

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

Tuesday, October 11, 2022**

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**
 - 2022 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**
 - Pool Repairs and Closing
- 8. New Business**
 - 2023 Budget and Annual Assessment
 - 2023 Projects

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.

The judge sent both parties back to work under legal protocols for sharing information from the discovery phase.

c. Pool Update:

1. a new digital message board will be installed for better communicating news about the pool's hours and conditions.
2. A shade for the pool equipment has been purchased and will be installed to help prolong the life of the equipment.
3. The structural repairs of the pool repaired the cracks but with the hot weather, the auto-fill can't keep up with the evaporation and splash loss of water daily.
4. Prices of pool chemicals have increased dramatically – we have already spent twice the amount for chemicals to date that we spent in 2021 for the same period.
5. Use of pool after hours: teenagers are accessing the pool at night- the same group that has been identified on social media. The generic gate code will be changed and everyone will need to use their individual code.

8. Unfinished Business

- a. Primary pond by Events Center - pumps are working and will trip off if silt and mud become too thick. This prevents the pumps from burning out. The shallowness of the pond means that we will need to dredge it soon. A preliminary estimate for dredging the pond is \$ 96,000 plus tax.
- b. Wallaceshire pond still needs to be addresses as soon as budget allows.

9. New Business

- a. The Board will begin developing next year's budget to discuss and approve at the October 6th board meeting and present at the annual meeting on October 11th 7 pm. The board and management acknowledge that we need not just to develop a one-year budget but a five-year plan that identifies priority areas to address over time.
- b. There will be one Board position up for election at the Annual Meeting. Any and all homeowners are encouraged to submit their interest in serving on the board or on one of the HOA's committees. More information on running for the board will be published soon.

10. Meeting adjourned by President Lewis 6:54 pm.

2022 Board Meetings:

3 rd Quarter:	Thursday	October 6, 2022	6 pm
Annual Membership Mtg	Tuesday	October 11, 2022	7:00 pm

(Dates are tentative and subject to change)

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II Rental Cancellation Refund	0.00	0.00	300.00	0.04
Total CGII DEED RESTRICTION EXPENSE	300.00	0.95	600.00	0.08
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	2,661.91	8.43	4,972.70	0.70
CG II Landscape & Turf Maintenance	26,818.88	84.93	60,342.48	8.51
CG II Grounds Repairs & Maintenance	400.00	1.27	4,300.41	0.61
CG II Fountains & Lakes	0.00	0.00	322.03	0.05
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	1,022.37	3.24	2,876.88	0.41
CG II EC Janitorial Expense	577.52	1.83	2,177.52	0.31
CG II EC Supplies Expense	0.00	0.00	72.68	0.01
Total CG II Event Center Maintenance	1,599.89	5.07	5,127.08	0.72
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	8,729.06	27.64	44,121.48	6.22
CG II AC Janitorial Expense	1,179.89	3.74	1,284.89	0.18
CG II AC Supplies Expense	112.60	0.36	1,515.50	0.21
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	11,495.03	36.40	14,179.80	2.00
CG II AC Winter Pool Cleaning & Chemical Expense	0.00	0.00	6,758.41	0.95
Total CG II AC Pool Cleaning Expense	11,495.03	36.40	20,938.21	2.95
Total CG II Aquatic Center Maintenance	21,516.58	68.14	67,860.08	9.57
Total CG II GROUNDS MAINTENANCE EXPENSE	52,997.26	167.84	142,924.78	20.15
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	9,700.00	30.72	15,066.00	2.12
CG II General Liability Insurance	0.00	0.00	30.00	0.00
CG II Directors & Officers Insurance	0.00	0.00	1,714.00	0.24
Total CG II INSURANCE EXPENSE	9,700.00	30.72	16,810.00	2.37
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	70,000.00	221.69	146,776.47	20.70
Total CG II PROFESSIONAL EXPENSE	70,000.00	221.69	146,776.47	20.70

