

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING

AGENDA

Thursday, February 2, 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**
 - 2022 4th 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**
 - Hearing for Dispute of a Violation (may be held in Executive Session)

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)

October 11, 2022 – 6:00 pm at the Castlegate II Events Center

1. **Call to Order** – HOA President Melissa Lewis 6:15 pm
2. **Roll Call** – quorum established with Board members present (Lewis, Langari, Hocker, Obeidat). Woodfin is out of country.
3. **Review / Approval of Previous Meeting Minutes**
Motion by Hocker, Langari seconds. All in favor.
4. **Financial Report** - Treasurer Del Hocker / Beal Management Lara Lewis
 - a. 2022 3rd Quarter financials presented by Lara Lewis, Beal Properties. Cash flow shows total income of \$31,575.79 for quarter. Expenses 3rd quarter \$194,365.58. Ending cash balance \$183,268.89.
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Dues / delinquency status \$27,239.21. Higher than same period last year. Difference is outstanding Additional Assessment balances.
 - b. HOA violations report – 49 active violations. Drives occurring every 2 weeks
6. **Committee Reports**
 - a. Landscape Committee: no report
 - b. ACC Committee: 9 applications for review were submitted and approved (see Management Report for specific requests).
 - c. Social Committee: no report
7. **Unfinished Business**
 - a. Pool closing October 30th. Sand was recently changed in both filters. Have completed the structural repairs of the pool and repaired the cracks. Next steps will be after the pool closes with replastering and skimmer basket repairs.
8. **New Business**
 - a. Projects planned for 2023; pool replastering, skimmer basket repairs, 2 sections of pool deck that need to be repaired, and roof repairs, remove palm tree stumps, purchase last batch of pool furniture, stone repair on Event Center, new Event Center furniture, floor scrubber, Event Center floor work, repair irrigation damage on Greens Prairie, re-landscaping beds along Victoria, WS Phillips, Etonbury and the beds along Greens Prairie, including raising the beds on GP and making them smaller and more impactful, install irrigation at Etonbury and GP, Wallaceshire pond draining and regrading.
 - b. 2023 Budget discussed. With list of projects and legal fees, annual assessments would need to be \$900.00. In order to help homeowners with the large increase, the Board would consider splitting \$700 of the assessment into two payment, January 31, and March 31. The remaining \$200 would be deferred to end of June when the Board would re-evaluate the budget and legal expenses, to see where the HOA stands, and notify homeowners if the additional \$200 is needed. Hocker motions to accept the budget as presented, Langari seconds. All vote in favor.
9. Meeting adjourned by President Lewis at 6:48 pm. Hocker motions, Obeidat seconds.

Cash Flow

Beal Properties

Portfolios: Homeowners Association of Castlegate II, Inc.

Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Beginning Balance	690.00	0.09	690.00	0.09
Interest Income	659.00	0.09	659.00	0.09
Certified Letter Charge	174.83	0.02	174.83	0.02
CG II HOA INCOME				
CG II Transfer Fees	3,840.00	0.52	3,840.00	0.52
CG II Annual Dues				
CG II Builder Dues	8,425.30	1.15	8,425.30	1.15
CG II Homeowner Dues	488,620.21	66.76	488,620.21	66.76
Additional Assessment	184,943.17	25.27	184,943.17	25.27
Total CG II Annual Dues	681,988.68	93.19	681,988.68	93.19
CG II Deed Restriction Income				
CG II Violation Enforcement Income	1,228.86	0.17	1,228.86	0.17
Total CG II Deed Restriction Income	1,228.86	0.17	1,228.86	0.17
CG II Finance Charges	2,718.34	0.37	2,718.34	0.37
Total CG II HOA INCOME	689,775.88	94.25	689,775.88	94.25
CG II Late Fees/NSF	35.00	0.00	35.00	0.00
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	25,800.00	3.53	25,800.00	3.53
Total CG II AQUATIC CENTER INCOME	25,800.00	3.53	25,800.00	3.53
CG II EVENT CENTER INCOME				
CG II EC Security Deposit	300.00	0.04	300.00	0.04
CG II EC Rental Income	14,128.18	1.93	14,128.18	1.93
Total CG II EVENT CENTER INCOME	14,428.18	1.97	14,428.18	1.97
Certified Mail Charges Recovered	277.42	0.04	277.42	0.04
NSF Penalty	12.00	0.00	12.00	0.00
Total Operating Income	731,852.31	100.00	731,852.31	100.00
Expense				
Utilities	-5,726.07	-0.78	-5,726.07	-0.78
CG II MANAGEMENT FEES				
CG II Management Fees	51,918.32	7.09	51,918.32	7.09
Total CG II MANAGEMENT FEES	51,918.32	7.09	51,918.32	7.09
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit Refund	450.00	0.06	450.00	0.06

