmel

7. Unfinished Business

- Lights on Greens Prairie
- Pond Clean Up
- Landscape Update Plan
- Monument Sign Repair

8. New Business

- Review bids for Landscape Maintenance Contract

Castlegate II HOA Board Meeting Minutes

January 21, 2021 6:00pm

-Meeting called to order at 6:05pm

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

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

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

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

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

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

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

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

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

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

Committee Reports – None provided

Project status

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

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

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

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

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

Discussion of bids provided for projects;

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

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

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

Unfinished Business:

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

New Business:

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

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

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

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

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Account Name

Operating Income & Expense

Income

Balance Forward

Homeowners Association Dues

Transfer Fee

Certified Letter Charge

CG II HOA INCOME

CG II Transfer Fees

CG II Annual Dues

CG II Builder Dues

CG II Homeowner Dues

Total CG II Annual Dues

CG II Finance Charges

Total CG II HOA INCOME

CG II AQUATIC CENTER INCOME

CG II Aquatic Club Membership

Total CG II AQUATIC CENTER INCOME

CG II EVENT CENTER INCOME

CG II EC Rental Income

Total CG II EVENT CENTER INCOME

Total Operating Income

Expense

Admin Fee / Credit card fee

CG II MANAGEMENT FEES

CG II Management Fees

Total CG II MANAGEMENT FEES

CG II Loan Expense

CG II Interest Payment

Total CG II Loan Expense

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Balance Forward	1,265.00	0.29	1,265.00	0.29
Homeowners Association Dues	2,400.00	0.56	2,400.00	0.56
Transfer Fee	35.00	0.01	35.00	0.01
Certified Letter Charge	6.96	0.00	6.96	0.00
CG II HOA INCOME				
CG II Transfer Fees	945.00	0.22	945.00	0.22
CG II Annual Dues				
CG II Builder Dues	4,415.96	1.02	4,415.96	1.02
CG II Homeowner Dues	414,717.47	96.05	414,717.47	96.05
Total CG II Annual Dues	419,133.43	97.08	419,133.43	97.08
CG II Finance Charges	371.10	0.09	371.10	0.09
Total CG II HOA INCOME	420,449.53	97.38	420,449.53	97.38
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	5,100.00	1.18	5,100.00	1.18
Total CG II AQUATIC CENTER INCOME	5,100.00	1.18	5,100.00	1.18
CG II EVENT CENTER INCOME				
CG II EC Rental Income	2,500.00	0.58	2,500.00	0.58
Total CG II EVENT CENTER INCOME	2,500.00	0.58	2,500.00	0.58
Total Operating Income	431,756.49	100.00	431,756.49	100.00
Expense				
Admin Fee / Credit card fee	19.95	0.00	19.95	0.00
CG II MANAGEMENT FEES				
CG II Management Fees	12,499.98	2.90	12,499.98	2.90
Total CG II MANAGEMENT FEES	12,499.98	2.90	12,499.98	2.90
CG II Loan Expense				
CG II Interest Payment	14,798.51	3.43	14,798.51	3.43
Total CG II Loan Expense	14,798.51	3.43	14,798.51	3.43

