

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

**Thursday, April 20, 2023
6:00PM at the Event Center**

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
 - 2023 1st Quarter Financial Report
- 5. Management Report – Beal Properties**
 - Dues/Delinquency Status
 - Violation Report
 - Property and Project Updates
- 6. Committee Reports**
 - Landscape Committee
 - ACC Committee
 - Social Committee
- 7. Unfinished Business**
 - Pool Repairs
 - Update on Lawsuit
 - Greens Prairie Road Project
- 8. New Business**
 - Pool Opening

9. Adjourn

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

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

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

CASTLEGATE II HOA BOARD MEETING MINUTES (DRAFT)

February 2, 2023

Castlegate II Events Center

1. **Call to Order** – HOA President Melissa Lewis 6:06 pm
2. **Roll Call** – quorum established with all 5 Board members in attendance (Lewis, Langari, Hocker, Mosbo, Woodfin) Approx. 9 persons present at Event Center
3. **Review / Approval of Previous Meeting Minutes**
October 2022 minutes read out by Secretary Woodfin. Motion by Hocker, 2nd by Langari to approve. Approved unanimously.
4. **Financial Report** - Treasurer Del Hocker / Beal Mgmt Lara Lewis
 - a. 2022 4th Quarter financials presented by Lara Lewis, Beal Properties – from 2023 income of \$ 689,775.88, total operating expenses were \$ 644,967.10 leaving a net income of \$ 86,885.21. With prepayment net income for 2023 of \$ 21,131.47 and net year-end cash flow of \$ 108,016, actual ending cash was \$ 178,517.89.
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Total delinquency status of \$ 309,274.19 but this sum includes all homeowner dues not yet paid for 2023. First homeowner dues deadline was January 31st. Next payments due March 1st, 2023. Board will reassess whether the remaining amount will be collected in summer. If it is not collected, any homeowner who has paid this amount already will receive a credit toward their 2024 dues. Reminders sent by email and collection letters sent by US Mail if homeowner has not contacted Beal Mgmt to arrange payment schedule.
 - b. Property Status: 844 lots, 33 Builder lots, 1 Developer lot, 45 rental properties.
 - c. HOA violations report – 27 active violations currently. Inspection drivebys were halted over Christmas break and resumed starting January 2023. Most violations reported were trash cans improperly stored or left out by curb too long.
6. **Committee Reports**
 - a. Landscape Committee: no report
 - b. ACC Committee: 16 applications for review submitted; 13 approved, 2 Denied and 1 Under Review. (see Management Report for specific requests).
 - c. Social Committee: no report
7. **Unfinished Business**
 - a. Lawsuit update: (filed in Brazos County District Court Nov. 16, 2021 with all parties served. Can be found on Brazos County website: <http://justiceweb.brazoscountytexas.gov> Case # 21-003154-CV-85) Our legal team continues to take depositions. Next required mediation session scheduled for end of March but this is under discussion about availability of mediator. Court date for trial set for May 22nd.
 - b. Greens Prairie Road renovations: work has not shifted to south side. Work on north side sidewalks has begun with another 6-8 weeks expected before reaching CGII property and then our landscape projects will need to start. The entrance at Dalton as

constructed did not comply with planned lowering of gas meter so curb height not affected. Currently being examined by City of College Station inspectors for how to fix the situation and enforcement for required adjustments. Contractor failed to build the intersection according to the plans.