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II Rental Cancellation Refund	600.00	0.08	600.00	0.08
Total CGII DEED RESTRICTION EXPENSE	1,050.00	0.14	1,050.00	0.14
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	6,515.86	0.89	6,515.86	0.89
CG II Landscape & Turf Maintenance	86,843.39	11.87	86,843.39	11.87
CG II Grounds Repairs & Maintenance	4,943.97	0.68	4,943.97	0.68
CG II Fountains & Lakes	322.03	0.04	322.03	0.04
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	5,013.06	0.68	5,013.06	0.68
CG II EC Janitorial Expense	2,932.52	0.40	2,932.52	0.40
CG II EC Supplies Expense	2,720.69	0.37	2,720.69	0.37
Total CG II Event Center Maintenance	10,666.27	1.46	10,666.27	1.46
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	45,221.51	6.18	45,221.51	6.18
CG II AC Janitorial Expense	1,709.89	0.23	1,709.89	0.23
CG II AC Supplies Expense	1,582.46	0.22	1,582.46	0.22
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	19,446.58	2.66	19,446.58	2.66
CG II AC Winter Pool Cleaning & Chemical Expense	6,758.41	0.92	6,758.41	0.92
Total CG II AC Pool Cleaning Expense	26,204.99	3.58	26,204.99	3.58
Total CG II Aquatic Center Maintenance	74,718.85	10.21	74,718.85	10.21
Total CG II GROUNDS MAINTENANCE EXPENSE	184,010.37	25.14	184,010.37	25.14
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	15,066.00	2.06	15,066.00	2.06
CG II General Liability Insurance	30.00	0.00	30.00	0.00
CG II Directors & Officers Insurance	1,714.00	0.23	1,714.00	0.23
CG II Flood Insurance	1,012.00	0.14	1,012.00	0.14
Total CG II INSURANCE EXPENSE	17,822.00	2.44	17,822.00	2.44
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	181,776.47	24.84	181,776.47	24.84
CG II Accounting Expense	380.00	0.05	380.00	0.05
Total CG II PROFESSIONAL	182,156.47	24.89	182,156.47	24.89

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
EXPENSE				
CG II UTILITIES EXPENSE				
CG II Electric	21,592.85	2.95	21,592.85	2.95
CG II Sprinkler Expense	38,154.40	5.21	38,154.40	5.21
CG II Water & Sewage Expense	1,895.12	0.26	1,895.12	0.26
CG II Aquatic Center Utilities				
CG II AC Electric	4,573.52	0.62	4,573.52	0.62
CG II AC Internet & Phone	2,661.40	0.36	2,661.40	0.36
CG II AC Sanitation Expense	710.48	0.10	710.48	0.10
CG II AC Sprinkler	1,158.30	0.16	1,158.30	0.16
CG II AC Water & Sewage Expense	2,896.28	0.40	2,896.28	0.40
Total CG II Aquatic Center Utilities	11,999.98	1.64	11,999.98	1.64
CG II Event Center Utilities				
CG II EC Electric	3,289.20	0.45	3,289.20	0.45
CG II EC Internet & Telephone Expense	1,631.86	0.22	1,631.86	0.22
CG II EC Sanitation	645.46	0.09	645.46	0.09
CG II EC Sprinkler	446.55	0.06	446.55	0.06
CG II EC Water & Sewage	340.66	0.05	340.66	0.05
Total CG II Event Center Utilities	6,353.73	0.87	6,353.73	0.87
CG II Alarm/Security Expenses				
CG II AC Security System Expense	952.21	0.13	952.21	0.13
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	660.00	0.09	660.00	0.09
CG II EC Security System Expense	792.82	0.11	792.82	0.11
Total CG II EC Security System Expense	1,452.82	0.20	1,452.82	0.20
Total CG II Alarm/Security Expenses	2,405.03	0.33	2,405.03	0.33
Total CG II UTILITIES EXPENSE	82,401.11	11.26	82,401.11	11.26
CG II OFFICE & ADMIN EXPENSE				
CG II Office Supplies	7.00	0.00	7.00	0.00
CG II Meeting Expense	295.51	0.04	295.51	0.04
CG II Community Events	189.98	0.03	189.98	0.03
CG II Software Expense	90.07	0.01	90.07	0.01
CG II Postage & Mailing Expense	65.33	0.01	65.33	0.01
Total CG II OFFICE & ADMIN EXPENSE	647.89	0.09	647.89	0.09
CG II OTHER EXPENSES				
CG II Bank Fees	687.01	0.09	687.01	0.09
Total CG II OTHER EXPENSES	687.01	0.09	687.01	0.09

