

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

Tuesday, October 10, 2023
6:00PM at the Event Center**

****Immediately preceding the Annual Membership Meeting**

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
 - 2023 3rd 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**
- 8. New Business**
 - 2024 Budget
 - Road Construction/Traffic Circles on Victoria

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 Approved 8/29/2023 via email.

August 13, 2023 via Zoom

1. **Call to Order** – HOA President Melissa Lewis 4:05 pm
2. **Roll Call** – quorum established with all 5 Board members in attendance (Lewis, Langari, Hocker, Mosbo, Woodfin) Approximately 90 CGII residents tuning in on Zoom.
3. Motion made by Lewis, seconded by Mosbo to close public session and re-convene in Executive Session to discuss proposed settlement between First financial Bank and Castlegate II Homeowners Association. Motion approved unanimously. Zoom participants were invited to rejoin the public meeting online following the Board's executive session.
4. Executive Session ended 4:35 pm, Public Meeting re-opened at that time.
5. Langari requested a summary from Chair Lewis briefly outlining the intent of the proposed FFB settlement.
6. Two motions made during subsequent public meeting:
 - a. Motion by Lewis, seconded by Hocker accepting the terms of the agreement in principle as presented to the Board by attorneys pending the final draft of the actual agreement being drafted by CGII HOA attorneys Mitchel Catine and FFB attorneys. Approved unanimously.
 - b. Motion by Woodfin, seconded by Mosbo authorizing Melissa Lewis to execute the legal documents of the settlement on behalf of the Association and to reduce that documentation to a resolution which can be presented to the bank. Approved unanimously.
7. Motion to adjourn made and approved at 4:55 pm.

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

Annual Budget - Comparative

Portfolios: Homeowners Association of Castlegate II, Inc.