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	150.00	0.03	150.00	0.03
Total CGII DEED RESTRICTION EXPENSE	150.00	0.03	150.00	0.03
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	222.72	0.05	222.72	0.05
CG II Landscape & Turf Maintenance	19,356.96	4.48	19,356.96	4.48
CG II Grounds Repairs & Maintenance	466.30	0.11	466.30	0.11
CG II Event Center Maintenance				
CG II EC Irrigation Repair Expense	121.35	0.03	121.35	0.03
CG II EC Building Repairs & Maintenance	744.38	0.17	744.38	0.17
CG II EC Janitorial Expense	250.00	0.06	250.00	0.06
Total CG II Event Center Maintenance	1,115.73	0.26	1,115.73	0.26
CG II Aquatic Center Maintenance				
CG II AC Landscaping	784.81	0.18	784.81	0.18
CG II AC Repairs & Maintenance	5,633.78	1.30	5,633.78	1.30
CG II AC Pool Cleaning Expense				
CG II AC Winter Pool Cleaning & Chemical Expense	2,580.62	0.60	2,580.62	0.60
Total CG II AC Pool Cleaning Expense	2,580.62	0.60	2,580.62	0.60
Total CG II Aquatic Center Maintenance	8,999.21	2.08	8,999.21	2.08
Total CG II GROUNDS MAINTENANCE EXPENSE	30,160.92	6.99	30,160.92	6.99
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	175.00	0.04	175.00	0.04
Total CG II PROFESSIONAL EXPENSE	175.00	0.04	175.00	0.04
CG II UTILITIES EXPENSE				
CG II Electric	4,818.93	1.12	4,818.93	1.12
CG II Sprinkler Expense	1,305.90	0.30	1,305.90	0.30
CG II Water & Sewage Expense	275.30	0.06	275.30	0.06
CG II Aquatic Center Utilities				
CG II AC Electric	2,919.16	0.68	2,919.16	0.68
CG II AC Internet & Phone	805.75	0.19	805.75	0.19
CG II AC Sanitation Expense	165.52	0.04	165.52	0.04
CG II AC Sprinkler	85.80	0.02	85.80	0.02
CG II AC Water & Sewage Expense	838.24	0.19	838.24	0.19

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CG II Aquatic Center Utilities	4,814.47	1.12	4,814.47	1.12
CG II Event Center Utilities				
CG II EC Electric	1,764.01	0.41	1,764.01	0.41
CG II EC Internet & Telephone Expense	387.53	0.09	387.53	0.09
CG II EC Sanitation	290.60	0.07	290.60	0.07
CG II EC Sprinkler	102.35	0.02	102.35	0.02
CG II EC Water & Sewage	178.68	0.04	178.68	0.04
Total CG II Event Center Utilities	2,723.17	0.63	2,723.17	0.63
CG II Alarm/Security Expenses				
CG II AC Security System Expense	297.66	0.07	297.66	0.07
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	1,732.14	0.40	1,732.14	0.40
CG II EC Security System Expense	194.82	0.05	194.82	0.05
Total CG II EC Security System Expense	1,926.96	0.45	1,926.96	0.45
Total CG II Alarm/Security Expenses	2,224.62	0.52	2,224.62	0.52
Total CG II UTILITIES EXPENSE	16,162.39	3.74	16,162.39	3.74
CG II OFFICE & ADMIN EXPENSE				
CG II Software Expense	112.96	0.03	112.96	0.03
Total CG II OFFICE & ADMIN EXPENSE	112.96	0.03	112.96	0.03
CG II OTHER EXPENSES				
CG II Bank Fees	51.90	0.01	51.90	0.01
CG II Storage Expense	270.00	0.06	270.00	0.06
Total CG II OTHER EXPENSES	321.90	0.07	321.90	0.07
Total Operating Expense	74,401.61	17.23	74,401.61	17.23
NOI - Net Operating Income	357,354.88	82.77	357,354.88	82.77
Total Income	431,756.49	100.00	431,756.49	100.00
Total Expense	74,401.61	17.23	74,401.61	17.23
Net Income	357,354.88	82.77	357,354.88	82.77
Cash Flow	357,354.88		357,354.88	