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	130,000.00	17.76	130,000.00	17.76
Total CG II DEBT SERVICE EXPENSE	130,000.00	17.76	130,000.00	17.76
Total Operating Expense	644,967.10	88.13	644,967.10	88.13
NOI - Net Operating Income	86,885.21	11.87	86,885.21	11.87
Total Income	731,852.31	100.00	731,852.31	100.00
Total Expense	644,967.10	88.13	644,967.10	88.13
Net Income	86,885.21	11.87	86,885.21	11.87
Other Items				
Prepayments	21,131.47		21,131.47	
Net Other Items	21,131.47		21,131.47	
Cash Flow	108,016.68		108,016.68	
Beginning Cash	70,063.21		70,063.21	
Beginning Cash + Cash Flow	178,079.89		178,079.89	
Actual Ending Cash	178,517.89		178,517.89	

Expense Distribution

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

Payees: All

Bill Date Range: 10/01/2022 to 12/31/2022 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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4606 - Certified Letter Charge											
	11/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	129.31	0.00	2089	11/10/2022	Certified Letter Charge for 10/2022
	12/05/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	2108	12/15/2022	Certified Letter Charge for 12/2022
	12/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	2108	12/15/2022	Certified Letter Charge for 12/2022
	12/15/2022	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 12/2022
	12/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	18.28	0.00	2123	01/18/2023	Certified Letter Charge for 12/2022
							161.30	0.00			

6520 - Maintenance Supplies											
	10/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	HD Supply Facilities Maintenance	2200	119.48	0.00	2075	10/11/2022	Fido Baggies - 15%

7101 - CG II Management Fees											
	11/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2089	11/10/2022	Management Fee for 10/2022
	12/05/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2108	12/15/2022	Management Fee for 12/2022
							8,440.00	0.00			

7123 - CG II EC Security Deposit Refund											
	10/19/2022	Castlegate II	4311	3363 University	Ayub Bhinji &	2200	150.00	0.00	2083	10/19/2022	10/8/2022 Event

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA	EgremorDrive East Suite Pl 215 Bryan, TX 77802	Rozmeen Bhimji							Center Rental Deposit Refund

7124 - CG II Rental Cancellation Refund

Refund of EC Rental	11/07/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Tiffany Cummings		2200	100.00	0.00	2088	11/07/2022	Refund EC rental
Event Center Cancellation Refund	12/01/2022	Castlegate II HOA	4303 3363 University Norwich Drive East Suite 215 Bryan, TX 77802	Martana S Sanchez & Pablo A. Valenzuela		2200	150.00	0.00	2106	12/02/2022	Event Center Cancellation 12/23/2022

Event Center Refund	12/01/2022	Castlegate II HOA	2511 3363 University Kimboltdrive East Suite Dr 215 Bryan, TX 77802	Ahmed Rasheed & Alshan Rasheed		2200	50.00	0.00	2104	12/02/2022	Partial refund for 10/23/2022 rental
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7131 - CG II Irrigation Repair

35600	10/14/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images		2200	103.92	0.00	2078	10/19/2022	Cap Irrigation line on Greens Prairie
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35707	10/18/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images		2200	284.63	0.00	2078	10/19/2022	Irrigation Repair - Master Valve WSP & Victoria
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35674	10/18/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images		2200	1,154.61	0.00	2078	10/19/2022	Irrigation Inspection Repairs
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7132 - CG II Landscape & Turf Maintenance