As of: Sep 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	716.20	0.00
Certified Letter Charge	60.33	0.00
CG II HOA INCOME		
CG II Transfer Fees	1,715.00	3,000.00
CG II Annual Dues		
CG II Builder Dues	5,321.94	7,650.00
CG II Homeowner Dues	720,501.89	751,950.00
Total CG II Annual Dues	725,823.83	759,600.00
CG II Deed Restriction Income		
CG II Cost of Collection	0.00	1,000.00
CG II Violation Enforcement Income	1,640.39	1,000.00
Total CG II Deed Restriction Income	1,640.39	2,000.00
CG II Finance Charges	3,337.40	2,500.00
Total CG II HOA INCOME	732,516.62	767,100.00
Additional Assessment	2,931.96	0.00
CG II AQUATIC CENTER INCOME		
CG II Aquatic Club Membership	25,800.00	30,000.00
Total CG II AQUATIC CENTER INCOME	25,800.00	30,000.00
CG II EVENT CENTER INCOME		
CG II EC Security Deposit	300.00	0.00
CG II EC Rental Income	10,716.82	15,000.00
Total CG II EVENT CENTER INCOME	11,016.82	15,000.00
Certified Mail Charges Recovered	541.89	0.00
Interest Credit	3.38	0.00
Miscellaneous Income	150,000.00	0.00
Total Operating Income	923,587.20	812,100.00
Expense		
HOA Dues - Refund of Overpayment	195.25	0.00
Rental Preparation Expense	0.00	3,000.00
CG II MANAGEMENT FEES		
CG II Management Fees	39,385.00	50,640.00
Total CG II MANAGEMENT FEES	39,385.00	50,640.00
CGII DEED RESTRICTION EXPENSE		
CG II Cost of Collection	0.00	1,000.00
CG II EC Security Deposit Refund	450.00	300.00
CG II Rental Cancellation Refund	375.00	300.00
Total CGII DEED RESTRICTION EXPENSE	825.00	1,600.00
CG II GROUNDS MAINTENANCE EXPENSE		
CG II Irrigation Repair	6,276.08	7,500.00
CG II Landscape & Turf Maintenance	53,263.47	80,500.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II Tree Trimming & Removal	893.07	2,000.00
CG II Grounds Repairs & Maintenance	2,065.00	6,500.00
CG II Fountains & Lakes	0.00	5,700.00
CG II Pond Service & Maintenance	5,305.00	0.00
CG II Event Center Maintenance		
CG II EC Building Repairs & Maintenance	2,387.98	12,000.00
CG II EC Janitorial Expense	4,443.64	2,500.00
CG II EC Supplies Expense	464.94	3,000.00
Total CG II Event Center Maintenance	7,296.56	17,500.00
CG II Aquatic Center Maintenance		
CG II AC Landscaping	19,539.83	0.00
CG II AC Repairs & Maintenance	107,837.87	150,000.00
CG II AC Janitorial Expense	2,435.04	2,000.00
CG II AC Supplies Expense	0.00	1,500.00
CG II AC Pool Cleaning Expense		
CG II AC Summer Pool Cleaning & Chemicals	12,151.14	15,000.00
CG II AC Winter Pool Cleaning & Chemical Expense	5,905.52	7,000.00
Total CG II AC Pool Cleaning Expense	18,056.66	22,000.00
Total CG II Aquatic Center Maintenance	147,869.40	175,500.00
Total CG II GROUNDS MAINTENANCE EXPENSE	222,968.58	295,200.00
CG II Flags, Decorations and Signs	112.84	2,500.00
CG II INSURANCE EXPENSE		
CG II Commercial Property Insurance	11,507.00	8,000.00
CG II Directors & Officers Insurance	1,852.00	2,000.00
Total CG II INSURANCE EXPENSE	13,359.00	10,000.00
CG II PROFESSIONAL EXPENSE		
CG II Legal Expense	154,915.28	183,000.00
CG II Accounting Expense	0.00	1,000.00
Total CG II PROFESSIONAL EXPENSE	154,915.28	184,000.00
CG II TAXES EXPENSE		
CG II Property Tax Expense	0.00	100.00
Total CG II TAXES EXPENSE	0.00	100.00
CG II UTILITIES EXPENSE		
CG II Electric	11,446.19	18,000.00
CG II Sprinkler Expense	22,295.60	20,000.00
CG II Water & Sewage Expense	791.96	1,000.00
CG II Aquatic Center Utilities		
CG II AC Electric	4,495.57	6,000.00
CG II AC Internet & Phone	1,604.71	2,000.00
CG II AC Sanitation Expense	0.00	600.00
CG II AC Sprinkler	943.80	1,500.00
CG II AC Water & Sewage Expense	2,269.81	3,800.00
Total CG II Aquatic Center Utilities	9,313.89	13,900.00
CG II Event Center Utilities		
CG II EC Electric	3,970.58	4,000.00
CG II EC Internet & Telephone Expense	1,107.96	1,500.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
CG II EC Sanitation	0.00	750.00
CG II EC Sprinkler	605.15	700.00
CG II EC Water & Sewage	930.30	500.00
Total CG II Event Center Utilities	6,613.99	7,450.00
CG II Alarm/Security Expenses		
CG II AC Security System Expense	3,025.90	1,000.00
CG II EC Security System Expense		
CG II EC Fire Alarm Expense	2,674.83	1,000.00
CG II EC Security System Expense	658.42	1,000.00
Total CG II EC Security System Expense	3,333.25	2,000.00
Total CG II Alarm/Security Expenses	6,359.15	3,000.00
Total CG II UTILITIES EXPENSE	56,820.78	63,350.00
CG II OFFICE & ADMIN EXPENSE		
CG II Meeting Expense	15.60	500.00
CG II Community Events	0.00	2,000.00
CG II Software Expense	0.00	100.00
CG II Postage & Mailing Expense	33.68	2,200.00
Total CG II OFFICE & ADMIN EXPENSE	49.28	4,800.00
Capital Improvement	0.00	55,000.00
CG II OTHER EXPENSES		
CG II Bank Fees	600.07	500.00
GCII Transfer to Reserve	0.00	20,000.00
Total CG II OTHER EXPENSES	600.07	20,500.00
CG II DEBT SERVICE EXPENSE		
CG II Principal Payment Expense	240,000.00	120,000.00
Total CG II DEBT SERVICE EXPENSE	240,000.00	120,000.00
Total Operating Expense	729,231.08	810,690.00
 Total Operating Income	 923,587.20	 812,100.00
Total Operating Expense	729,231.08	810,690.00
NOI - Net Operating Income	194,356.12	1,410.00
 Total Income	 923,587.20	 812,100.00
Total Expense	729,231.08	810,690.00
Net Income	194,356.12	1,410.00

Cash Flow

Beal Properties

Portfolios: Homeowners Association of Castlegate II, Inc.

Date Range: 07/01/2023 to 09/30/2023 (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				
Interest Income	86.64	0.04	716.20	0.08
Certified Letter Charge	70.35	0.03	60.33	0.01
CG II HOA INCOME				
CG II Transfer Fees	455.00	0.22	1,715.00	0.19
CG II Annual Dues				
CG II Builder Dues	0.00	0.00	5,321.94	0.58
CG II Homeowner Dues	50,864.03	24.60	720,501.89	78.01
Total CG II Annual Dues	50,864.03	24.60	725,823.83	78.59
CG II Deed Restriction Income				
CG II Violation Enforcement Income	478.77	0.23	1,640.39	0.18
Total CG II Deed Restriction Income	478.77	0.23	1,640.39	0.18
CG II Finance Charges	707.70	0.34	3,337.40	0.36
Total CG II HOA INCOME	52,505.50	25.40	732,516.62	79.31
Additional Assessment	450.00	0.22	2,931.96	0.32
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	0.00	0.00	25,800.00	2.79
Total CG II AQUATIC CENTER INCOME	0.00	0.00	25,800.00	2.79
CG II EVENT CENTER INCOME				
CG II EC Security Deposit	150.00	0.07	300.00	0.03
CG II EC Rental Income	3,370.00	1.63	10,716.82	1.16
Total CG II EVENT CENTER INCOME	3,520.00	1.70	11,016.82	1.19
Certified Mail Charges Recovered	121.68	0.06	541.89	0.06
Interest Credit	0.00	0.00	3.38	0.00
Miscellaneous Income	150,000.00	72.55	150,000.00	16.24
Total Operating Income	206,754.17	100.00	923,587.20	100.00
Expense				
HOA Dues - Refund of Overpayment	195.25	0.09	195.25	0.02
CG II MANAGEMENT FEES				
CG II Management Fees	12,660.00	6.12	39,385.00	4.26
Total CG II MANAGEMENT FEES	12,660.00	6.12	39,385.00	4.26
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit	300.00	0.15	450.00	0.05