- c. Egremont Circle: no news from City of College Station as to repair / rebuilding status.
- d. Pool Update:
 - i. Currently evaluating whether cracked skimmer enclosure should be patched with fiberglass or replaced. Replacing a skimmer basket is ~ \$ 2000 each so if they can be repaired, this is preferable. There are 13 skimmers in the CGII pool. Concern is whether cracks in the skimmers will allow water to seep behind them. Last summer's drought affected swimming pools everywhere in the Brazos Valley by ground shifts.
 - ii. Board approved the additional construction of 2 pool wall inset steps leading into the pool on the Norwich Drive side to make the 26" drop safer for patrons entering the pool from that side.
 - iii. Weather cover to be built over the pool equipment to protect it from weather and UV light deterioration.
 - iv. 25 new pool deck chairs have been ordered to replace existing furniture for this season.
 - v. Old plaster has been chipped out and removed, ready to receive new plaster coating. Discussion of bid for plastering the pool as to color/finish. Recommended that no dark colors be used since these absorb solar insolation and heat the water. Agreement that white satin pebble finish decision made last fall was still appropriate and the best paint (Level I) be used since it is slightly thicker and more durable.
 - vi. President Lewis recommended we begin thinking of appropriate celebrations for the opening of the renovated pool this summer – a big party! And that we find volunteers willing to help organized the event.
- e. The condition of the roofs on our Event Center and Pool House have been inspected by two companies (roofs are original to their mid-2000s construction). Recommendations of a) total replacement for ~ \$ 70,000 or b) repair for ~ \$ 1,000. After discussion, Board recommended repair (Hocker motion to repair, Langari 2nd).
- 8. Board closed public board meeting and re-convened into Executive Session to meet with homeowner appealing a violation at 6:41 pm. Board and homeowner came to a mutually agreeable resolution for the violation and board voted to allow homeowner 90 days to remedy.
 - a. Board closed Executive Board, re-convened the Board Meeting at 7:18 pm.
- 9. Meeting adjourned by President Lewis 7:19 pm.

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

Cash Flow

Beal Properties

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

Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENTAL INCOME	300.00	0.05	300.00	0.05
Interest Income	74.32	0.01	74.32	0.01
Certified Letter Charge	-9.14	0.00	-9.14	0.00
CG II HOA INCOME				
CG II Transfer Fees	560.00	0.09	560.00	0.09
CG II Annual Dues				
CG II Builder Dues	5,321.94	0.87	5,321.94	0.87
CG II Homeowner Dues	582,144.32	95.55	582,144.32	95.55
Additional Assessment	906.96	0.15	906.96	0.15
Total CG II Annual Dues	588,373.22	96.57	588,373.22	96.57
CG II Deed Restriction Income				
CG II Violation Enforcement Income	296.14	0.05	296.14	0.05
Total CG II Deed Restriction Income	296.14	0.05	296.14	0.05
CG II Finance Charges	874.05	0.14	874.05	0.14
Total CG II HOA INCOME	590,103.41	96.85	590,103.41	96.85
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	14,400.00	2.36	14,400.00	2.36
Total CG II AQUATIC CENTER INCOME	14,400.00	2.36	14,400.00	2.36
CG II EVENT CENTER INCOME				
CG II EC Rental Income	4,096.82	0.67	4,096.82	0.67
Total CG II EVENT CENTER INCOME	4,096.82	0.67	4,096.82	0.67
Certified Mail Charges Recovered	307.61	0.05	307.61	0.05
Interest Credit	3.38	0.00	3.38	0.00
Total Operating Income	609,276.40	100.00	609,276.40	100.00
Expense				
CG II MANAGEMENT FEES				
CG II Management Fees	14,065.00	2.31	14,065.00	2.31
Total CG II MANAGEMENT FEES	14,065.00	2.31	14,065.00	2.31
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit Refund	150.00	0.02	150.00	0.02
Total CGII DEED RESTRICTION EXPENSE	150.00	0.02	150.00	0.02

