

**HOMEOWNERS' ASSOCIATION OF CASTLEGATE II, INC.**

**CERTIFICATE OF CORPORATE RESOLUTIONS**

**LEVY OF ADDITIONAL ASSESSMENT**

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Date of Adoption: March 1, 2022

We, the Directors of Homeowners' Association of Castlegate II, Inc., a Texas non-profit corporation (the "Association"), certify that we, in coordination with the Association's managing agents, have custody of the records of the Association and that we are authorized to execute and deliver this certificate of corporate resolutions on behalf of the Association.

We further certify that the resolutions below were duly adopted as of the Date of Adoption by unanimous vote of the directors of the Association at a duly-noticed meeting of the board of directors that was open to the Association's members. The resolutions have not been amended, modified, or rescinded and are now in full force and effect.

Following are the resolution(s) adopted by the Association on the Date of Adoption:

WHEREAS, the Association and its board of directors were granted certain authority and powers in the Eighth Amended and Restated Declaration of Covenants, Conditions and Restrictions of Castlegate II and Addition of Land, recorded on March 21, 2017, under Brazos County Clerk's Document No. 2017-1292206 (the "Declaration");

WHEREAS, Article VII, Section 7.03 of the Declaration provides, in pertinent part, as follows:

*If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association ... or in such manner as the Board may designate in its sole and absolute discretion;*

WHEREAS, the board of directors of the Association, after reviewing the financial condition of the Association from year to date in 2022, and in consideration of the expenses the Association will likely incur through the end of 2022, has determined that the sums collected thus far in 2022 will be inadequate; and

WHEREAS, in order to insure the operation of the Association through the end of 2022, the board of directors desires to levy an additional regular Assessment, pursuant to its authority under the Declaration, is described herein above;

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. The board of directors, after reviewing the financial condition of the Association from year to date in 2022, and in consideration of the expenses the Association will likely

incur through the end of 2022, has determined that the sums collected thus far in 2022 will be inadequate.

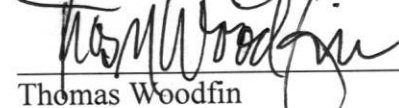
2. The Association hereby levies an additional Assessment for 2022 in the total amount of \$189,900.00 which Assessment, pursuant to Article 7 of the Declaration, shall be and is hereby assessed each Lot on a uniform basis, in the amount of **\$225.00 per Lot** (the "Additional Assessment")
3. The Additional Assessment hereby levied shall be due and payable by each Owner to the Association by April 15, 2022. Payment may be made to the Association by mailing said payment to the Association at 3363 University Dr. E., Suite 215, Bryan, TX 77802, Attention: Lara Lewis, paying in person at the same address, or paying via electronic means at [www.bealbcshoa.com](http://www.bealbcshoa.com).

  
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Melissa Lewis

3/1/22  
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Date

  
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Thomas Woodfin

3-1-22  
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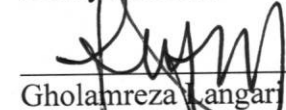
Date

  
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Delwyn Hocker

March 1, 2022  
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Date

  
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Gholamreza Langari

3/2/2022  
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Date

  
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Suleiman Obeidat

3/1/2022  
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Date

[THIS RESOLUTION MAY BE EXECUTED IN MULTIPLE COUNTERPARTS]

**2022 Budget - Amended 03.01.2022**  
 Owner's Association of CASTLEGATE II, Inc.  
*Approved by Board on 03.01.2022*

**3.1.22 Amended Budget**

**INCOME**

HOA Income	
Transfer Fees	4,000.00
Annual Dues	
Builder Dues	13,500.00
Homeowner Dues	479,400.00
Additional Assessment 3.1.22	189,900.00
<b>Total Annual Dues</b>	<b>686,800.00</b>
Deed Restriction Income	
Cost of Collection	1,000.00
Finance Charge Income	1,500.00
<b>Total Deed Restriction Income</b>	<b>2,500.00</b>
<b>Total HOA Income</b>	<b>689,300.00</b>
Aquatic Center Income	
Aquatic Club Membership	30,000.00
<b>Total Aquatic Center Income</b>	<b>30,000.00</b>
Event Center	
EC Rental Income	15,000.00
<b>Total Event Center</b>	<b>15,000.00</b>
<b>TOTAL INCOME</b>	<b>734,300.00</b>