Cash Flow

Account Name
Beginning Cash
Beginning Cash + Cash Flow
Actual Ending Cash

	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
	42,050.04		42,050.04	
	399,404.92		399,404.92	
	387,382.13		387,382.13	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	03/09/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	6.96	6.96			Certified Letter Charge for 03/2021
5111 - CG II Builder Dues											
	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840		2200	300.00	0.00	1753	03/31/2021	Dues Overpayment
	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840		2200	300.00	0.00	1754	03/31/2021	Dues Overpayment
							600.00	0.00			
7101 - CG II Management Fees											
January 2021 Management Fee	01/18/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1720	01/18/2021	January 2021 Management Fee
February 2021 Management Fee	02/19/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1735	02/19/2021	February 2021 Management Fee
	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	4,166.66	0.00	1738	03/09/2021	March 2021
							12,499.98	0.00			
7112 - CG II Interest Payment											
Monthly Interest	02/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First National Bank	2200	7,775.49	0.00	drafted from bank account	02/01/2021	Monthly Loan Interest
Monthly interest	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	7,023.02	0.00	drafted	03/01/2021	Monthly Loan Interest
							14,798.51	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											
Event Center Deposit Refund for October	01/04/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Salim Noorani	2200	150.00	0.00	1706	01/04/2021	Deposit Refund - EC Rental Noorani
7131 - CG II Irrigation Repair											
32761	02/02/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	113.39	0.00	1727	02/04/2021	Victoria Station #22
33261	03/08/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	109.33	0.00	1741	03/09/2021	Odell Station #4
							222.72	0.00			
7132 - CG II Landscape & Turf Maintenance											
33059	01/05/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1711	01/07/2021	
33144	01/15/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1715	01/18/2021	
33212	02/11/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	6,452.32	0.00	1731	02/19/2021	Monthly Landscape
							19,356.96	0.00			
7135 - CG II Grounds Repairs & Maintenance											
33127	01/05/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	173.20	0.00	1711	01/07/2021	Clean Dirt and Grass from Pond Bulkhead Wall
12320	02/02/ 2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Constant Current Electric	2200	293.10	0.00	1726	02/04/2021	Landscape Lighting Replace Timer
							466.30	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7151 - CG II EC Irrigation Repair Expense											
33305	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	121.35	0.00	1752	03/31/2021	Repair Backflow - Freeze Damage
7154 - CG II EC Building Repairs & Maintenance											
2072	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Robert Walker	2200	45.00	0.00	1712	01/07/2021	Install Drop Box at Event Center
6317	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	David Kitchens	2200	162.38	0.00	1728	02/04/2021	Pest Control
10534	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	The Clean Up Crew	2200	537.00	0.00	1743	03/09/2021	Replace Light Bulbs Inside and Out
7155 - CG II EC Janitorial Expense											
0000159	01/14/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Hudson	2200	125.00	0.00	1718	01/18/2021	Monthly Deep Clean
0000162	03/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Jessica Hudson	2200	125.00	0.00	1742	03/09/2021	Event Center Monthly Cleaning
7162 - CG II AC Landscaping											
33331	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Greener Images	2200	784.81	0.00	1752	03/31/2021	Trim Palm Trees After Freeze
7164 - CG II AC Repairs & Maintenance											
13079	01/21/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	American Leak Detection	2200	750.00	0.00	1721	01/25/2021	Pool Leak Inspection
1546	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	4,838.78	0.00	1729	02/04/2021	Pool Leak Repair