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	246.18	0.04	246.18	0.04
CG II Landscape & Turf Maintenance	546.66	0.09	546.66	0.09
CG II Grounds Repairs & Maintenance	200.00	0.03	200.00	0.03
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	2,063.22	0.34	2,063.22	0.34
CG II EC Janitorial Expense	1,596.82	0.26	1,596.82	0.26
Total CG II Event Center Maintenance	3,660.04	0.60	3,660.04	0.60
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	51,432.38	8.44	51,432.38	8.44
CG II AC Janitorial Expense	30.00	0.00	30.00	0.00
CG II AC Pool Cleaning Expense				
CG II AC Winter Pool Cleaning & Chemical Expense	2,982.76	0.49	2,982.76	0.49
Total CG II AC Pool Cleaning Expense	2,982.76	0.49	2,982.76	0.49
Total CG II Aquatic Center Maintenance	54,445.14	8.94	54,445.14	8.94
Total CG II GROUNDS MAINTENANCE EXPENSE	59,098.02	9.70	59,098.02	9.70
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	64,606.50	10.60	64,606.50	10.60
Total CG II PROFESSIONAL EXPENSE	64,606.50	10.60	64,606.50	10.60
CG II UTILITIES EXPENSE				
CG II Electric	6,955.89	1.14	6,955.89	1.14
CG II Sprinkler Expense	2,634.40	0.43	2,634.40	0.43
CG II Water & Sewage Expense	740.37	0.12	740.37	0.12
CG II Aquatic Center Utilities				
CG II AC Internet & Phone	653.81	0.11	653.81	0.11
CG II AC Sanitation Expense	200.00	0.03	200.00	0.03
Total CG II Aquatic Center Utilities	853.81	0.14	853.81	0.14
CG II Event Center Utilities				
CG II EC Internet & Telephone Expense	450.40	0.07	450.40	0.07
Total CG II Event Center Utilities	450.40	0.07	450.40	0.07
CG II Alarm/Security Expenses				
CG II AC Security System Expense	2,354.95	0.39	2,354.95	0.39

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	1,451.60	0.24	1,451.60	0.24
CG II EC Security System Expense	129.88	0.02	129.88	0.02
Total CG II EC Security System Expense	1,581.48	0.26	1,581.48	0.26
Total CG II Alarm/Security Expenses	3,936.43	0.65	3,936.43	0.65
Total CG II UTILITIES EXPENSE	15,571.30	2.56	15,571.30	2.56
CG II OFFICE & ADMIN EXPENSE				
CG II Meeting Expense	15.60	0.00	15.60	0.00
Total CG II OFFICE & ADMIN EXPENSE	15.60	0.00	15.60	0.00
CG II OTHER EXPENSES				
CG II Bank Fees	330.37	0.05	330.37	0.05
Total CG II OTHER EXPENSES	330.37	0.05	330.37	0.05
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	30,000.00	4.92	30,000.00	4.92
Total CG II DEBT SERVICE EXPENSE	30,000.00	4.92	30,000.00	4.92
Total Operating Expense	183,836.79	30.17	183,836.79	30.17
NOI - Net Operating Income	425,439.61	69.83	425,439.61	69.83
Total Income	609,276.40	100.00	609,276.40	100.00
Total Expense	183,836.79	30.17	183,836.79	30.17
Net Income	425,439.61	69.83	425,439.61	69.83
Other Items				
Prepayments	-116,220.25		-116,220.25	
Net Other Items	-116,220.25		-116,220.25	
Cash Flow	309,219.36		309,219.36	
Beginning Cash	178,552.89		178,552.89	
Beginning Cash + Cash Flow	487,772.25		487,772.25	
Actual Ending Cash	487,772.25		487,772.25	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4540 - Reimbursement from Office Acct											
condo questionnaire (Lakeridge #2302)	01/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	125.00	0.00	2118	01/04/2023	condo questionnaire (Lakeridge #2302) deposited into wrong cc account
4606 - Certified Letter Charge											
	01/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	13.71	0.00	2123	01/18/2023	Certified Letter Charge for 01/2023
	01/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	2123	01/18/2023	Certified Letter Charge for 01/2023
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	27.42	0.00	2138	02/13/2023	Certified Letter Charge for 01/2023
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	2138	02/13/2023	Certified Letter Charge for 02/2023
	02/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.14	0.00	2138	02/13/2023	Certified Letter Charge for 02/2023
	02/28/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	4.57			Certified Letter Charge for 02/2023
	03/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.14	9.14			Certified Letter Charge for 03/2023
							73.12	13.71			
7101 - CG II Management Fees											
	01/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2123	01/18/2023	Management Fee for 01/2023