35691	10/14/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images		2200	6,704.72	0.00	2078	10/19/2022	Landscape Maintenance- October
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35737	11/09/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images		2200	6,386.75	0.00	2093	11/11/2022	Adjustment for shorter contract in 2022
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35840	12/01/2022	Castlegate II HOA	3363 University Drive East Suite 215 Bryan, TX	Greener Images		2200	6,704.72	0.00	2103	12/02/2022	Monthly Landscaping - November
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
36028	12/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2110	12/15/2022	Monthly Landscaping - December
							26,500.91	0.00			
7135 - CG II Grounds Repairs & Maintenance											
TC8122	10/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	2082	10/19/2022	Monthly Trash Pick Up
17286	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Green Rile Lawn Spraying Service	2200	243.56	0.00	2092	11/11/2022	Pond Weed Spraying
	11/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Curtis Stone	2200	200.00	0.00	2100	11/14/2022	Monthly Trash Pick Up
							643.56	0.00			
7154 - CG II EC Building Repairs & Maintenance											
7840	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	2095	11/11/2022	Quarterly Pest Control - Event Center
11528	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	225.00	0.00	2097	11/11/2022	Paint Touch Up Event Center
1061-F173839	12/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	1,348.80	0.00	2107	12/15/2022	Service Labor and Materials CGII EC
11589	12/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	325.00	0.00	2114	12/15/2022	Event Center Janitorial Expense - Locked Cabinets & Bathroom Storage
	12/16/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Curtis Stone	2200	75.00	0.00	2116	12/19/2022	General Repairs

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30157	12/22/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffely Electric CO. INC.	2200	1,900.84	0.00	2129	01/18/2023	Electrical Repair
7155 - CG II EC Janitorial Expense							4,037.02	0.00			
0000237	10/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	125.00	0.00	2079	10/19/2022	Event Center Cleaning
2582	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	45.00	0.00	2099	11/11/2022	Bulk Trash Pick Up
0000240	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	125.00	0.00	2094	11/11/2022	Monthly Cleaning - Event Center
0000244	12/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	460.00	0.00	2111	12/15/2022	Cleaning Expense
7156 - CG II EC Supplies Expense							755.00	0.00			
113-7208693-264262209/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	322.58	0.00	2090	11/11/2022	Cabinets for Event Center Bathrooms
113-3261267-6262609/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	1,368.06	0.00	2090	11/11/2022	Janitorial Cabinets for Event Center
406411	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Critswell Distributing Company	2200	667.74	0.00	2105	12/02/2022	CGII Event Center Cleaning Supplies
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	289.63	0.00	2101	12/02/2022	Light Bulbs, Air Filters, Ladder, Cleaning
							2,648.01	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7164 - CG II AC Repairs & Maintenance											
	12/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2112	12/15/2022	Quarterly Pest Control - Aquatic Center
	12/16/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Curtis Stone	2200	50.00	0.00	2116	12/19/2022	Pool Closing - Store furniture
1061-F176337	12/16/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	779.40	0.00	2115	12/19/2022	Pool Maintenance
							1,100.03	0.00			
7165 - CG II AC Janitorial Expense											
11507	10/18/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	305.00	0.00	2081	10/19/2022	Pool Bathroom Cleaning - September
11551	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	120.00	0.00	2097	11/11/2022	Bathroom Cleaning - October
							425.00	0.00			
7166 - CG II AC Supplies Expense											
7168 - CG II AC Summer Pool Cleaning & Chemicals											
2022583	10/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	168.04	0.00	2080	10/19/2022	Monthly Pool Maintenance & Chemicals - August Balance
2022621	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,989.25	0.00	2096	11/11/2022	Pool Cleaning & Chemicals - September
2022648	12/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,129.49	0.00	2113	12/15/2022	Monthly Cleaning and Chemicals - October 2022
							5,266.78	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
7169 - CG II AC Winter Pool Cleaning & Chemical Expense												
2648	12/20/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	60.00	0.00	2131	01/18/2023	Pool Winterization	
2022684	12/22/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2130	01/18/2023	Pool Maintenance	
2022702	12/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2130	01/18/2023	Pool Maintenance	
							2,982.76	0.00				
7175 - CG II Flood Insurance												
7405889480	11/03/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Bankers Insurance Company of Florida	2200	1,012.00	0.00	2085	11/04/2022	Flood Insurance - Event Center	
7181 - CG II Legal Expense												
	10/24/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	15,000.00	0.00	2084	10/24/2022	Legal Retainer - Lawsuit	
	11/04/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	20,000.00	0.00	2087	11/07/2022	Legal Retainer - Lawsuit	
7-991-99552	12/29/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	11.10	0.00	2123	01/18/2023	Legal Services	
							35,011.10	0.00				
7182 - CG II Accounting Expense												
216719	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	380.00	0.00	2098	11/11/2022	2021 Tax Prep	
7401 - CG II Electric												
472523-219762	10/10/2022	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	11.70	0.00	ACH	10/10/2022	3330 Greens Prairie	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	10/10/2022	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	499.11	0.00	ACH	10/10/2022	4205 Norwich Dr
472523-223964	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	ACH	10/10/2022	4198 W S Phillips
472523-222780	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	837.71	0.00	ACH	10/10/2022	4200 Norwich Dr
472523-220964	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	801.83	0.00	ACH	10/10/2022	4298 W S Phillips
472523-231898	10/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	ACH	10/12/2022	2458 Stone Castle
472523-221242	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.88	0.00	ACH	10/31/2022	4200 W S Phillips
472523-224660	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	10/31/2022	4150 W S Phillips
472523-225398	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.26	0.00	ACH	10/31/2022	6090 Victoria Ave
472523-231896	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	10/31/2022	4007 Muncaster Ln
472523-231902	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	10/31/2022	2609 Kimbolton Dr
472523-231904	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	10/31/2022	2525 Kimbolton Dr

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231906	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	10/31/2022	4413 Toddington Ln
472523-232334	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	10/31/2022	4301 Egremont Pl
472523-237082	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	10/31/2022	4145 Downton Abbey
472523-242946	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.11	0.00	ACH	10/31/2022	4208 Wallaceshire Ave
472523-219762	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.25	0.00	drafted	11/10/2022	3330 Greens Prairie - utilities - electrical - sprinkler
472523-222780	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	938.36	0.00	drafted	11/10/2022	4200 Norwich - electrical - sprinkler -water - sanitation - drainage
472523-231898	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	drafted	11/10/2022	2458 Stone Castle - Electrical - Sprinkler
472523-223442	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	557.78	0.00	drafted	11/10/2022	4205 Norwich - electrical - sprinkler -water - sanitation -sewer - drainage
472523-220964	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	907.31	0.00	drafted	11/10/2022	4298 WS Phillips - Electrical - sprinkler
472523-223964	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	drafted	11/10/2022	4198 WS Phillips -Electrical - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	drafted	12/01/2022	2525 Kimbolton Dr. A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.75	0.00	drafted	12/01/2022	4145 Downton Abbey Ave
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	drafted	12/01/2022	4150 W.S. Phillips Utilities - Electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	drafted	12/01/2022	4007 Murncaster Ln A
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.31	0.00	drafted	01/09/2023, 01/09/2023, 12/01/2022	6090 Victoria Lave. Utilities - electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	drafted	01/09/2023, 01/09/2023, 12/01/2022	4301 Egremont Pl A Utilities - Electric
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.28	0.00	drafted	01/09/2023, 01/09/2023, 12/01/2022	4208 Wallaceshire Ave A - Utilities -Electric
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	drafted	01/09/2023, 01/09/2023, 12/01/2022	2609 Kimbolton - Utilities - Electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	49.88	0.00	drafted	01/09/2023, 01/09/2023, 12/01/2022	4200 W.S Phillips Pkwy A - Utilities - electric
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	drafted	12/01/2022	4413 Toddington Ln A - Utilities - electric - sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.08	0.00	drafted	12/09/2022	3330 Greens Prairie - utilities - electrical - sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	808.69	0.00	drafted	12/09/2022	4200 Norwich - electrical - sprinkler -water - sanitation - drainage
	12/09/2022	Castlegate II		3363 University	College Station	2200	423.78	0.00	drafted	12/09/2022	4205 Norwich -

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities						electrical - sprinkler -water - sanitation -sewer - drainage
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	drafted	12/09/2022	4198 WS Phillips -Electrical - Sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	830.67	0.00	drafted	12/09/2022	4298 WS Phillips - Electrical - sprinkler
	12/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	drafted	12/14/2022	2458 Stone Castle - Electrical - Sprinkler
							7,021.89	0.00			
7402 - CG II Sprinkler Expense											
472523-219762	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	10/10/2022	3330 Greens Prairie
472523-223442	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	106.60	0.00	ACH	10/10/2022	4205 Norwich Dr
472523-223964	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	305.95	0.00	ACH	10/10/2022	4198 W S Phillips
472523-222780	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	135.85	0.00	ACH	10/10/2022	4200 Norwich Dr
472523-236222	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	93.65	0.00	ACH	10/10/2022	4399 Etonbury Ave
472523-220964	10/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	643.95	0.00	ACH	10/10/2022	4298 W S Phillips
472523-231898	10/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	591.95	0.00	ACH	10/12/2022	2458 Stone Castle

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-225400	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	448.95	0.00	ACH	10/31/2022	6091 Victoria
472523-223004	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	187.75	0.00	ACH	10/31/2022	4601 Tonebridge
472523-224660	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	191.10	0.00	ACH	10/31/2022	4150 W S Phillips
472523-225398	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	34.20	0.00	ACH	10/31/2022	6090 Victoria Ave
472523-231896	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	220.35	0.00	ACH	10/31/2022	4007 Muncaster Ln
472523-231902	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	373.10	0.00	ACH	10/31/2022	2609 Kimbolton Dr
472523-231904	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	64.35	0.00	ACH	10/31/2022	2525 Kimbolton Dr
472523-231906	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	10/31/2022	4413 Toddington Ln
472523-237082	10/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	291.90	0.00	ACH	10/31/2022	4145 Downton Abbey
472523-219762	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	drafted	11/10/2022	3330 Greens Prairie - utilities - electrical - sprinkler
472523-222780	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	208.85	0.00	drafted	11/10/2022	4200 Norwich - electrical - sprinkler - water - sanitation - drainage

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231898	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	796.70	0.00	drafted	11/10/2022	2458 Stone Castle - Electrical - Sprinkler
472523-223442	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	80.60	0.00	drafted	11/10/2022	4205 Norwich - electrical - sprinkler -water - sanitation -sewer - drainage
472523-220964	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	812.95	0.00	drafted	11/10/2022	4298 WS Phillips - Electrical - sprinkler
472523-223964	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	276.70	0.00	drafted	11/10/2022	4198 WS Phillips -Electrical - Sprinkler
472523-236222	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	51.40	0.00	drafted	11/10/2022	4399 Etobury - sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	61.10	0.00	drafted	12/01/2022	2525 Kimbolton Dr. A
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	259.40	0.00	drafted	12/01/2022	4145 Downton Abbey Ave
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	168.35	0.00	drafted	12/01/2022	4150 W. S. Phillips Utilities - Electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	210.60	0.00	drafted	12/01/2022	4007 Muncaster Ln A
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	806.40	0.00	2120, 2120, drafted	01/09/2023, 01/09/2023, 12/01/2022	6090 Victoria Lave, Utilities - electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	69.90	0.00	2120, 2120, drafted	01/09/2023, 01/09/2023, 12/01/2022	4601 TonBridge Dr.
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	348.20	0.00	2120, 2120, drafted	01/09/2023, 01/09/2023, 12/01/2022	6091 Victoria -

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities				drafted	09/2023, 12/01/ 2022	Utilities - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	230.10	0.00	2120, 2120, drafted	01/09/2023, 01/09/2023, 12/01/2022	2609 Kimbolton - Utilities - Electric - Sprinkler
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	drafted	12/01/2022	4413 Toddington Ln A - Utilities - electric - sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	drafted	12/09/2022	4399 Etonbury - sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	drafted	12/09/2022	3330 Greens Prairie - utilities - electrical - sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	116.35	0.00	drafted	12/09/2022	4200 Norwich - electrical - sprinkler -water - sanitation - drainage
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	87.10	0.00	drafted	12/09/2022	4205 Norwich - electrical - sprinkler -water - sanitation -sewer - drainage
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	266.95	0.00	drafted	12/09/2022	4198 WS Phillips -Electrical - Sprinkler
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	764.20	0.00	drafted	12/09/2022	4298 WS Phillips - Electrical - sprinkler
	12/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	543.20	0.00	drafted	12/14/2022	2458 Stone Castle - Electrical - Sprinkler
							9,921.50	0.00			
7403 - CG II Water & Sewage Expense											
472523-223442	10/10/2022	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	123.60	0.00	ACH	10/10/2022	4205 Norwich Dr

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-222780	10/10/2022	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	247.61	0.00	ACH	10/10/2022	4200 Norwich Dr
472523-222780	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	276.29	0.00	drafted	11/10/2022	4200 Norwich - electrical - sprinkler -water - sanitation - drainage
472523-223442	11/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	drafted	11/10/2022	4205 Norwich - electrical - sprinkler -water - sanitation - sewer - drainage
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	219.45	0.00	drafted	12/09/2022	4200 Norwich - electrical - sprinkler -water - sanitation - drainage
	12/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	drafted	12/09/2022	4205 Norwich - electrical - sprinkler -water - sanitation - sewer - drainage
7412 - CG II AC Internet & Phone											
07707-137968-01-910/1/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	218.44	0.00	ACH	10/11/2022	Aquatic Center
07707-137968-01-911/1/4/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	217.33	0.00	drafted	11/14/2022	CCII Aquatic internet
07707-137968-01-912/1/2/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	217.33	0.00	drafted, drafted	11/14/2022, 11/14/2022, 12/12/2022	CCII Aquatic internet
7413 - CG II AC Sanitation Expense											
0001	12/29/2022	Castlegate II HOA		3363 University Drive East Suite	Ruben Foster	2200	200.00	0.00	2117	12/30/2022	Porter Services - December

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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7422 - CG II EC Internet & Telephone Expense

07707-141141-01-510125/2022	HOA	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	143.42	0.00	ACH	10/25/2022	Event Center
07707-141141-01-511128/2022	HOA	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	143.42	0.00	drafted	11/29/2022	4205 Norwich event center internet.

7451 - CG II AC Security System Expense

177234	10/14/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2077	10/19/2022	Monthly Utility Expense
164275	11/09/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	DTech 2 LLC	2200	791.94	791.94			Replace pool gate lock.
180270	11/09/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2091	11/11/2022	Monthly Security Monitoring - Aquatic
183932	12/07/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	129.88	0.00	2109	12/15/2022	Security Expense
187167	12/19/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	DTech 2 LLC	2200	1,965.31	0.00	2125	01/18/2023	Alarm.com

7456 - CG II EC Fire Alarm Expense

1061-F170745	10/24/2022	Castlegate II		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	791.60	0.00	2122, 2122, 2132	01/18/2023, 01/18/2023, 01/18/2023	Fire Inspection
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3,017.01 791.94

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
R36488	12/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group - College Station	2200	660.00	0.00	2122, 2122, 2133	01/18/2023, 01/18/2023	Monitoring Service
7457 - CG II EC Security System Expense							1,451.60	0.00			
177234	10/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2077	10/19/2022	Monthly Utility Expense
180270	11/09/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2091	11/11/2022	Monthly Security Monitoring - Event Center
	12/23/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	143.42	0.00	2121, 2121, drafted	01/09/2023, 01/09/2023, 12/27/2022	Internet - Event Center
7602 - CG II Meeting Expense							273.30	0.00			
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	249.24	0.00	2101	12/02/2022	CGII Annual Meeting Food & Wine
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	48.27	0.00	2101	12/02/2022	Annual Meeting
7901 - CG II Principal Payment Expense							295.51	0.00			
	10/03/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2074	10/03/2022	Per Agreement 2/18/2022 - Payment to be held in escrow
	11/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2086	11/04/2022	Per Agreement 2/18/2022 - Payment to be held in escrow

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	12/01/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2102	12/02/2022	Per Agreement 2/18/2022 - Payment to be held in escrow
							30,000.00	0.00			
Total							145,796.57	791.94			



3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500
www.bealbcshoa.com

February 2, 2023

Castlegate II Management Report

Delinquency Report: Total outstanding is \$309,274.19. First payment for 2023 was due on January 31st. At this point, interest will start accumulating on any accounts who have not paid at least \$350.00. We continue to make calls and sending statements and delinquency letters.

Property Status: 844 Lots, 33 Builder, 1 Developer, 45 Rentals.

Violation Report: 27 current active violations. Property drives are occurring every 2 weeks at this time.

Architectural Control Committee: Projects submitted: 16 Approved: 13, Denied: 2, Under Review: 1.

2 Inground Pool	1 8' Fence
1 Patio Extension	2 Enclosed Patio
3 Solar Panels	1 Attic Enclosure/Room Addition
1 Pergola	1 Home Generator
1 Outdoor Kitchen	1 New Exterior Windows
1 Paint Color Change	1 Shed

Social Committee:

Landscape Committee:

Future Meeting Dates: April 20, 2023 @ 6:00pm