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2134	03/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Robert Walker	2200	45.00	0.00	1744	03/09/2021	Winterize for Ice Storm
							5,633.78	0.00			
7169 - CG II AC Winter Pool Cleaning & Chemical Expense											
1425	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	649.50	0.00	1713	01/07/2021	Monthly Cleaning and Chemicals
1508	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	924.44	0.00	1729	02/04/2021	Monthly Cleaning and Chemicals
1616	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Water Project Pool & Spa Services	2200	1,006.68	0.00	1745	03/09/2021	Monthly Cleaning and Chemicals
							2,580.62	0.00			
7181 - CG II Legal Expense											
44284	02/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	150.00	0.00	1732	02/19/2021	CGII/CG Irrigation Issue - Opinion
	03/09/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Secretary of State	2200	25.00	0.00	1746	03/09/2021	SOS Filing - Certificate of Amendment
							175.00	0.00			
7401 - CG II Electric											
472523-231898	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.50	0.00	1708	01/07/2021	2458 Stone Castle
472523-223964	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1708	01/07/2021	4198 WSP
472523-220964	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	945.68	0.00	1707	01/07/2021	4298 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	01/05/2021	Castlegate II HOA		Station, TX 77840	College Station Utilities	2200	12.31	0.00	1707	01/07/2021	3330 GP Road
472523-233106	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	90.32	0.00	1707	01/07/2021	3340 GP Road
472523-242946	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	25.29	0.00	1716	01/18/2021	4208 Wallaceshire
472523-237082	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.50	0.00	1716	01/18/2021	4145 Downton Abbey
472523-232334	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1716	01/18/2021	4301 Egremont
472523-231906	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1716	01/18/2021	4413 Toddington
472523-231904	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.75	0.00	1716	01/18/2021	2525 Kimbolton
472523-231902	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.35	0.00	1714	01/18/2021	2609 Kimbolton
472523-231896	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.65	0.00	1714	01/18/2021	4007 Muncaster
472523-225398	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.21	0.00	1714	01/18/2021	6090 Victoria
472523-224660	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.50	0.00	1714	01/18/2021	4150 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-221242	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	56.98	0.00	1716	01/18/2021	4200 WSP
472523-233106	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	102.01	0.00	1730	02/04/2021	3340 GP Road
472523-219762	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.46	0.00	1730	02/04/2021	3330 GP Road
472523-220964	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	1,059.37	0.00	1730	02/04/2021	4298 WSP
472523-223964	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	20.60	0.00	1725	02/04/2021	4198 WSP
472523-231898	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.65	0.00	1725	02/04/2021	2458 Stone Castle
472523-242946	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.48	0.00	1736	02/23/2021	4208 Wallaceshire
472523-237082	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	4145 Downton Abbey
472523-232334	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	4301 Egremont
472523-231906	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1736	02/23/2021	4413 Toddington
472523-231904	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.90	0.00	1736	02/23/2021	2525 Kimbolton
472523-231902	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.35	0.00	1736	02/23/2021	2609 Kimbolton

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231896	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1737	02/23/2021	4007 Muncaster
472523-225398	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	27.25	0.00	1737	02/23/2021	6090 Victoria
472523-224660	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1737	02/23/2021	4150 WSP
472523-221242	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	50.95	0.00	1737	02/23/2021	4200 WSP
472523-231898	03/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1740	03/09/2021	2458 Stone Castle
472523-220964	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	884.36	0.00	1749	03/11/2021	4298 WSP
472523-219762	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.02	0.00	1749	03/11/2021	3330 GP Road
472523-233106	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	90.93	0.00	1749	03/11/2021	3340 GP Road
472523-223964	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	9.90	0.00	1749	03/11/2021	4198 WSP
472523-242946	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	26.78	0.00	1751	03/31/2021	4208 Wallaceshire
472523-237082	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.50	0.00	1751	03/31/2021	4145 Downton Abbey

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-232334	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.20	0.00	1751	03/31/2021	4301 Egremont
472523-231906	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.50	0.00	1751	03/31/2021	4413 Toddington
472523-231904	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	0.00	0.00			2525 Kimbolton
472523-231902	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.05	0.00	1751	03/31/2021	2609 Kimbolton
472523-231896	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.05	0.00	1751	03/31/2021	4007 Muncaster
472523-225398	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	32.54	0.00	1751	03/31/2021	6090 Victoria
472523-224660	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	13.35	0.00	1751	03/31/2021	4150 WSP
472523-221242	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	53.68	0.00	1751	03/31/2021	4200 WSP
472523-233106	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	119.76	0.00	1751	03/31/2021	3340 GP Road
472523-220964	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	846.53	0.00	1751	03/31/2021	4298 WSP
472523-219762	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.02	0.00	1751	03/31/2021	3330 GP Road
472523-223964	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	10.05	0.00	1751	03/31/2021	4198 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7402 - CG II Sprinkler Expense											
472523-231898	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	159.70	0.00	1708	01/07/2021	2458 Stone Castle
472523-223964	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	94.70	0.00	1708	01/07/2021	4198 WSP
472523-220964	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	211.70	0.00	1707	01/07/2021	4298 WSP
472523-219762	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1707	01/07/2021	3330 GP Road
472523-236222	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	22.15	0.00	1707	01/07/2021	4399 Etonbury
472523-237082	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1716	01/18/2021	4145 Downton Abbey
472523-231906	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1716	01/18/2021	4413 Toddington
472523-231904	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1716	01/18/2021	2525 Kimbolton
472523-231902	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	2609 Kimbolton
472523-231896	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4007 Muncaster