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802							
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2138	02/13/2023	Management Fee for 02/2023
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	335.00	0.00	2147	03/10/2023	Event Center Management Fee
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	305.00	0.00	2147	03/10/2023	Event Center Management Fee
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	240.00	0.00	2147	03/10/2023	Event Center Management Fee
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	270.00	0.00	2147	03/10/2023	Event Center Management Fee
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	110.00	0.00	2147	03/10/2023	Event Center Management Fee
	02/15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	145.00	0.00	2147	03/10/2023	Event Center Management Fee
	03/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2154	03/14/2023	Management Fee for 03/2023
							14,065.00	0.00			
7131 - CG II Irrigation Repair											
36074	01/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	246.18	0.00	2127	01/18/2023	Irrigation Repair
7132 - CG II Landscape & Turf Maintenance											
1061-F179109	01/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	546.66	0.00	2122, 2122, 2132	01/18/2023, 01/18/2023, 01/18/2023	Landscape Repairs - Freeze

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
7135 - CG II Grounds Repairs & Maintenance											
0091	02/27/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2145	02/28/2023	Monthly Trash Pick Up
0016	03/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2158	04/03/2023	Porter Service - March
							400.00	0.00			
7154 - CG II EC Building Repairs & Maintenance											
	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	2142	02/13/2023	Pest Control
7155 - CG II EC Janitorial Expense											
44292-	01/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2126	01/18/2023	EC Cleaning
0000001	01/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	460.00	0.00	2128	01/18/2023	EC Cleaning
0000005	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	340.00	0.00	2141	02/13/2023	Janitorial Expense
90-119	02/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2140	02/13/2023	Event Center Window Cleaning
0000251	03/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	340.00	0.00	2155	03/27/2023	Bi-Weekly Cleaning
							1,596.82	0.00			
7164 - CG II AC Repairs & Maintenance											
Downpayment on Replaster	02/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	Oasis Pools	2200	44,865.00	0.00	2137	02/03/2023	Downpayment for Replaster & Steps

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022732	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	300.00	0.00	2143	02/13/2023	Install Water Fill Timer
SPS-45905	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	43.00	0.00	2152, 2153	03/10/2023, 03/10/2023, 03/10/2023	Hazardous Pool Chemical Sign Xs 2 - Paid By Beal CC
8065	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2149	03/10/2023	Pest control - Bathrooms and Perimeter
2022785	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	5,963.75	0.00	2151	03/10/2023	Build and install forms for 2 steps - apply granite to finish
7165 - CG II AC Janitorial Expense							51,432.38	0.00			
11658	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	30.00	0.00	2144	02/13/2023	Aquatic Center Janitorial Expense
7169 - CG II AC Winter Pool Cleaning & Chemical Expense											
2023752	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2165	04/10/2023	Monthly Pool Maintenance - January
7181 - CG II Legal Expense											
Legal Retainer	01/23/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kaline Nechman McLaurin, LLP	2200	20,000.00	0.00	2134	01/23/2023	Legal Retainer - Lawsuit
48195	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	657.82	0.00	2150	03/10/2023	Restriction Enforcement
1587	03/20/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Shurtleff Law	2200	3,937.58	0.00	2156	03/27/2023	lawsuit
1587	03/20/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Shurtleff Law	2200	10,000.00	0.00	2156	03/27/2023	Retainer