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Expense				
Total CG II DEBT SERVICE EXPENSE	20,000.00	63.34	100,000.00	14.10
Total Operating Expense	194,365.58	615.55	503,775.16	71.04
NOI - Net Operating Income	-162,789.79	-515.55	205,402.67	28.96
Total Income	31,575.79	100.00	709,177.83	100.00
Total Expense	194,365.58	615.55	503,775.16	71.04
Net Income	-162,789.79	-515.55	205,402.67	28.96
Other Items				
Prepayments	1,808.34		-92,634.99	
Net Other Items	1,808.34		-92,634.99	
Cash Flow	-160,981.45		112,767.68	
Beginning Cash	344,250.34		70,063.21	
Beginning Cash + Cash Flow	183,268.89		182,830.89	
Actual Ending Cash	183,268.89		183,268.89	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
35238	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	125.49	0.00	2051	08/03/2022	Valve Replaced at W/SP and Halls
35402	08/02/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	92.01	0.00	2051	08/03/2022	Adjust Irrigation for Watering Restrictions
35443	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	107.44	0.00	2062	09/07/2022	Irrigation Repair
							2,661.91	0.00			
7132 - CG II Landscape & Turf Maintenance											
35212	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2039	07/12/2022	Monthly Landscapeing - June
35346	08/02/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2051	08/03/2022	Monthly Landscapeing - July
35456	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2062	09/07/2022	Monthly Landscapeing
35571	09/14/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2073	09/14/2022	Monthly Landscape - September
							26,818.88	0.00			
7135 - CG II Grounds Repairs & Maintenance											
TC8122	08/02/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	2054	08/03/2022	Monthly Trash Pick Up

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022502	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,415.29	0.00	2043	07/12/2022	Pool Repair - Re-grout coping/tile
11278	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	134.00	0.00	2046	07/12/2022	Aquatic Center Repairs
166985	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DefTech AV	2200	113.66	0.00	2038	07/12/2022	Investigate Issue with Pool Gate Controller
19061	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,523.54	0.00	2066	09/07/2022	Pool Repair - Change Sand
2022552	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,190.75	0.00	2066	09/07/2022	Pool Repair - Pipes
	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	81.19	0.00	2065	09/07/2022	Pest Control
							8,729.06	0.00			
7165 - CG II AC Janitorial Expense											
11285	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	330.00	0.00	2046	07/12/2022	Pool Janitorial Service - June
	07/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	50.00	0.00	2047	07/12/2022	Move Pool Furniture Out Of Storage
404639	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Chswell Distributing Company	2200	144.89	0.00	2067	09/07/2022	Janitorial Supplies
11421	09/06/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	330.00	0.00	2068	09/07/2022	Janitorial Service
11471	09/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	The Clean Up Crew	2200	325.00	0.00	2071	09/08/2022	Cleaning of Castlegate II Pool Restrooms.

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7401 - CG II Electric											
472523-220964	07/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	757.80	0.00	ACH, ACH, Bank Draft	07/11/2022, 07/11/2022, 07/11/2022	4298 WSP
472523-223964	07/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	Bank Draft	07/11/2022	4198 WSP
472523-219762	07/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.55	0.00	Bank Draft	07/11/2022	3330 GP Road
472523-231898	07/13/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	ACH, ACH, Bank Draft	07/13/2022, 07/13/2022, 07/13/2022	2458 Stone Castle
472523-231902	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	ACH	07/28/2022	2609 Kimbolton
472523-224660	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	ACH	07/28/2022	4150 WSP
472523-221242	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	40.99	0.00	ACH	07/28/2022	4200 WSP
472523-242946	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.29	0.00	ACH	07/28/2022	4208 Wallaceshire
472523-232334	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	10.20			Electric
472523-237082	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.50	0.00	Bank Draft	07/28/2022	4145 Downton Abbey
472523-231906	07/28/2022	Castlegate II		3363 University	College Station	2200	10.05	0.00	Bank Draft	07/28/2022	4413 Toddington

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-231906	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	ACH	08/30/2022	4413 Toddington Ln
472523-231904	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	08/30/2022	2525 Kimbolton Dr. A
472523-232334	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	ACH	08/30/2022	4301 Egremont Pl A
472523-221242	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	36.29	0.00	ACH	08/30/2022	4200 W S Phillips Pkwy A
472523-225398	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.34	0.00	ACH	08/30/2022	6090 Victoria Ave
472523-231902	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	ACH	08/30/2022	2609 Kimbolton Dr A
472523-224660	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	ACH	08/30/2022	4150 W S Phillips Pkwy
472523-237082	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	ACH	08/30/2022	4145 Downtown Abbey Ave
472523-242946	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	16.22	0.00	ACH	08/30/2022	4208 Wallaceshire Ave
472523-219762	09/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.55	0.00	ACH	09/12/2022	3330 Greens Prairie
472523-223964	09/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	ACH	09/12/2022	4198 W S Phillips Pkwy

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-224660	09/29/2022	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	ACH	09/29/2022	4150 W S Phillips Pkwy
472523-221242	09/29/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.88	0.00	ACH	09/29/2022	4200 W S Phillips Pkwy
							5,765.43	10.20			