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-225400	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1714	01/18/2021	6091 Victoria
472523-225398	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1714	01/18/2021	6090 Victoria
472523-224660	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4150 WSP
472523-223004	01/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1714	01/18/2021	4601 Tonbridge
472523-236222	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.40	0.00	1730	02/04/2021	4399 Etonbury
472523-219762	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1730	02/04/2021	3330 GP Road
472523-220964	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1730	02/04/2021	4298 WSP
472523-223964	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1725	02/04/2021	4198 WSP
472523-231898	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1725	02/04/2021	2458 Stone Castle
472523-237082	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1736	02/23/2021	4145 Downton Abbey
472523-231906	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	4413 Toddington
472523-231904	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	2525 Kimbolton

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231902	02/22/2021	Castlegate II HOA		Station, TX 77840	College Station Utilities	2200	15.60	0.00	1736	02/23/2021	2609 Kimbolton
472523-231896	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4007 Muncaster
472523-225400	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1737	02/23/2021	6091 Victoria
472523-225398	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1737	02/23/2021	6090 Victoria
472523-224660	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4150 WSP
472523-223004	02/22/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1737	02/23/2021	4601 Tonbridge
472523-231898	03/08/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1740	03/09/2021	2458 Stone Castle
472523-220964	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1749	03/11/2021	4298 WSP
472523-219762	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1747	03/11/2021	3330 GP Road
472523-236222	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1749	03/11/2021	4399 Etonbury
472523-223964	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1749	03/11/2021	4198 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-237082	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	4145 Downton Abbey
472523-231906	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	4413 Toddington
472523-231904	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	28.35	0.00	1751	03/31/2021	2525 Kimbolton
472523-231902	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	2609 Kimbolton
472523-231896	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	4007 Muncaster
472523-225400	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	26.20	0.00	1751	03/31/2021	6091 Victoria
472523-225398	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	23.20	0.00	1751	03/31/2021	6090 Victoria
472523-224660	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	38.35	0.00	1751	03/31/2021	4150 WSP
472523-223004	03/23/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	24.10	0.00	1751	03/31/2021	4601 Tonbridge
472523-236222	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	4399 Etonbury
472523-220964	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	54.75	0.00	1751	03/31/2021	4298 WSP
472523-219762	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1751	03/31/2021	3330 GP Road