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Refund				
CG II Rental Cancellation Refund	375.00	0.18	375.00	0.04
Total CGII DEED RESTRICTION EXPENSE	675.00	0.33	825.00	0.09
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	4,957.34	2.40	6,276.08	0.68
CG II Landscape & Turf Maintenance	19,229.82	9.30	53,263.47	5.77
CG II Tree Trimming & Removal	893.07	0.43	893.07	0.10
CG II Grounds Repairs & Maintenance	765.00	0.37	2,065.00	0.22
CG II Pond Service & Maintenance	5,200.00	2.52	5,305.00	0.57
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	162.38	0.08	2,387.98	0.26
CG II EC Janitorial Expense	1,308.41	0.63	4,443.64	0.48
CG II EC Supplies Expense	264.46	0.13	464.94	0.05
Total CG II Event Center Maintenance	1,735.25	0.84	7,296.56	0.79
CG II Aquatic Center Maintenance				
CG II AC Landscaping	0.00	0.00	19,539.83	2.12
CG II AC Repairs & Maintenance	7,788.60	3.77	107,837.87	11.68
CG II AC Janitorial Expense	1,631.26	0.79	2,435.04	0.26
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	9,724.33	4.70	12,151.14	1.32
CG II AC Winter Pool Cleaning & Chemical Expense	0.00	0.00	5,905.52	0.64
Total CG II AC Pool Cleaning Expense	9,724.33	4.70	18,056.66	1.96
Total CG II Aquatic Center Maintenance	19,144.19	9.26	147,869.40	16.01
Total CG II GROUNDS MAINTENANCE EXPENSE	51,924.67	25.11	222,968.58	24.14
CG II Flags, Decorations and Signs	0.00	0.00	112.84	0.01
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	10,587.00	5.12	11,507.00	1.25
CG II Directors & Officers Insurance	1,852.00	0.90	1,852.00	0.20
Total CG II INSURANCE EXPENSE	12,439.00	6.02	13,359.00	1.45
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	30,000.00	14.51	154,915.28	16.77

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CG II PROFESSIONAL EXPENSE	30,000.00	14.51	154,915.28	16.77
CG II UTILITIES EXPENSE				
CG II Electric	4,926.71	2.38	11,446.19	1.24
CG II Sprinkler Expense	17,397.45	8.41	22,295.60	2.41
CG II Water & Sewage Expense	659.06	0.32	791.96	0.09
CG II Aquatic Center Utilities				
CG II AC Electric	1,848.72	0.89	4,495.57	0.49
CG II AC Internet & Phone	237.51	0.11	1,604.71	0.17
CG II AC Sprinkler	505.70	0.24	943.80	0.10
CG II AC Water & Sewage Expense	928.75	0.45	2,269.81	0.25
Total CG II Aquatic Center Utilities	3,520.68	1.70	9,313.89	1.01
CG II Event Center Utilities				
CG II EC Electric	1,197.48	0.58	3,970.58	0.43
CG II EC Internet & Telephone Expense	166.86	0.08	1,107.96	0.12
CG II EC Sprinkler	449.80	0.22	605.15	0.07
CG II EC Water & Sewage	265.80	0.13	930.30	0.10
Total CG II Event Center Utilities	2,079.94	1.01	6,613.99	0.72
CG II Alarm/Security Expenses				
CG II AC Security System Expense	476.13	0.23	3,025.90	0.33
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	405.94	0.20	2,674.83	0.29
CG II EC Security System Expense	333.72	0.16	658.42	0.07
Total CG II EC Security System Expense	739.66	0.36	3,333.25	0.36
Total CG II Alarm/Security Expenses	1,215.79	0.59	6,359.15	0.69
Total CG II UTILITIES EXPENSE	29,799.63	14.41	56,820.78	6.15
CG II OFFICE & ADMIN EXPENSE				
CG II Meeting Expense	0.00	0.00	15.60	0.00
CG II Postage & Mailing Expense	33.68	0.02	33.68	0.00
Total CG II OFFICE & ADMIN EXPENSE	33.68	0.02	49.28	0.01
CG II OTHER EXPENSES				
CG II Bank Fees	134.85	0.07	600.07	0.06
Total CG II OTHER EXPENSES	134.85	0.07	600.07	0.06
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	170,000.00	82.22	240,000.00	25.99
Total CG II DEBT SERVICE EXPENSE	170,000.00	82.22	240,000.00	25.99