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Legal Retainer	03/27/2023	Castlegate II HOA		215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	30,000.00	0.00	2157	03/27/2023	Legal Retainer - Lawsuit
							64,595.40	0.00			
7401 - CG II Electric											
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	940.42	0.00	ACH	01/31/2023	4298 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.57	0.00	ACH	01/31/2023	3330 Greens Prairie Rd
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	01/31/2023	4198 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	897.64	0.00	ACH	01/31/2023	4200 Norwich Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	539.53	0.00	ACH	01/31/2023	4205 Norwich Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	01/31/2023	4301 Egremont PIA
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	01/31/2023	2609 Kimbolton Dr A
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	33.00	0.00	ACH	01/31/2023	6090 Victoria Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	55.90	0.00	ACH	01/31/2023	4200 W S Phillips PKWY A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	01/31/2023	4150 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.60	0.00	ACH	01/31/2023	4208 Wallaceshire Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	01/31/2023	4145 Downtown Abbey Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	01/31/2023	2525 Kimbolton Dr A
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	01/31/2023	4413 Toddington Ln A
472523-237082	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	01/31/2023	4007 Muncaster Ln A
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	02/01/2023	4145 Downtown Abbey Ave
472523-242946	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.11	0.00	ACH	02/01/2023	4208 Wallaceshire Ave A
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	02/01/2023	4007 Muncaster Ln A
472523-231896	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	02/01/2023	4150 W S Phillips PKWY
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	02/01/2023	4413 Toddington Ln A
472523-231906	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	02/01/2023	2525 Kimbolton Dr A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231902	02/01/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	02/01/2023	2609 Kimbolton Dr A
472523-225398	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	35.83	0.00	ACH	02/01/2023	6090 Victoria Ave
472523-221242	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	60.42	0.00	ACH	02/01/2023	4200 W S Phillips PKWY A
472523-232334	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	02/01/2023	4301 Egremont Pl A
472523-222780	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	794.94	0.00	ACH	02/09/2023	4200 Norwich Dr
472523-223964	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	02/09/2023	4198 W S Phillips PKWY A
472523-223442	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	709.97	0.00	ACH	02/09/2023	4205 Norwich Dr
472523-220964	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	824.45	0.00	ACH	02/09/2023	4298 W S Phillips PKWY A
472523-219762	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.42	0.00	ACH	02/09/2023	3330 Greens Prairie Rd
472523-231898	02/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	02/14/2023	2458 Stone Castle Cir
472523-237082	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	03/01/2023	4145 Downtown Abbey AVE

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231902	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/01/2023	2609 Kimbolton Dr A
472523-225398	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	34.15	0.00	ACH	03/01/2023	6090 Victoria Ave
472523-221242	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	59.08	0.00	ACH	03/01/2023	4200 W S Phillips PKWY A
472523-231904	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/01/2023	2525 Kimbolton DR A
472523-224660	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	03/01/2023	4150 W S Phillips PKWY
472523-231896	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	03/01/2023	4007 Munceaster Ln
472523-231906	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	03/01/2023	4413 Toddington Ln A
472523-242946	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.78	0.00	ACH	03/01/2023	4208 Wallaceshire Ave A
472523-219762	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.42	0.00	ACH	03/09/2023	3330 Greens Prairie Rd
472523-220964	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	873.89	0.00	ACH	03/09/2023	4298 W S Phillips PKWY A
472523-222780	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	43.19	0.00	ACH	03/09/2023	4200 Norwich Dr
472523-223442	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	542.89	0.00	ACH	03/09/2023	4205 Norwich Dr