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	29.70	0.00	1751	03/31/2021	4198 WSP
7403 - CG II Water & Sewage Expense							1,305.90	0.00			
472523-233106	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	12.40	0.00	1707	01/07/2021	3340 GP Road
472523-233106	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.45	0.00	1730	02/04/2021	3340 GP Road
472523-233106	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.45	0.00	1749	03/11/2021	3340 GP Road
472523-233106	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	232.00	0.00	1751	03/31/2021	3340 GP Road
							275.30	0.00			
7411 - CG II AC Electric											
472523-222780	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	787.88	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	895.22	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-222780	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	449.47	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-222780	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	786.59	0.00	1751	03/31/2021	Aquatic Center Utilities
							2,919.16	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7412 - CG II AC Internet & Phone											
07707-137968-01-901/14/	2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	196.83	0.00	1717	01/18/2021	Aquatic Center Utilities
07707-137968-01-902/11/	2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	197.96	0.00	1733	02/19/2021	Aquatic Center Utilities
07707-137968-01-903/11/	2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	197.96	0.00	1748	03/11/2021	Aquatic Center Utilities
07707-137968-01-903/31/	2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	SuddenLink	2200	213.00	0.00	1755	03/31/2021	Aquatic Center Utilities
							805.75	0.00			
7413 - CG II AC Sanitation Expense											
472523-222780	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	42.49	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	42.49	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-222780	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	40.27	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-222780	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	40.27	0.00	1751	03/31/2021	Aquatic Center Utilities
							165.52	0.00			
7414 - CG II AC Sprinkler											
472523-222780	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	54.60	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1747	03/11/2021	Aquatic Center Utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1751	03/31/2021	Aquatic Center Utilities
7415 - CG II AC Water & Sewage Expense											
472523-222780	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	244.99	0.00	1708	01/07/2021	Aquatic Center Utilities
472523-222780	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	41.99	0.00	1725	02/04/2021	Aquatic Center Utilities
472523-222780	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	515.17	0.00	1747	03/11/2021	Aquatic Center Utilities
472523-222780	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	36.09	0.00	1751	03/31/2021	Aquatic Center Utilities
							838.24	0.00			
7421 - CG II EC Electric											
472523-223442	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	357.03	0.00	1707	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	418.43	0.00	1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	457.56	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	530.99	0.00	1751	03/31/2021	Event Center Utilities
							1,764.01	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7422 - CG II EC Internet & Telephone Expense											
07707-141141-01-501/14/	2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	SuddenLink	2200	120.11	0.00	1719	01/18/2021	Event Center Utilities
07707-141141-01-502/18/	2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	SuddenLink	2200	130.11	0.00	1734	02/19/2021	Event Center Utilities
07707-141141-01-503/15/	2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	SuddenLink	2200	137.31	0.00	1755	03/31/2021	Monthly Utility Bill
							387.53	0.00			
7423 - CG II EC Sanitation											
472523-223442	01/05/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	91.20	0.00	1707	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/11/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.20	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	60.40	0.00	1751	03/31/2021	Event Center Utilities
							290.60	0.00			
7424 - CG II EC Sprinkler											
472523-223442	01/05/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	18.85	0.00	1708	01/07/2021	Event Center Utilities
472523-223442	03/11/2021	Castlegate II	HOA	903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	15.60	0.00	1747	03/11/2021	Event Center Utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	67.90	0.00	1751	03/31/2021	Event Center Utilities
7425 - CG II EC Water & Sewage							102.35	0.00			
472523-223442	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	30.67	0.00	1708	01/07/2021	Event Center Utilities
472523-223442	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	43.27	0.00	1725	02/04/2021	Event Center Utilities
472523-223442	03/11/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	43.27	0.00	1747	03/11/2021	Event Center Utilities
472523-223442	03/31/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	College Station Utilities	2200	61.47	0.00	1751	03/31/2021	Event Center Utilities
							178.68	0.00			
7451 - CG II AC Security System Expense											
119315	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1710	01/07/2021	Security Alarm Monitoring
121531	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1724	02/04/2021	Security Alarm Monitoring
124233	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1739	03/09/2021	Security Alarm Monitoring
125408	03/15/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	102.84	0.00	1750	03/31/2021	Alarm Inspection - Error Code
							297.66	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7456 - CG II EC Fire Alarm Expense											
R29998	01/25/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	American Fire Protection Group-College Station	2200	720.00	0.00	1722	01/25/2021	Annual Monitoring Contract
1061-F089137	02/04/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	American Fire Protection Group-College Station	2200	1,012.14	0.00	1723	02/04/2021	Five Year System Test
							1,732.14	0.00			
7457 - CG II EC Security System Expense											
119315	01/05/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1710	01/07/2021	Security Alarm Monitoring
121531	02/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1724	02/04/2021	Security Alarm Monitoring
124233	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	CEO	2200	64.94	0.00	1739	03/09/2021	Security Alarm Monitoring
							194.82	0.00			
7604 - CG II Software Expense											
205037311	01/07/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Beal Properties	2200	112.96	0.00	1709	01/07/2021	Go Daddy Renewal - Domain and Email
7801 - CG II Bank Fees											
CC Merch Fees	02/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	19.95	0.00	drafted from bank account	02/01/2021	CC Merch Fees
Credit card merchant fee	03/01/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	First Financial Bank	2200	19.95	0.00	drafted	03/02/2021	Credit card merchant fee
							39.90	0.00			
7855 - CG II Storage Expense											
Storage (ACH)	01/04/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Tower Point Storage	2200	90.00	0.00	drafted	01/04/2021	Storage Unit