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Operating Expense	307,862.08	148.90	729,231.08	78.96
NOI - Net Operating Income	-101,107.91	-48.90	194,356.12	21.04
Total Income	206,754.17	100.00	923,587.20	100.00
Total Expense	307,862.08	148.90	729,231.08	78.96
Net Income	-101,107.91	-48.90	194,356.12	21.04
Other Items				
Prepayments	1,900.02		-112,967.73	
Net Other Items	1,900.02		-112,967.73	
Cash Flow	-99,207.89		81,388.39	
Beginning Cash	359,649.17		179,052.89	
Beginning Cash + Cash Flow	260,441.28		260,441.28	
Actual Ending Cash	260,441.28		260,441.28	

Expense Distribution

Portfolios: Homeowners Association of Castlegate II, Inc.

Payees: All

Bill Date Range: 07/01/2023 to 09/30/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	07/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	37.46	37.46			Certified Letter Charge for 07/2023
	08/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	18.82	18.82			Certified Letter Charge for 08/2023
	09/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.32	9.32			Certified Letter Charge for 09/2023
							65.60	65.60			
5615 - Certified Mail Charges Recovered											
	08/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2210	08/07/2023	Certified Letter Charge for 08/2023
	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.32	0.00	2227	09/13/2023	Certified Letter Charge for 09/2023
							14.07	0.00			
6101 - HOA Dues - Refund of Overpayment											
Refund Dues Overpayment	09/27/2023	Castlegate II HOA	2700	3363 University Drive East Suite Scatterb Drive East Suite Cove 215 Bryan, TX 77802	Gehan Homes, LTD	2200	195.25	0.00	2234	09/27/2023	Refund of dues overpayment
6540 - Management Fee											
	07/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	4,220.00			Management Fee for 07/2023
	08/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	4,220.00			Management Fee for 08/2023
	09/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	4,220.00			Management Fee

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6560 - Mortgage/Note Payment											
000	08/28/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	1.00	1.00	2222, 2222	08/28/2023, 08/28/2023	for 09/2023
							12,660.00	12,660.00			
7101 - CG II Management Fees											
	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2199	07/11/2023	Management Fee for 07/2023
	08/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2210	08/07/2023	Management Fee for 08/2023
	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2227	09/13/2023	Management Fee for 09/2023
							12,660.00	0.00			
7123 - CG II EC Security Deposit Refund											
EC Deposit Refund	09/28/2023	Castlegate II HOA	4402 Uphor	3363 University Drive East Suite 215 Bryan, TX 77802	Nattamai Bhuvanesh & Bhavishya Kuttuva	2200	150.00	0.00	2235	09/28/2023	EC Rental Deposit Refund
7124 - CG II Rental Cancellation Refund											
Refund for 6/3/2023 Event Center	07/12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Sangukta Chakraborty	2200	150.00	0.00	2218	08/15/2023	Refund for Event Center 6/3/2023
EC rental refund	08/15/2023	Castlegate II HOA	4312 Egremont PI	3363 University Drive East Suite 215 Bryan, TX 77802	Navatha Paruchuri & Srikanth Paruchuri	2200	150.00	0.00	2219	08/16/2023	Refund for Rental Cancellation
Event Center	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Young Life Brazos Valley	2200	225.00	0.00	2232	09/13/2023	Rental Cancellation
							525.00	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7131 - CG II Irrigation Repair											
6679	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	1,865.30	0.00	2204	07/11/2023	Irrigation Inspection & repair + Contract Maintenance - June
6833	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	1,066.50	0.00	2215	08/07/2023	Contract Monthly Maintenance + Irrigation Inspection - July
7007	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	2,025.54	0.00	2231	09/13/2023	Monthly Maintenance + Irrigation Inspection & Repair
							4,957.34	0.00			
7132 - CG II Landscape & Turf Maintenance											
6679	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,300.00	0.00	2204	07/11/2023	Irrigation Inspection & repair + Contract Maintenance - June
6833	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,300.00	0.00	2215	08/07/2023	Contract Monthly Maintenance + Irrigation Inspection - July
7007	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,629.82	0.00	2231	09/13/2023	Monthly Maintenance + Irrigation Inspection & Repair
							19,229.82	0.00			
7133 - CG II Tree Trimming & Removal											
23.385	07/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	811.88	0.00	2200	07/11/2023	Removal Of Oak Tree
6834	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	81.19	0.00	2215	08/07/2023	Tree Removal - Pool Area
							893.07	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7135 - CG II Grounds Repairs & Maintenance											
124	07/28/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	300.00	0.00	2208	07/28/2023	Trash Service - July
94695-1	08/07/2023	Castlegate II HOA	4208	3363 University Drive East Suite 215 Bryan, TX 77802	Integrity Commercial Maintenance and Construction Services	2200	65.00	0.00	2212	08/07/2023	Repaired Loose Brick & Grout
126	08/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2224	08/31/2023	Monthly Porter Service
148	09/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2236	09/29/2023	Monthly Trash Pick Up
							765.00	0.00			
7142 - CG II Pond Service & Maintenance											
1621	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	2,700.00	0.00	2211	08/07/2023	Removal of Mud, Silt, Growth, and Trees
1626	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	2,500.00	0.00	2211	08/07/2023	Etonbury Detention Pond - Haul off
							5,200.00	0.00			
7154 - CG II EC Building Repairs & Maintenance											
8404	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	2213	08/07/2023	Pest Control Maintenance - Event Center
7155 - CG II EC Janitorial Expense											
5	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2206	07/11/2023	June Cleaning X's 2
12	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2217	08/07/2023	July Cleaning - Event Center

