

CASTLEGATE II HOA

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

Board of Directors Meeting July 25, 2023 6:00pm at Castlegate II Event Center

Agenda

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
 - 2023 2nd Quarter Financial Report
- 5. Management Reports – Beal Properties**
 - Dues/Delinquency Status
 - Violation Report
 - Property and Project Updates
- 6. Committee Reports**
 - Landscape Committee
 - ACC Committee
 - Social Committee
- 7. Unfinished Business**
 - Lawsuit Update
 - Pond/Drainage Update
- 8. New Business**
 - Pool Issues/Closing Date
 - Adjourn to Executive Session to Discuss Legal Matters
- 9. Adjourn**

CASTLEGATE II HOA BOARD MEETING MINUTES (DRAFT)

April 20, 2023

Castlegate II Events Center

1. **Call to Order** – HOA President Melissa Lewis 6:02 pm
2. **Roll Call** – quorum established with all 5 Board members in attendance (Lewis, Langari, Hocker, Mosbo, Woodfin) Approx. 9 persons present at Event Center
3. **Review / Approval of Previous Meeting Minutes**
February 2, 2023 minutes approved unanimously.
4. **Financial Report** - Treasurer Del Hocker / Beal Mgmt Lara Lewis
 - a. 2023 1st Quarter financials presented by Lara Lewis, Beal Properties – 1st quarter income of \$ 609,276,40; 1st quarter operating expenses were \$ 183,836.79, leaving a net income of \$ 425,439.61.
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Total delinquency status of \$ 146,652.26 (including the \$ 200 assessment increase). The \$ 700.00 portion of the assessment is now past due. Three serious past due delinquencies owing more than two years have been turned over for collection. Reminders sent by email and collection letters sent by US Mail if homeowner has not contacted Beal Mgmt to arrange payment schedule.
 - b. Property Status: 844 lots, 8 Builder lots, 1 Developer lot, 33 rental properties. Projected that by end of 2023, Castlegate II will be built out.
 - c. HOA violations report – 30 active violations written. Last violation drive was on 3/23/2023. The next drive will be on 4/21/2023.
6. **Committee Reports**
 - a. Landscape Committee: replacement landscape materials for swimming pool were approved with the exception of the perimeter shrubs.
 - b. ACC Committee: 13 projects reviewed, all were approved. (see Management Report 04/20/2023 for specific requests).
 - c. Social Committee: no report – there is a planned pool opening party on Saturday, May 6th. Some of the HOA's vendors have volunteered to help with grills and a DJ. Need someone to help coordinate the event.
7. **Unfinished Business**
 - a. Pool Update: pool repairs almost finished. Temporary shade structure put up over pool equipment to reduce exposure. Event Center is rented every weekend and nearly every weekday in May.
 - i. Pool furniture replacement: will wait for next season. Bids for replacing furniture with same type went up 25% since first bid (\$ 200 chairs are now \$ 250, freight costs from Florida are now \$ 1500-2000.
 - ii. Pool memberships – as of 03/31/2023, 48 memberships had been sold. Typically we sell 80-85 external memberships with our cap at 100.
 - iii. Event Center and Pool house roofs- have contacted the insurance company and are waiting for them to get back to us.

- b. Lawsuit update: filed in Brazos County District Court Nov. 16, 2021 with all parties served.
 - i. Can be found on Brazos County website:
<http://justiceweb.brazoscountytexas.gov> Case # 21-003154-CV-85)
 - ii. Second full-day mediation session held Wednesday, May 29th 2023. Four of five Board Members were in attendance for at least part of the day. The mediator is still communicating with all parties.,
 - iii. Trial scheduled for October 9th, 2023 if mediation is unsuccessful.
 - c. Greens Prairie Road Project: Contractor has started pouring paving on south side. Weather-permitting, may have main lanes finished by end of April, beginning of May. South side will look just like north side. Unclear whether the median islands will be filled with special paving or landscaped. If planted, maintenance would be responsibility of the city of College Station.
8. New Business – initial discussion of CGII Violations Process – too complex right now. Must be remembered that the HOA has the legal authority for enforcement, not the management company. Management can write up violation and provide communications but the HOA is the ultimate authority. Some HOAs have a separate enforcement committee to mediate disputes and hear complaints. This committee would provide homeowners a forum for explaining their point of view. Some early suggestions include: 1) announcing the date of monthly violation drive-through, 2) creating a clear procedure with timeline and steps in addressing or paying a violation. 3) create an enforcement committee whose members are volunteers and would only have to serve for 6 months' rotations. This committee could meet every 60 days to review homeowner complaints about violation enforcement. . Request for next quarter's agenda: need to have extended discussion of how to make our violations process simpler.
9. Meeting adjourned by President Lewis 7:19 pm.