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Monthly Storage Fee	02/02/2021	Castlegate II HOA		Station, TX 77840	Tower Point Storage	2200	90.00	0.00	Drafted	02/02/2021	Storage Unit
monthly storage fee	03/02/2021	Castlegate II HOA		903 South Texas Ave College Station, TX 77840	Tower Point Storage	2200	90.00	0.00	drafted	03/02/2021	monthly storage fee
Total							270.00	0.00			
							74,976.62	6.96			

Annual Budget - Comparative

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

As of: Mar 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Balance Forward	1,265.00	0.00
Homeowners Association Dues	2,400.00	0.00
Transfer Fee	35.00	0.00
Certified Letter Charge	6.96	0.00
CG II HOA INCOME		
CG II Transfer Fees	945.00	4,000.00
CG II Annual Dues		
CG II Builder Dues	4,415.96	20,000.00
CG II Homeowner Dues	414,717.47	472,800.00
Total CG II Annual Dues	419,133.43	492,800.00
CG II Deed Restriction Income		
CG II Cost of Collection	0.00	1,000.00
Total CG II Deed Restriction Income	0.00	1,000.00
CG II Finance Charges	371.10	0.00
Total CG II HOA INCOME	420,449.53	497,800.00
CG II AQUATIC CENTER INCOME		
CG II Aquatic Club Membership	5,100.00	30,000.00
Total CG II AQUATIC CENTER INCOME	5,100.00	30,000.00
CG II EVENT CENTER INCOME		
CG II EC Rental Income	2,500.00	30,000.00
Total CG II EVENT CENTER INCOME	2,500.00	30,000.00
Total Operating Income	431,756.49	557,800.00
Expense		
Admin Fee / Credit card fee	19.95	0.00
CG II MANAGEMENT FEES		
CG II Management Fees	12,499.98	50,000.00
Total CG II MANAGEMENT FEES	12,499.98	50,000.00
CG II Loan Expense		
CG II Principal Payment	0.00	47,501.11
CG II Interest Payment	14,798.51	66,750.17
Total CG II Loan Expense	14,798.51	114,251.28
CGII DEED RESTRICTION EXPENSE		
CG II Cost of Collection	0.00	1,000.00
CG II EC Security Deposit Refund	150.00	0.00
Total CGII DEED RESTRICTION EXPENSE	150.00	1,000.00
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	222.72	7,500.00
CG II Landscape & Turf Maintenance	19,356.96	85,000.00
CG II Tree Trimming & Removal	0.00	1,000.00
CG II Grounds Repairs & Maintenance	466.30	1,500.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Fountains & Lakes		
CG II Lake Dye	0.00	1,200.00
Total CG II Fountains & Lakes	0.00	1,200.00
CG II Event Center Maintenance		
CG II EC Irrigation Repair Expense	121.35	0.00
CG II EC Building Repairs & Maintenance	744.38	3,000.00
CG II EC Janitorial Expense	250.00	1,500.00
CG II EC Supplies Expense	0.00	1,500.00
Total CG II Event Center Maintenance	1,115.73	6,000.00
CG II Aquatic Center Maintenance		
CG II AC Landscaping	784.81	0.00
CG II AC Repairs & Maintenance	5,633.78	10,000.00
CG II AC Janitorial Expense	0.00	4,500.00
CG II AC Supplies Expense	0.00	1,500.00
CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	0.00	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	2,580.62	7,500.00
Total CG II AC Pool Cleaning Expense	2,580.62	22,500.00
Total CG II Aquatic Center Maintenance	8,999.21	38,500.00
Total CG II GROUNDS MAINTENANCE EXPENSE	30,160.92	140,700.00
CG II Flags, Decorations and Signs	0.00	2,500.00
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	0.00	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	0.00	18,050.00