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2821-98903	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2228	09/13/2023	Event Center Cleaning
22	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2233	09/13/2023	August Cleanings
7156 - CG II EC Supplies Expense											
409320	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	54.07	0.00	2203	07/11/2023	Cleaning Supplies
409501	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	119.62	0.00	2203	07/11/2023	Cleaning Supplies
409967	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	90.77	0.00	2230	09/13/2023	Janitorial Supplies
7164 - CG II AC Repairs & Maintenance											
8278	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	270.63	0.00	2201	07/11/2023	Pest Control
20231917	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	64.95	0.00	2229	09/13/2023	Computer leak sensor test
20231922	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	7,047.08	0.00	2229	09/13/2023	Sand and pea gravel - Haul off and dump fee
20231934	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	405.94	0.00	2229	09/13/2023	Repaired Water line
							7,788.60	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7165 - CG II AC Janitorial Expense											
9	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	90.00	0.00	2206	07/11/2023	Pool cleaning X's 3
11797	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	325.00	0.00	2205	07/11/2023	Cleaning Services - June
409502	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	116.26	0.00	2203	07/11/2023	Cleaning Supplies
002	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cooper Walker	2200	50.00	0.00	2216	08/07/2023	Power washed shower area
13	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	30.00	0.00	2217	08/07/2023	Miscalculated Cleaning Fee's for June
16	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	540.00	0.00	2217	08/07/2023	July - Pool Cleaning + vomit & feces clean up
23	09/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	2233	09/13/2023	August Cleanings
							1,631.26	0.00			
7168 - CG II AC Summer Pool Cleaning & Chemicals											
20231824	07/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,674.78	0.00	2202	07/11/2023	Monthly Pool Maintenance - May
20231873	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	4,634.38	0.00	2214	08/07/2023	Monthly Pool Maintenance - June
20231890	09/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,415.17	0.00	2229	09/13/2023	Monthly Pool Maintenance - July
							9,724.33	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7171 - CG II Commercial Property Insurance											
3137171164	07/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	10,587.00	0.00	Echeck/ Drafted	07/30/2023	Insurance Premium Online Payment - Paid in Full
7173 - CG II Directors & Officers Insurance											
133935	07/25/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Service Insurance Group	2200	1,852.00	0.00	2207	07/25/2023	Renewal of D&O
7181 - CG II Legal Expense											
Legal Retainer	08/29/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	30,000.00	0.00	2223	08/29/2023	Legal Retainer - Lawsuit
7401 - CG II Electric											
472523-231906	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	07/01/2023	4413 Toddington LN A
472523-242946	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.78	0.00	ACH	07/01/2023	4208 Wallaceshire AVE A
472523-237082	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	07/01/2023	4145 Downtown Abbey AVE
472523-232334	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	07/01/2023	4301 Egremont PL A
472523-231904	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	07/01/2023	2525 Kimbolton DR A
472523-231902	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	07/01/2023	2609 Kimbolton DR A
472523-231896	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	07/01/2023	4007 Muncaster LN A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-225398	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	30.15	0.00	ACH	07/01/2023	6090 Victoria AVE
472523-224660	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	07/01/2023	4150 W S Phillips PKWY
472523-221242	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	52.23	0.00	ACH	07/01/2023	4200 W S Phillips PKWY A
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	Bank Draft	07/31/2023	4150 WSP
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	Bank Draft	07/31/2023	2525 Kimbolton
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	Bank Draft	07/31/2023	2609 Kimbolton
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	07/31/2023	4007 Muncaster
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	24.79	0.00	Bank Draft	07/31/2023	6090 Victoria
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	Bank Draft	07/31/2023	4413 Toddington
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.78	0.00	Bank Draft	07/31/2023	4208 Wallaceshire
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	Bank Draft	07/31/2023	4301 Egremont
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.75	0.00	Bank Draft	07/31/2023	4145 Downton Abbey