7402 - CG II Sprinkler Expense

472523-223964	07/1/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	312.45	0.00	ACH, Bank Draft	07/11/2022, 07/11/2022, 07/11/2022	4198 WSP
472523-236222	07/1/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	67.65	0.00	ACH	07/11/2022	Sprinkler
472523-219762	07/1/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH, Bank Draft	07/11/2022, 07/11/2022, 07/11/2022	3330 GP Road
472523-220964	07/1/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	679.70	0.00	Bank Draft	07/11/2022	4298 WSP
472523-231898	07/13/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,215.95	0.00	Bank Draft	07/13/2022	2458 Stone Castle
472523-231902	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	551.85	0.00	ACH	07/28/2022	2609 Kimbolton
472523-224660	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	249.60	0.00	ACH	07/28/2022	4150 WSP
472523-237082	07/28/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	405.65	0.00	ACH, Bank Draft	07/28/2022, 07/28/2022, 07/28/2022	4145 Downton Abbey

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762	08/08/2022	Castlegate II HOA		215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	08/12/2022	3330 Greens prairie Rd
472523-223442	08/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	148.85	0.00	ACH	08/08/2022	
472523-220964	08/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,092.45	0.00	ACH	08/08/2022	
472523-231898	08/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	1,303.70	0.00	Bank Draft	08/10/2022	2458 Stone Castle
472523-231906	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	ACH	08/30/2022	4413 Toddington Ln
472523-231904	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	70.85	0.00	ACH	08/30/2022	2525 Kimbolton Dr. A
472523-225398	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	594.65	0.00	ACH	08/30/2022	6090 Victoria Ave
472523-231902	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	415.35	0.00	ACH	08/30/2022	2609 Kimbolton Dr A
472523-224660	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	184.60	0.00	ACH	08/30/2022	4150 W S Phillips Pkwy
472523-237082	08/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	282.15	0.00	ACH	08/30/2022	4145 Downtown Abbey Ave
472523-219762	09/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	ACH	09/12/2022	3330 Greens Prairie

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-224660	09/29/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	187.85	0.00	ACH	09/29/2022	4150 W S Phillips Pkwy
472523-223004	09/29/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	417.65	0.00	ACH	09/29/2022	4601 Tonbridge Dr
472523-225400	09/29/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	458.70	0.00	ACH	09/29/2022	6091 Victoria Ave
							17,404.65	0.00			
7403 - CG II Water & Sewage Expense											
472523-223442	08/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	123.60	0.00	ACH	08/08/2022	
472523-222780	09/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	515.57	0.00	ACH	09/12/2022	4200 Norwich Dr.
472523-223442	09/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	123.20	0.00	ACH	09/12/2022	4205 Norwich Dr
							762.37	0.00			
7411 - CG II AC Electric											
472523-222780	07/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	446.07	0.00	ACH, ACH, Bank Draft	07/11/2022, 07/11/2022, 07/11/2022	4200 Norwich
7412 - CG II AC Internet & Phone											
07707-137968-01-90711/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	218.91	0.00	ACH, ACH, Bank Draft	07/11/2022, 07/11/2022, 07/11/2022	Aquatic Phone
07707-137968-01-908110/2022		Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	221.14	0.00	ACH	08/10/2022	Aquatic

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7423 - CG II EC Sanitation											
472523-223442	07/11/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	79.88	0.00	Bank Draft	07/11/2022	4205 Norwich
7424 - CG II EC Sprinkler											
472523-223442	07/11/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	109.85	0.00	Bank Draft	07/11/2022	4205 Norwich
7425 - CG II EC Water & Sewage											
472523-223442	07/11/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	43.72	0.00	Bank Draft	07/11/2022	4205 Norwich
7451 - CG II AC Security System Expense											
167885	08/02/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2049	08/03/2022	Monthly Security Monitoring - Aquatic
171248	09/06/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2060	09/07/2022	Aquatic Center Security Monitoring
7457 - CG II EC Security System Expense											
167885	08/02/2022	Castlegate II	HOA	3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2049	08/03/2022	Monthly Security Monitoring - Event Center
							129.88	0.00			



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

www.bealbcshoa.com

October 11, 2022

Castlegate II Management Report

Delinquency Report: Total outstanding is \$27,239.21, including interest. We continue to make calls and sending statements and delinquency letters. At this point, 11 accounts have been turned over to the attorney for collections. Those will incur a \$200.00 charge. Everyone has been sent a final demand for payment. If the balances are not paid in 45 days, the remainder of the accounts will eligible to be sent to the attorney for collection.

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

Violation Report: 49 current active violations. Property drives are occurring every 2 weeks at this time.

Architectural Control Committee: Projects submitted: 9 Approved: 8, Denied: 0, Under Review: 1.

2 Inground Pool	0 8' Fence
1 Playground	1 Enclosed Patio
1 Solar Panels	2 Attic Enclosure/Room Addition
1 Pergola	1 Home Generator

Social Committee:

Landscape Committee:

Future Meeting Dates:

January 19, 2023 6:00pm *Dates are tentative and subject to change