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	175.00	1,500.00
CG II Accounting Expense	0.00	1,000.00
Total CG II PROFESSIONAL EXPENSE	175.00	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	4,818.93	16,800.00
CG II Sprinkler Expense	1,305.90	25,500.00
CG II Water & Sewage Expense	275.30	8,750.00
CG II Aquatic Center Utilities		
CG II AC Electric	2,919.16	8,000.00
CG II AC Internet & Phone	805.75	2,600.00
CG II AC Sanitation Expense	165.52	0.00
CG II AC Sprinkler	85.80	1,000.00
CG II AC Water & Sewage Expense	838.24	1,000.00
Total CG II Aquatic Center Utilities	4,814.47	12,600.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Event Center Utilities		
CG II EC Electric	1,764.01	7,500.00
CG II EC Internet & Telephone Expense	387.53	2,000.00
CG II EC Sanitation	290.60	200.00
CG II EC Sprinkler	102.35	1,500.00
CG II EC Water & Sewage	178.68	1,500.00
Total CG II Event Center Utilities	2,723.17	12,700.00
CG II Alarm/Security Expenses		
CG II AC Security System Expense	297.66	1,800.00
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	1,732.14	1,000.00
CG II EC Security System Expense	194.82	1,200.00
Total CG II EC Security System Expense	1,926.96	2,200.00
Total CG II Alarm/Security Expenses	2,224.62	4,000.00
Total CG II UTILITIES EXPENSE	16,162.39	80,350.00
CG II OFFICE & ADMIN EXPENSE		
CG II Community Events	0.00	6,000.00
CG II Software Expense	112.96	640.00
Total CG II OFFICE & ADMIN EXPENSE	112.96	6,640.00
CG II GENERAL EXPENSE		
CG II Capital Improvement	0.00	120,000.00
Total CG II GENERAL EXPENSE	0.00	120,000.00
CG II OTHER EXPENSES		
CG II Bank Fees	51.90	0.00
GCI Transfer to Reserve	0.00	20,000.00
CG II Storage Expense	270.00	1,080.00
Total CG II OTHER EXPENSES	321.90	21,080.00
Total Operating Expense	74,401.61	557,171.28
Total Operating Income	431,756.49	557,800.00
Total Operating Expense	74,401.61	557,171.28
NOI - Net Operating Income	357,354.88	628.72
Total Income	431,756.49	557,800.00
Total Expense	74,401.61	557,171.28
Net Income	357,354.88	628.72



903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

May 6, 2021

Castlegate II Management Report

Delinquency Report: As of today, there are 64 accounts with a past due balance. 51 of those with balances of \$20 or more. Total outstanding is \$29,731.37, including interest. We have been making calls and sending statements and letters. Three accounts have been turned over to the HOA's attorney for further action, several others have made payment arrangements. We have found several accounts that were still in a previous owner's name, most sold between June and October of 2020. As we find those, we are correcting and contacting the new owners to secure payment.

Violation Report: 45 current active violations. Property drives are occurring every 2 weeks at this time.

Architectural Control Committee: Projects submitted: 12 Approved, 1 denied

Social Committee: See meeting minutes.

Landscape Committee: See meeting minutes.

Future Meeting Dates:

July 22, 2021	6:00pm
October 12, 2021	6:00pm (Annual Meeting of Members)
October 21, 2021	6:00pm

*Dates are tentative and subject to change

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