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223964	07/10/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	07/10/2023	4198 S W Phillips PKWY A
472523-220964	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	925.47	0.00	ACH	07/10/2023	4298 W S Phillips PKWY A
472523-219762	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.74	0.00	ach	07/10/2023	3330 Greens Prairie Rd
472523-231898	07/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	07/13/2023	2458 Stone Castle CIR A
472523-219762	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.58	0.00	ACH	08/09/2023	3330 Greens Prairie
472523-220964	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	852.12	0.00	ACH	08/09/2023	4298 W S Phillips
472523-223964	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	08/09/2023	4198 W S Phillips
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	942.51	0.00	ACH	09/11/2023	Monthly Utility Bill
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	915.80	0.00	ACH	09/11/2023	Monthly Utility Bill
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	591.71	0.00	ACH	09/11/2023	Monthly Utility Bill
472523-231898	08/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	08/14/2023	2458 Stone Castle

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	08/16/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	09/13/2023	Monthly Utility Bill
472523-231896	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	08/30/2023	4007 Muncaster
472523-231904	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	08/30/2023	2525 Kimbolton
472523-231902	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	08/30/2023	2609 Kimbolton
472523-221242	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	48.72	0.00	ACH	08/30/2023	472523-221242
472523-224660	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	08/30/2023	4150 W S Phillips
472523-225398	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.95	0.00	ACH	08/30/2023	6090 Victoria
472523-231906	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	08/30/2023	4413 Toddington
472523-232334	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	08/30/2023	4301 Egremont
472523-242946	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.43	0.00	ACH	08/30/2023	4208 Wallaceshire
472523-237082	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	08/30/2023	4145 Downtown Abbey
	09/05/2023	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	176.55	0.00	ACH	09/29/2023	Monthly Utility Bill

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7402 - CG II Sprinkler Expense											
472523-231906	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	07/01/2023	4413 Toddington LN A
472523-237082	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	473.90	0.00	ACH	07/01/2023	4145 Downtown Abbey AVE
472523-231904	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	35.10	0.00	ACH	07/01/2023	2525 Kimbolton DR A
472523-231902	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	308.10	0.00	ACH	07/01/2023	2609 Kimbolton DR A
472523-225400	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	283.20	0.00	ACH	07/01/2023	6091 Victoria AVE
472523-231896	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	259.35	0.00	ACH	07/01/2023	4007 Muncaster LN A
472523-225398	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	509.95	0.00	ACH	07/01/2023	6090 Victoria AVE
472523-224660	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.60	0.00	ACH	07/01/2023	4150 W S Phillips PKWY
472523-223004	07/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	07/01/2023	4601 Tonbridge DR
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	223.60	0.00	Bank Draft	07/31/2023	4150 WSP

4,926.71

0.00

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	07/31/2023	4601 Tonbridge
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	Bank Draft	07/31/2023	2525 Kimbolton
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	239.85	0.00	Bank Draft	07/31/2023	4007 Muncaster
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	390.45	0.00	Bank Draft	07/31/2023	6091 Victoria
472523-236222	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	933.45	0.00	Bank Draft	07/31/2023	6090 Victoria
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	Bank Draft	07/31/2023	4413 Toddington
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	441.40	0.00	Bank Draft	07/31/2023	4145 Downton Abbey
	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	28.65	0.00	ACH	07/10/2023	4399 Etonbury Ave
472523-223964	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	283.20	0.00	ACH	07/10/2023	4198 S W Phillips PKWY A
472523-220964	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	552.95	0.00	ACH	07/10/2023	4298 W S Phillips PKWY A
472523-219762	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ach	07/10/2023	3330 Greens Prairie Rd
472523-231898	07/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	367.70	0.00	ACH	07/13/2023	2458 Stone Castle CIR A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	08/09/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	08/09/2023	3330 Greens Prairie
472523-220964	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,046.95	0.00	ACH	08/09/2023	4298 W S Phillips
472523-223964	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	380.70	0.00	ACH	08/09/2023	4198 W S Phillips
472523-236222	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	08/09/2023	4399 Etonbury
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,670.20	0.00	ACH	09/11/2023	Monthly Utility Bill
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	314.60	0.00	ACH	09/11/2023	Monthly Utility Bill
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	09/11/2023	Monthly Utility Bill
472523-231898	08/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	578.95	0.00	ACH	08/14/2023	2458 Stone Castle
	08/16/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	926.70	0.00	ACH	09/13/2023	Monthly Utility Bill
472523-231896	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	431.60	0.00	ACH	08/30/2023	4007 Muncaster
472523-231904	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	64.35	0.00	ACH	08/30/2023	2525 Kimbolton

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-225400	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	507.45	0.00	ACH	08/30/2023	6091 Victoria
472523-231902	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	613.60	0.00	ACH	08/30/2023	2609 Kimbolton
472523-223004	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	08/30/2023	4601 Tonbridge
472523-224660	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	340.60	0.00	ACH	08/30/2023	4150 W S Phillips
472523-225398	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	431.30	0.00	ACH	08/30/2023	6090 Victoria
472523-231906	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	08/30/2023	4413 Toddington
472523-237082	08/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	392.65	0.00	ACH	08/30/2023	4145 Downtown Abbey
	09/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	4,065.85	0.00	ACH	09/29/2023	Monthly Utility Bill
7403 - CG II Water & Sewage Expense							17,397.45	0.00			
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	526.16	0.00	ACH	09/11/2023	Monthly Utility Bill
	08/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	09/11/2023	Monthly Utility Bill
							659.06	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7411 - CG II AC Electric											
	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	49.55	0.00	Bank Draft	07/31/2023	4200 Norwich
472523-222780	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	931.23	0.00	ACH	07/10/2023	4200 Norwich DR
472523-222780	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	867.94	0.00	ACH	08/09/2023	4200 Norwich
							1,848.72	0.00			
7412 - CG II AC Internet & Phone											
07707-137968-01-907/11/2023	07/11/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	237.51	0.00	ACH	07/11/2023	4200 Norwich Dr - Aquatic
7414 - CG II AC Sprinkler											
472523-222780	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	226.85	0.00	ACH	07/10/2023	4200 Norwich DR
472523-222780	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	278.85	0.00	ACH	08/09/2023	4200 Norwich
							505.70	0.00			
7415 - CG II AC Water & Sewage Expense											
472523-222780	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	349.37	0.00	ACH	07/10/2023	4200 Norwich DR
472523-222780	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	579.38	0.00	ACH	08/09/2023	4200 Norwich
							928.75	0.00			
7421 - CG II EC Electric											
472523-2223442	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	585.56	0.00	ACH	07/10/2023	4205 Norwich DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-223442	08/09/2023	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	611.92	0.00	ACH	08/09/2023	4205 Norwich
				215 Bryan, TX 77802			1,197.48	0.00			
7422 - CG II EC Internet & Telephone Expense											
07707-141141-01-507/25/2023	07/25/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	07/25/2023	4205 Norwich DR - Event
7424 - CG II EC Sprinkler											
07/03/2023	07/03/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	408.85	0.00	Bank Draft	07/31/2023	2609 Kimbolton
472523-223442	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	22.10	0.00	ACH	07/10/2023	4205 Norwich DR
472523-223442	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	08/09/2023	4205 Norwich
							449.80	0.00			
7425 - CG II EC Water & Sewage											
07/10/2023	07/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	07/10/2023	4205 Norwich DR
472523-223442	08/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	08/09/2023	4205 Norwich
							265.80	0.00			
7451 - CG II AC Security System Expense											
07/23/2023	07/23/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	237.85	0.00	Bank Draft	08/10/2023	Aquatic Center Internet
08/23/2023	08/23/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	238.28	0.00	ACH	09/10/2023	Aquatic Center

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7456 - CG II EC Fire Alarm Expense											
1061-F205222	08/08/2023	Castlegate II HOA		Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	405.94	0.00	2220	08/22/2023	Installed Fire Extinguisher
7457 - CG II EC Security System Expense											
	08/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	Bank Draft	08/25/2023	Event Center Internet
	09/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	166.86	0.00	ACH	09/25/2023	Event Center
							333.72	0.00			
7605 - CG II Postage & Mailing Expense											
8-183-90364	08/18/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fed Ex	2200	33.68	0.00	2221	08/22/2023	FedEx Express Service - Katine Mclaurin LLP
7801 - CG II Bank Fees											
620157840014860	08/02/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	44.95	0.00	drafted	08/02/2023	Monthly credit card fee
7901 - CG II Principal Payment Expense											
Per Agreement 2/18/2022 - Payment to be held in escrow	08/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2209	08/07/2023	Per Agreement 2/18/2022 - Payment to be held in escrow
218363820	09/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2225	09/05/2023	Loan Payment 218363820

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Principal Payment	09/08/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	150,000.00	0.00	2226	09/08/2023	Principal Payment 218363820
							170,000.00	0.00			
Total							320,512.85	12,726.60			

Annual Budget - 2024 (Draft 10.04.2023)

Account Name	YTD Actual	2023 Budget	2024 Budget	
CG II HOA INCOME				
CG II Transfer Fees	1,715.00	3,000.00	0.00	
CG II Builder Dues	5,321.94	7,650.00	900.00	
CG II Homeowner Dues	720,420.24	751,950.00	733,410.00	870.00
Additional Assessment	2,931.96	0.00	0.00	
CG II Cost of Collection	0.00	1,000.00	1,000.00	
CG II Violation Enforcement Income	1,640.39	1,000.00	0.00	
CG II Finance Charges	4,053.60	2,500.00	0.00	
CG II Aquatic Club Membership	25,800.00	30,000.00	0.00	
CG II EC Security Deposit	300.00	0.00	0.00	
CG II EC Rental Income	11,341.82	15,000.00	15,000.00	
Certified Mail Charges Recovered	602.22	0.00	0.00	
Interest Credit	3.38	0.00	0.00	
Miscellaneous Income	150,000.00	0.00	0.00	
Total Operating Income	924,130.55	812,100.00	750,310.00	
Expense				
CG II GENERAL EXPENSE				
HOA Dues - Refund of Overpayment	395.25	0.00	0.00	
CG II Management Fees	39,385.00	50,740.00	50,640.00	
CG II Cost of Collection	0.00	1,000.00	1,000.00	
CG II Commercial Property Insurance	11,507.00	8,000.00	12,000.00	
CG II Directors & Officers Insurance	1,852.00	2,000.00	2,000.00	
CG II Legal Expense	154,948.96	185,200.00	175,000.00	
CG II Accounting Expense	0.00	1,000.00	500.00	
CG II Property Tax Expense	0.00	100.00	100.00	
CG II Meeting Expense	15.60	500.00	200.00	
CG II Community Events	0.00	2,000.00	2,000.00	
Capital Improvement	0.00	55,000.00	100,000.00	
CG II Bank Fees	600.07	500.00	700.00	
GCII Transfer to Reserve	0.00	20,000.00	20,000.00	
CG II Principal Payment Expense	240,000.00	120,000.00	120,000.00	
Total CG II Event Center Maintenance	448,703.88	446,040.00	484,140.00	
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	6,276.08	7,500.00	7,500.00	
CG II Landscape & Turf Maintenance	53,263.47	80,500.00	80,500.00	
CG II Tree Trimming & Removal	893.07	2,000.00	2,000.00	
CG II Grounds Repairs & Maintenance	2,065.00	6,500.00	5,000.00	
CG II Fountains & Lakes	0.00	5,700.00	5,000.00	
CG II Pond Service & Maintenance	5,305.00	0.00	25,000.00	
CG II Flags, Decorations and Signs	112.84	2,500.00	1,500.00	
CG II Electric	11,446.19	18,000.00	15,000.00	
CG II Sprinkler Expense	22,295.60	20,000.00	24,000.00	
CG II Water & Sewage Expense	791.96	1,000.00	1,000.00	
Total CG II Grounds Maintenance	102,449.21	143,700.00	166,500.00	
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	2,387.98	15,000.00	12,000.00	
CG II EC Janitorial Expense	4,443.64	2,500.00	2,500.00	
CG II EC Supplies Expense	464.94	3,000.00	3,000.00	
CG II EC Electric	3,970.58	4,000.00	4,000.00	
CG II EC Internet & Telephone Expense	1,107.96	1,500.00	1,500.00	
CG II EC Sanitation	0.00	750.00	0.00	
CG II EC Sprinkler	605.15	700.00	700.00	
CG II EC Water & Sewage	930.30	500.00	500.00	
CG II EC Fire Alarm Expense	2,674.83	1,000.00	1,000.00	
CG II EC Security System Expense	658.42	1,000.00	1,000.00	
CG II EC Security Deposit Refund	450.00	300.00	300.00	
CG II EC Rental Cancellation Refund	450.00	300.00	300.00	
Total CG II Event Center Maintenance	18,143.80	30,550.00	26,800.00	
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	127,377.70	150,000.00	30,000.00	
CG II AC Janitorial Expense	2,435.04	2,000.00	5,000.00	
CG II AC Supplies Expense	0.00	1,500.00	1,000.00	
CG II AC Summer Pool Cleaning & Chemicals	12,151.14	15,000.00	15,000.00	
CG II AC Winter Pool Cleaning & Chemical Expense	5,905.52	7,000.00	7,000.00	
CG II AC Electric	4,495.57	6,000.00	6,000.00	
CG II AC Internet & Phone	1,604.71	2,000.00	2,000.00	

CG II AC Sanitation Expense	0.00	600.00	0.00
CG II AC Sprinkler	943.80	1,500.00	1,200.00
CG II AC Water & Sewage Expense	2,269.81	3,800.00	3,000.00
CG II AC Security System Expense	3,025.90	1,000.00	1,200.00
Total CG II Aquatic Center Maintenance	160,209.19	190,400.00	71,400.00
Total Operating Expense	729,506.08	810,690.00	748,840.00
Total Income	924,130.55	812,100.00	750,310.00
Total Expense	729,506.08	810,690.00	748,840.00
Net Income	194,624.47	1,410.00	1,470.00

2024 Project List:

More new pool furniture \$30k
 Bring pool gate up to code \$2k
 Landscape Greens Prairie (all 3 entrances) \$80k
 Permanent shade over pool equipment \$10k
 Repair pond on Wallacehire \$30k
\$155,000 to spend

Projects to complete 2023:

Irrigation on Greens Prairie \$50k
 Repair and stain fence \$5k
 New furniture for Event Center \$10k
 Replace all can light bulbs in Event Center (Brighter) \$2k
 Repaint interior of Event Center \$3k
 Stain pergolas at pool \$3k
 Paint shade structures at pool \$5k
 New light fixtures in pool bathrooms (Brighter) \$1k
\$85,000 to spend