**EXPENSE**

Mgmt/Assoc. Service Fees	
Management Fees	50,640.00
EC Management Fees	3,000.00
Club Management	0.00
<b>Total Mgmt/Assoc. Service Fees</b>	<b>53,640.00</b>
Deed Restriction Expense	
Cost of Collection	1,000.00
Security Deposit Refund	300.00
Rental Cancellation Refund	500.00
Liens Filed/Legal Collection	150.00
Violation Enforcement	150.00
<b>Total Deed Restriction Expense</b>	<b>2,100.00</b>
Grounds Maintenance	
Irrigation Repair	7,500.00
Landscape & Turf Maintenance	80,500.00
Tree Trimming & Removal	1,000.00
Repairs & Maintenance	6,500.00
Pond Service and Maintenance	900.00
<b>Total Grounds Maintenance Expense</b>	<b>96,400.00</b>
EC Maintenance	
Repairs & Maintenance (EC)	3,000.00

Janitorial (EC)	2,000.00
Event Center Supplies	1,000.00
<b>Total EC Maintenance</b>	<b>6,000.00</b>
AC Maintenance	
Repairs & Maintenance (AC)	150,000.00
Janitorial (AC)	3,500.00
Aquatic Center Supplies	1,500.00
Pool Cleaning	
Summer Pool Cleaning	15,000.00
Winter Pool Cleaning	5,000.00
<b>Total AC Maintenance</b>	<b>175,000.00</b>
Insurance Expense	
Commercial Property	7,500.00
General Liability	2,500.00
Directors & Officers	2,000.00
Workers Compensation	0.00
<b>Total Insurance Expense</b>	<b>12,000.00</b>
Legal and Other Professional Fees	
Accounting Fees	1,000.00
Legal Fees	185,000.00
<b>Total Legal and Other Professional Fees</b>	<b>186,000.00</b>
Taxes Expense	
Property Taxes	100.00
<b>Total Taxes Expense</b>	<b>100.00</b>
Utilities Expense	
Electric	15,000.00
Sprinkler	15,000.00
Sewage	500.00
General Property Utilities	<u>30,500.00</u>
Aquatic Center Utilities	
Electric (AC)	8,000.00
Internet & Phone (AC)	2,000.00
Sanitation (AC)	500.00
Sprinkler (AC)	750.00
Water & Sewage (AC)	3,000.00
Total Aquatic Center Utilities	<u>14,250.00</u>
Event Center Utilities	
Electric (EC)	4,000.00
Internet & Telephone (EC)	2,000.00
Sanitation (EC)	700.00
Sprinkler (EC)	750.00
Water & Sewage (EC)	750.00
Total Event Center Utilities	<u>8,200.00</u>
<b>Total Utilities Expense</b>	<b>52,950.00</b>
Alarm/Security	
Aquatic Security System	1,800.00
Event Center Alarm/Security	

Event Center Fire Alarm	1,500.00
Event Center Security System	1,000.00
Total Event Center Alarm/Security	<u>2,500.00</u>
<b>Total Alarm/Security</b>	<b>4,300.00</b>
Other Expense	
Meeting Expense	500.00
Community Events	2,000.00
Software	300.00
Postage & Mail Out	2,200.00
Flags, Decorations, Signs	2,500.00
Bank Fees	0.00
Storage/Rental Expenses	0.00
Transfer to Reserve	0.00
<b>Total Other Expenses</b>	<b>7,500.00</b>
Debt Service (Principal)	83,000.00
Interest Expense	47,000.00
<b>TOTAL EXPENSE</b>	<b><u>725,990.00</u></b>
<b>NET INCOME</b>	<b><u>8,310.00</u></b>