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	03/09/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	03/09/2023	4198 W S Phillips PKWY A
472523-231898	03/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/14/2023	2458 Stone Castle Cir
472523-237082	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	03/29/2023	4145 Downtown Abbey AVE
472523-231902	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/29/2023	2609 Kimbolton DR A
472523-221242	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	49.21	0.00	ACH	03/29/2023	4200 W S Phillips PKWY A
472523-231904	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/29/2023	2525 Kimbolton DR A
472523-225398	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	28.47	0.00	ACH	03/29/2023	6090 Victoria AVE
472523-224660	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	03/29/2023	4150 W S Phillips PKWY
472523-231896	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	03/29/2023	4007 Muncaster Ln A
472523-231906	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	03/29/2023	4413 Toddington Ln A
472523-232334	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/29/2023	4301 Egremont Pl A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-242946	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	16.77	0.00	ACH	03/29/2023	4208 Wallaceshire AVE A
7402 - CG II Sprinkler Expense							6,955.89	0.00			
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	461.95	0.00	ACH	01/31/2023	4298 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	01/31/2023	3330 Greens Prairie Rd
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	01/31/2023	4198 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	54.60	0.00	ACH	01/31/2023	4200 Norwich Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	61.10	0.00	ACH	01/31/2023	4205 Norwich Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.60	0.00	ACH	01/31/2023	2609 Kimbolton Dr A
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	401.05	0.00	ACH	01/31/2023	6090 Victoria Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	129.35	0.00	ACH	01/31/2023	4150 W S Phillips PKWY
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	37.60	0.00	ACH	01/31/2023	4601 Tonebridge Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	196.70	0.00	ACH	01/31/2023	6091 Victoria Ave

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.40	0.00	ACH	01/31/2023	4399 Etonbury Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	165.15	0.00	ACH	01/31/2023	4145 Downtown Abbey Ave
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	44.85	0.00	ACH	01/31/2023	2525 Kimbolton Dr A
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	01/31/2023	4413 Toddington Ln A
472523-237082	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	139.10	0.00	ACH	01/31/2023	4007 Muncaster Ln A
	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	02/01/2023	4145 Downtown Abbey Ave
472523-225400	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	02/01/2023	6091 Victoria Ave
472523-231896	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.35	0.00	ACH	02/01/2023	4007 Muncaster Ln A
472523-224660	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	02/01/2023	4150 W S Phillips PKWY
472523-223004	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	02/01/2023	4601 Tonbridge Dr
472523-231906	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	02/01/2023	4413 Toddington Ln A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231904	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	02/01/2023	2525 Kimbolton Dr A
472523-231902	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	02/01/2023	2609 Kimbolton Dr A
472523-225398	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	02/01/2023	6090 Victoria Ave
472523-222780	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	02/09/2023	4200 Norwich Dr
472523-236222	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	02/09/2023	4399 Etonbury Ave
472523-223964	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	02/09/2023	4198 W S Phillips PKWY A
472523-223442	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	02/09/2023	4205 Norwich Dr
472523-220964	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	02/09/2023	4298 W S Phillips PKWY A
472523-219762	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	02/09/2023	3330 Greens Prairie Rd
472523-231898	02/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	4.15	0.00	ACH	02/14/2023	2458 Stone Castle Cir - credit of \$19.05
472523-237082	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	03/01/2023	4145 Downton Abbey AVE
472523-225398	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/01/2023	6090 Victoria Ave

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231904	03/01/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	2525 Kimbolton DR A
472523-223004	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	4601 Tonbridge Dr
472523-224660	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	4150 W S Phillips PKWY
472523-225400	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/01/2023	6091 Victoria Ave
472523-231896	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	4007 Muncaster Ln
472523-231906	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	4413 Toddington Ln A
472523-232334	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	03/01/2023	4301 Egremont Pl A
472523-219762	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	03/09/2023	3330 Greens Prairie Rd
472523-220964	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/09/2023	4298 W S Phillips PKWY A
472523-222780	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/09/2023	4200 Norwich Dr
472523-223442	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	03/09/2023	4205 Norwich Dr