April 29, 2023 the Board met with Association legal counsel via Zoom to discuss a settlement offer presented by the mediator, on behalf of the defendants. The offer was considered, discussed with the attorneys, and a motion was made by Reza Langari to reject the offer. Motion was seconded by John Mosbo, and all voted in favor to reject the offer.

May 1, 2023, the Board was presented with an outline of an offer from one defendant in the lawsuit. The Association's legal counsel presented a draft of a counteroffer on May 3, 2023 which the Board approved unanimously in an email vote, with Reza Longaria motioning to approve, Del Hocker seconding the motion, and all five voting yes.

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

Cash Flow

Beal Properties

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

Date Range: 04/01/2023 to 06/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
RENTAL INCOME	0.00	0.00	300.00	0.04
Interest Income	635.14	0.59	709.46	0.10
Homeowners Association Dues	732.33	0.68	732.33	0.10
Fines for violations	134.50	0.12	134.50	0.02
Transfer Fee	105.00	0.10	105.00	0.01
Certified Letter Charge	28.86	0.03	19.72	0.00
CG II HOA INCOME				
CG II Transfer Fees	595.00	0.55	1,155.00	0.16
CG II Annual Dues				
CG II Builder Dues	0.00	0.00	5,321.94	0.74
CG II Homeowner Dues	86,455.58	80.27	668,299.90	93.22
Additional Assessment	1,575.00	1.46	2,481.96	0.35
Total CG II Annual Dues	88,030.58	81.73	676,103.80	94.31
CG II Deed Restriction Income				
CG II Violation Enforcement Income	1,490.48	1.38	1,786.62	0.25
Total CG II Deed Restriction Income	1,490.48	1.38	1,786.62	0.25
CG II Finance Charges	1,762.38	1.64	2,636.43	0.37
Total CG II HOA INCOME	91,878.44	85.30	681,681.85	95.09
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	10,800.00	10.03	25,200.00	3.52
Total CG II AQUATIC CENTER INCOME	10,800.00	10.03	25,200.00	3.52
CG II EVENT CENTER INCOME				
CG II EC Rental Income	3,250.00	3.02	7,571.82	1.06
Total CG II EVENT CENTER INCOME	3,250.00	3.02	7,571.82	1.06
Certified Mail Charges Recovered	142.36	0.13	449.97	0.06
Interest Credit	0.00	0.00	3.38	0.00
Total Operating Income	107,706.63	100.00	716,908.03	100.00
Expense				
Legal Fees	243.75	0.23	243.75	0.03
CG II MANAGEMENT FEES				
CG II Management Fees	12,660.00	11.75	26,725.00	3.73
Total CG II MANAGEMENT FEES	12,660.00	11.75	26,725.00	3.73

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CGII DEED RESTRICTION EXPENSE				
CG II EC Security Deposit Refund	0.00	0.00	150.00	0.02
Total CGII DEED RESTRICTION EXPENSE	0.00	0.00	150.00	0.02
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	1,072.56	1.00	1,318.74	0.18
CG II Landscape & Turf Maintenance	34,033.65	31.60	34,580.31	4.82
CG II Grounds Repairs & Maintenance	900.00	0.84	1,300.00	0.18
CG II Pond Service & Maintenance	105.00	0.10	105.00	0.01
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	162.38	0.15	2,225.60	0.31
CG II EC Janitorial Expense	1,738.89	1.61	3,335.71	0.47
Total CG II Event Center Maintenance	1,901.27	1.77	5,561.31	0.78
CG II Aquatic Center Maintenance				
CG II AC Landscaping	19,539.83	18.14	19,539.83	2.73
CG II AC Repairs & Maintenance	50,078.27	46.50	101,510.65	14.16
CG II AC Janitorial Expense	773.78	0.72	803.78	0.11
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	2,426.81	2.25	2,426.81	0.34
CG II AC Winter Pool Cleaning & Chemical Expense	1,461.38	1.36	4,444.14	0.62
Total CG II AC Pool Cleaning Expense	3,888.19	3.61	6,870.95	0.96
Total CG II Aquatic Center Maintenance	74,280.07	68.97	128,725.21	17.96
Total CG II GROUNDS MAINTENANCE EXPENSE	112,292.55	104.26	171,590.57	23.93
CG II Flags, Decorations and Signs	112.84	0.10	112.84	0.02
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	920.00	0.85	920.00	0.13
Total CG II INSURANCE EXPENSE	920.00	0.85	920.00	0.13
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	60,065.03	55.77	124,671.53	17.39
Total CG II PROFESSIONAL EXPENSE	60,065.03	55.77	124,671.53	17.39

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II UTILITIES EXPENSE				
CG II Electric	4,983.54	4.63	11,939.43	1.67
CG II Sprinkler Expense	2,819.50	2.62	5,453.90	0.76
CG II Water & Sewage Expense	1,398.09	1.30	2,138.46	0.30
CG II Aquatic Center Utilities				
CG II AC Internet & Phone	713.39	0.66	1,367.20	0.19
Total CG II Aquatic Center Utilities	713.39	0.66	1,367.20	0.19
CG II Event Center Utilities				
CG II EC Internet & Telephone Expense	490.70	0.46	941.10	0.13
CG II EC Sprinkler	37.70	0.04	37.70	0.01
Total CG II Event Center Utilities	528.40	0.49	978.80	0.14
CG II Alarm/Security Expenses				
CG II AC Security System Expense	194.82	0.18	2,549.77	0.36
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	270.63	0.25	1,722.23	0.24
CG II EC Security System Expense	194.82	0.18	324.70	0.05
Total CG II EC Security System Expense	465.45	0.43	2,046.93	0.29
Total CG II Alarm/Security Expenses	660.27	0.61	4,596.70	0.64
Total CG II UTILITIES EXPENSE	11,103.19	10.31	26,474.49	3.69
CG II OFFICE & ADMIN EXPENSE				
CG II Meeting Expense	0.00	0.00	15.60	0.00
Total CG II OFFICE & ADMIN EXPENSE	0.00	0.00	15.60	0.00
CG II OTHER EXPENSES				
CG II Bank Fees	134.85	0.13	465.22	0.06
Total CG II OTHER EXPENSES	134.85	0.13	465.22	0.06
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	40,000.00	37.14	70,000.00	9.76
Total CG II DEBT SERVICE EXPENSE	40,000.00	37.14	70,000.00	9.76
Total Operating Expense	237,532.21	220.54	421,369.00	58.78
NOI - Net Operating Income	-129,825.58	-120.54	295,539.03	41.22
Total Income	107,706.63	100.00	716,908.03	100.00
Total Expense	237,532.21	220.54	421,369.00	58.78
Net Income	-129,825.58	-120.54	295,539.03	41.22

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	1,202.50		-114,942.75	
Net Other Items	<u>1,202.50</u>		<u>-114,942.75</u>	
Cash Flow	<u>-128,623.08</u>		<u>180,596.28</u>	
Beginning Cash	487,772.25		178,552.89	
Beginning Cash + Cash Flow	359,149.17		359,149.17	
Actual Ending Cash	359,149.17		359,149.17	

Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2023 to 06/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	04/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	46.49	0.00	2190	06/09/2023	Certified Letter Charge for 04/2023
	04/14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.75	0.00	2190	06/09/2023	Certified Letter Charge for 04/2023
	04/20/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	48.38	0.00	2190	06/09/2023	Certified Letter Charge for 04/2023
	04/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	75.82	0.00	2190	06/09/2023	Certified Letter Charge for 04/2023
	05/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	32.65	0.00	2182	05/11/2023	Certified Letter Charge for 05/2023
	05/31/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	42.39	0.00	2191	06/12/2023	Certified Letter Charge for 05/2023
	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	4.57			Certified Letter Charge for 06/2023
							255.05	4.57			
5301 - CG II Aquatic Club Membership											
CGII Aquatic Membership	04/24/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	William Otto	2200	300.00	0.00	2168	04/24/2023	Refund CGII 2023 Aquatic Membership
6101 - HOA Dues - Refund of Overpayment											
0001	06/16/2023	Castlegate II HOA	2532	3363 University Drive East Suite 215 Bryan, TX 77802	BFII, LLC	2200	300.00	0.00	2195	06/16/2023	OVERPAYMENT OF 2023 DUES

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6473 - Legal Fees											
48504	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	243.75	0.00	2164	04/10/2023	Legal/ Professional fees
7101 - CG II Management Fees											
	04/10/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2167	04/11/2023	Management Fee for 04/2023
	05/09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2182	05/11/2023	Management Fee for 05/2023
	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,220.00	0.00	2191	06/12/2023	Management Fee for 06/2023
							12,660.00	0.00			
7131 - CG II Irrigation Repair											
6332	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	141.54	0.00	2179	05/08/2023	Inspection & Repair 4.18.23
6497	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	931.02	0.00	2193	06/12/2023	Maintenance & Irrigation Inspection
							1,072.56	0.00			
7132 - CG II Landscape & Turf Maintenance											
6035	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	7,274.40	0.00	2166	04/10/2023	Contract Monthly Maintenance -February
5956	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2166	04/10/2023	Contract Monthly Maintenance - January
6170	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2179	05/08/2023	Monthly Maintenance - March
6332	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,819.75	0.00	2179	05/08/2023	Monthly

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	05/2023	HOA		University Drive East Suite 215 Bryan, TX 77802	Landscapes LLC						Maintenance - April
6497	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	6,300.00	0.00	2193	06/12/2023	Maintenance & Irrigation Inspection
							34,033.65	0.00			
7135 - CG II Grounds Repairs & Maintenance											
0026	04/28/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2169	04/28/2023	Trash Service - April
0022	05/25/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2183	05/25/2023	May - Porter Service
115	06/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	2197	06/30/2023	Extra trips for trash pick up - haul off
113	06/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	2197	06/30/2023	Monthly Trash Pick Up
							700.00	0.00			
7136 - CG II Flags, Decorations and Signs											
30241	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffety Electric CO. INC.	2200	112.84	0.00	2192	06/12/2023	Sign Lights Not Working
7142 - CG II Pond Service & Maintenance											
30229	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffety Electric CO. INC.	2200	105.00	0.00	2175	05/08/2023	Water Fountain Breaker Tripping
7154 - CG II EC Building Repairs & Maintenance											
8188	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	2174	05/08/2023	Pest Control Event Center

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7155 - CG II EC Janitorial Expense											
0000003	04/04/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	360.00	0.00	2159	04/05/2023	Bi-Weekly Cleans X's 2
0000001	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	360.00	0.00	2181	05/08/2023	Deep Clean - 4.11.23 & 4.27.23
408434	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	200.48	0.00	2177	05/08/2023	Janitorial Supplies
2821-95902	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	228.41	0.00	2186	06/07/2023	Event Center Window Cleaning
4	06/07/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	590.00	0.00	2194	06/12/2023	May Cleaning + Set Up
							1,738.89	0.00			
7162 - CG II AC Landscaping											
6325	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	19,539.83	0.00	2179	05/08/2023	April - Aquatic Landscape Improvements
7164 - CG II AC Repairs & Maintenance											
20230796	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	2165	04/10/2023	Monthly Pool Maintenance - February
20230821	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	44,864.24	0.00	2176	05/08/2023	2/2 Downpayment on Replaster of Pool & New Step
2023750	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,623.75	0.00	2176	05/08/2023	Custom Handrail + Instillation
15098	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	T. Fry Make Ready	2200	644.07	0.00	2178	05/08/2023	Installed Tarp & Pool Signs

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
11769	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	550.00	0.00	2180	05/08/2023	Power Washed Pool Area's
201156	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DTech 2 LLC	2200	113.66	0.00	2172	05/08/2023	Battery Replacement
30232	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffety Electric CO. INC.	2200	689.17	0.00	2187	06/07/2023	Install sign and examine time clock that controls outside lights
11676	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	132.00	0.00	2189	06/07/2023	Unclogged Toilet and Replaced light bulbs
							50,078.27	0.00			
7165 - CG II AC Janitorial Expense											
408378	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	203.78	0.00	2177	05/08/2023	Janitorial Supplies
11775	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	480.00	0.00	2189	06/07/2023	Aquatic Center Cleanings - May
11771	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	90.00	0.00	2189	06/07/2023	Pool House Cleanings - April
							773.78	0.00			
7168 - CG II AC Summer Pool Cleaning & Chemicals											
20231753	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,426.81	0.00	2188	06/07/2023	Monthly Pool Maintenance - April
7171 - CG II Commercial Property Insurance											
3066607438	06/13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	920.00	0.00	Drafted	06/13/2023	Insurance Payment Online

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7181 - CG II Legal Expense											
Legal Retainer	04/06/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	30,000.00	0.00	2161	04/06/2023	Retainer for Legal
8-106-60707	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fed Ex	2200	65.03	0.00	2173	05/08/2023	1129-1596-6 - Express Service
Legal Retainer	06/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	30,000.00	0.00	2198	06/30/2023	Legal Retainer - Lawsuit
							60,065.03	0.00			
7401 - CG II Electric											
472523-21976204/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.42	0.00	ACH	04/12/2023	3330 Greens Prairie RD
472523-22344204/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	504.96	0.00	ACH	04/12/2023	4205 Norwich DR
472523-22278004/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.14	0.00	ACH	04/12/2023	4200 Norwich DR
472523-22096404/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	889.51	0.00	ACH	04/12/2023	4298 W S Phillips PKWY A
472523-22396404/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	04/12/2023	4198 W S Phillips PKWY A
472523-23189804/	14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	04/14/2023	2458 Stone Castle CIR A
472523-22124205/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	55.24	0.00	ACH	05/01/2023	4200 W S Phillips PKWY A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-23190605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	05/01/2023	4413 Toddington LN A
472523-23708205/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.75	0.00	ACH	05/01/2023	4145 Downtown Abby AVE
472523-24294605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.11	0.00	ACH	05/01/2023	4208 Wallaceshire AVE A
472523-22466605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ach	05/01/2023	4150 W S Phillips PKWY
472523-22539805/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.29	0.00	ACH	05/01/2023	6090 Victoria Ave
472523-23189605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	05/01/2023	4007 Muncaster Ln A
472523-23190205/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	05/01/2023	2609 Kimbolton Dr A
472523-23190405/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	05/01/2023	2525 Kimbolton DR A
472523-23233405/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	05/01/2023	4301 Egremont PL A
472523-22278005/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	184.64	0.00	ACH	05/09/2023	4200 Norwich DR
472523-22344205/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	344.95	0.00	ACH	05/09/2023	4205 Norwich DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-22396405/	09/2023	Castlegate II HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.24	0.00	ACH	05/09/2023	4198 W S Phillips PKWY A
472523-21976205/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.92	0.00	ACH	05/09/2023	3330 Greens Prairie RD
472523-22096405/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	767.97	0.00	ACH	05/09/2023	4298 W S Phillips PKWY A
472523-23189805/	15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	05/15/2023	2458 Stone Castle Cir A
472523-23708206/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	06/01/2023	4145 Downtown Abbey Ave
472523-24294806/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.43	0.00	ACH	06/01/2023	4208 Wallaceshire AVE A
472523-23233406/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	06/01/2023	4301 Egremont PL A
472523-23190206/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	06/01/2023	2609 Kimbolton DR A
472523-22539806/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	33.66	0.00	ACH	06/01/2023	6090 Victoria AVE
472523-22466006/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	06/01/2023	4150 W S Phillips PKWY
472523-22124206/	01/2023	Castlegate II HOA		3363 University Drive East	College Station Utilities	2200	52.73	0.00	ACH	06/01/2023	4200 W S Phillips PKWY A

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-23190606/	01/2023	Castlegate II HOA		Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.41	0.00	ACH	06/01/2023	4413 Toddington LN A
472523-23189606/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.58	0.00	ACH	06/01/2023	4007 Muncaster LN A
472523-23190406/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	06/01/2023	2525 Kimbolton DR A
472523-22344206/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	475.75	0.00	ACH	06/09/2023	4205 Norwich DR
472523-22396406/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.08	0.00	ACH	06/09/2023	4198 W S Phillips PKWY A
472523-22278006/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	701.30	0.00	ACH	06/09/2023	4200 Norwich DR
472523-22096406/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	646.65	0.00	ACH	06/09/2023	4298 W S Phillips PKWY A
472523-21976206/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.92	0.00	ACH	06/09/2023	3330 Greens Prairie Rd
472523-23189806/	13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.92	0.00	ACH	06/13/2023	2458 Stone Castle CIR A
							4,983.54	0.00			

7402 - CG II Sprinkler Expense

472523-21976204/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215	College Station Utilities	2200	12.40	0.00	ACH	04/12/2023	3330 Greens Prairie RD
------------------	---------	-------------------	--	--------------------------------------	---------------------------	------	-------	------	-----	------------	------------------------

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-22344204/	12/2023	Castlegate II HOA		Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	04/12/2023	4205 Norwich DR
472523-22278004/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	04/12/2023	4200 Norwich DR
472523-22096404/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	04/12/2023	4298 W S Phillips PKWY A
472523-22396404/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.45	0.00	ACH	04/12/2023	4198 W S Phillips PKWY A
472523-23622204/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.65	0.00	ACH	04/12/2023	4399 Etonbury AVE
472523-23189804/	14/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.70	0.00	ACH	04/14/2023	2458 Stone Castle CIR A
472523-23190605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	05/01/2023	4413 Toddington LN A
472523-23708205/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	05/01/2023	4145 Downtown Abby AVE
472523-22300405/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	05/01/2023	4601 Tonbridge DR
472523-22466005/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	70.85	0.00	ach	05/01/2023	4150 W S Phillips PKWY
472523-22539805/	01/2023	Castlegate II HOA		3363 University	College Station	2200	25.95	0.00	ACH	05/01/2023	6090 Victoria Ave

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023			Drive East Suite 215 Bryan, TX 77802	Utilities						
472523-22540005/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	05/01/2023	6091 Victoria AVE
472523-23189605/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	05/01/2023	4007 Muncaster Ln A
472523-23190205/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	05/01/2023	2609 Kimbolton Dr A
472523-23190405/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	05/01/2023	2525 Kimbolton DR A
472523-22278005/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	191.10	0.00	ACH	05/09/2023	4200 Norwich DR
472523-22396405/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	05/09/2023	4198 W S Phillips PKWY A
472523-23622205/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	05/09/2023	4399 Etonbury AVE
472523-21976205/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	05/09/2023	3330 Greens Prairie RD
472523-22096405/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	05/09/2023	4298 W S Phillips PKWY A
472523-23189805/	15/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	ACH	05/15/2023	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
472523-23708206/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	168.40	0.00	ACH	06/01/2023	4145 DOWNTOWN ABBEY AVE
472523-23190406/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH, ACH, ACH	06/01/2023, 06/01/2023, 06/01/2023	2525 KIMBOLTON DR A
472523-23190206/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	83.85	0.00	ACH	06/01/2023	2609 KIMBOLTON DR A
472523-22540006/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	143.45	0.00	ACH	06/01/2023	6091 VICTORIA AVE
472523-22539806/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	54.30	0.00	ACH	06/01/2023	6090 VICTORIA AVE
472523-22466006/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	113.10	0.00	ACH	06/01/2023	4150 W S PHILLIPS PKWY
472523-22300406/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	06/01/2023	4601 TONBRIDGE DR
472523-23190606/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	06/01/2023	4413 TODDINGTON LN A
472523-23189606/	01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	139.10	0.00	ACH	06/01/2023	4007 MUNCASTER LN A
472523-22396406/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	315.70	0.00	ACH	06/09/2023	4198 W S PHILLIPS PKWY A
472523-22278006/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	142.35	0.00	ACH	06/09/2023	4200 NORWICH DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
472523-22096406/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	556.20	0.00	ACH	06/09/2023	4298 W S Phillips PKWY A
472523-21976206/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	06/09/2023	3330 Greens Prairie Rd
472523-23622206/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	57.90	0.00	ACH	06/09/2023	4399 Etonbury AVE
472523-23189806/	13/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	344.95	0.00	ACH	06/13/2023	2458 Stone Castle CIR A
							2,819.50	0.00			
7403 - CG II Water & Sewage Expense											
472523-22344204/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	04/12/2023	4205 Norwich DR
472523-22278004/	12/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	89.53	0.00	ACH	04/12/2023	4200 Norwich DR
472523-22278005/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	698.53	0.00	ACH	05/09/2023	4200 Norwich DR
472523-22344205/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	05/09/2023	4205 Norwich DR
472523-22344206/	09/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.90	0.00	ACH	06/09/2023	4205 Norwich DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-22278006/09/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	211.33	0.00	ACH	06/09/2023	4200 Norwich DR
							1,398.09	0.00			
7412 - CG II AC Internet & Phone											
07707-137968-04/10/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	238.38	0.00	ACH	04/10/2023	4200 Norwich Dr - Aquatic Center
07707-137968-05/11/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	237.50	0.00	ACH	05/11/2023	4200 Norwich DR - Aquatic
07707-137968-06/10/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	237.51	0.00	ACH	06/10/2023	4200 Norwich DR - Aquatic center
							713.39	0.00			
7422 - CG II EC Internet & Telephone Expense											
07707-141141-04/25/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	163.56	0.00	ACH	04/25/2023	4205 Norwich DR - Event Center
07707-141141-05/25/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	163.57	0.00	ACH	05/25/2023	4205 Norwich Dr - Event Center
07707-141141-06/25/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	163.57	0.00	ACH	06/25/2023	4205 Norwich Dr - Event Center
							490.70	0.00			
7424 - CG II EC Sprinkler											
472523-22344205/09/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	05/09/2023	4205 Norwich DR
472523-22344206/09/2023		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	ACH	06/09/2023	4205 Norwich DR
							37.70	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7451 - CG II AC Security System Expense											
198349	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2163	04/10/2023	Security Monitoring - aquatic and event center
201753	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2171	05/08/2023	Security Monitoring
206638	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2184	06/07/2023	Security Monitoring
							194.82	0.00			
7456 - CG II EC Fire Alarm Expense											
1061-F187359	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	270.63	0.00	2162	04/10/2023	Adjusted Pressure on Dry System
7457 - CG II EC Security System Expense											
198349	04/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2163	04/10/2023	Security Monitoring - aquatic and event center
201753	05/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2171	05/08/2023	Security Monitoring
206638	06/05/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2184	06/07/2023	Security Monitoring
							194.82	0.00			
7901 - CG II Principal Payment Expense											
Per Agreement 2/18/2022 - Payment to be held in escrow	04/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2160	04/06/2023	Per Agreement 2/18/2022 - Payment to be held in escrow
Per Agreement 2/18/2022 - Payment to be held in escrow	05/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2170	05/05/2023	Per Agreement 2/18/2022 - Payment to be held in escrow
Per	06/01/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First	2200	10,000.00	0.00	2185	06/07/2023	Per

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Agreement 2/18/2022 - Payment to be held in escrow	06/2023	HOA		University Drive East Suite 215 Bryan, TX 77802	Financial Bank						Agreement 2/18/2022 - Payment to be held in escrow
Per Agreement 2/18/2022 - Payment to be held in escrow	06/30/2023	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2196	06/30/2023	Per Agreement 2/18/2022 - Payment to be held in escrow
							40,000.00	0.00			
Total							236,591.03	4.57			