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/09/2023	4198 W S Phillips PKWY A
472523-236222	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	03/09/2023	4399 Etonbury Ave
472523-231898	03/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	03/14/2023	2458 Stone Castle Cir
472523-237082	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	03/29/2023	4145 DOWNTOWN ABBEY AVE
472523-231902	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	03/29/2023	2609 Kimbolton DR A
472523-231904	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	03/29/2023	2525 Kimbolton DR A
472523-225398	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.95	0.00	ACH	03/29/2023	6090 Victoria AVE
472523-223004	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/29/2023	4601 Tonbridge Dr
472523-224660	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	03/29/2023	4150 W S Phillips PKWY
472523-225400	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.45	0.00	ACH	03/29/2023	6091 Victoria Ave
472523-231896	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/29/2023	4007 Muncaster Ln A
472523-231906	03/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/29/2023	4413 Toddington Ln A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7403 - CG II Water & Sewage Expense											
				215 Bryan, TX 77802			2,634.40	0.00			
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	178.85	0.00	ACH	01/31/2023	4200 Norwich Dr
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	01/31/2023	4205 Norwich Dr
472523-222780	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	81.41	0.00	ACH	02/09/2023	4200 Norwich Dr
472523-223442	02/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	02/09/2023	4205 Norwich Dr
472523-222780	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	81.41	0.00	ACH	03/09/2023	4200 Norwich Dr
472523-223442	03/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	03/09/2023	4205 Norwich Dr
							740.37	0.00			
7412 - CG II AC Internet & Phone											
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	217.33	0.00	ACH	01/31/2023	
07707-137968-01-902/10/2023	02/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	218.24	0.00	ACH	02/10/2023	4200 Norwich Dr - Aquatic Center
07707-137968-01-903/13/2023	09/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	218.24	0.00	ACH	09/13/2023	4200 Norwich Dr
							653.81	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7413 - CG II AC Sanitation Expense												
0011	01/27/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2135	01/27/2023	Porter Service	
7422 - CG II EC Internet & Telephone Expense												
	01/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	143.42	0.00	ACH	01/31/2023		
07707-141141-01-502/25/2023	HOA	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	143.42	0.00	ACH	02/25/2023	4205 Norwich Dr - Event Center	
07707-141141-01-503/25/2023	HOA	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	163.56	0.00	ACH	03/25/2023	4205 Norwich Dr	
							450.40	0.00				
7451 - CG II AC Security System Expense												
187289	01/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	129.88	0.00	2124	01/18/2023	Security Expense	
190749	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2139	02/13/2023	Security Monitoring Expense	
194349	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2148	03/10/2023	Security Monitoring - aquatic and event center	
							259.76	0.00				
7457 - CG II EC Security System Expense												
190749	02/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2139	02/13/2023	Security Monitoring Expense	
194349	03/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2148	03/10/2023	Security Monitoring - aquatic and event center	
							129.88	0.00				

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7602 - CG II Meeting Expense												
472523-231902	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	03/01/2023	2609 Kimbolton Dr A	
7901 - CG II Principal Payment Expense												
Per Agreement 2/18/2022 - Payment to be held in escrow	01/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2119	01/05/2023	Per Agreement 2/18/2022 - Payment to be held in escrow	
Per Agreement 2/18/2022 - Payment to be held in escrow	02/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2136	02/01/2023	Per Agreement 2/18/2022 - Payment to be held in escrow	
Per Agreement 2/18/2022 - Payment to be held in escrow	03/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2146	03/01/2023	Per Agreement 2/18/2022 - Payment to be held in escrow	
Total								30,000.00	0.00		176,774.43	13.71



3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500
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April 20, 2023

Castlegate II Management Report

Delinquency Report: Total outstanding is \$146,652.26. The \$700.00 portion of the assessment is now past due. We continue to make calls and sending statements and delinquency letters.

Property Status: 844 Lots, 8 Builder, 1 Developer, 33 Rentals.

Violation Report: The last violation drive was on 3/23/2023. There were 30 active violations written. The next drive will be on 4/21/2023.

Architectural Control Committee: Projects submitted: 13 All Approved

1 Patio Extension	2 Enclosed Patio
2 Solar Panels	1 Pergola
3 Shed	1 Trellis
1 Landscape Project	1 Driveway Expansion
1 Paint Change	

Social Committee:

The Association is planning a kick off to summer party and a celebration of the new pool plaster! The date is Saturday, May 6, 2023, from 11:00-3:00pm. If anyone is interested in helping plan the event, please contact Lara Lewis with Beal Properties, castlegateii@bealbc.com.

Landscape Committee: