

CASTLEGATE II HOA

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

BOARD of DIRECTOR'S MEETING AGENDA

July 25, 2022 6:00PM at the Event Center

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
 - 2022 2nd 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**
 - Lawsuit Update
 - Pool Repairs and Closing Schedule
- 8. New Business**
 - 2023 Budget Planning
 - October Annual Meeting Planning

9. Adjourn

Under Chapter 20 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 20 of Texas Property Code. Those who request a hearing under Chapter 20 within the time frame allowed, will be automatically granted time during the meeting.

Zoom Information

Topic: Castlegate II Quarterly Board Meeting

Time: Jul 25, 2022 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85468286922?pwd=WIBZZHZMY25ZV3hnZlpyUEVlcVR0QT09>

Meeting ID: 854 6828 6922

Passcode: 977980

CASTLEGATE II HOA BOARD MEETING MINUTES (Approved May 4, 2022)

April 26, 2022 – 6:00 pm at the Event Center

1. **Call to Order** – HOA President Melissa Lewis 6:04 pm
2. **Roll Call** – quorum established (2 Board members present (Lewis & Woodfin), 1 online (Langari)) approx. 15 persons present at Event Center
3. **Review / Approval of Previous Meeting Minutes**
Motion by Langari, 2nd by Lewis to approve 01/20/22 and 03/01/2022 minutes. Approved unanimously.
4. **Financial Report** - Treasurer Del Hocker
 - a. 2022 1st Quarter presented by Lara Lewis, Beal Properties
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Dues / delinquency status (approximately \$ 105,000 outstanding including additional assessments not yet paid.) Reminders sent and collection letters will be sent after April 1st if homeowner has not contacted Beal Mgmt to arrange payment schedule. If not paid by May 1st deadline, an additional \$ 200 penalty will be incurred.
 - b. HOA violations report – 42 violations reported, mostly individual landscape-related. NOTE: wooden privacy fences are not required to be stained in CGII but if a fence is stained, then that stain must be refreshed regularly.
 - c. Property & Project Updates
 - i. Greens Prairie Road widening update: CGII irrigation will be affected but Beal will meet with city especially concerning intersection of W.S. Phillips Parkway and Greens Prairie.
 - ii. Egremont Court Street Repair Status update: has gone to the CS Capital Improvement Projects department where discussion is over whether the city will raise the entire end of the cul-de-sac to reverse drainage or install two culverts to allow cul-de-sac to drain north onto Victoria.
6. **Committee Reports**
 - a. Landscape Committee: no report
 - b. ACC Committee: discussion of builder submittals and process for approvals seems to be on-track for timely responses.
 - c. Social Committee: successful Easter Egg Hunt for our kids – the Easter Bunny did a great job! And appreciation expressed to members of the Social Committee
7. **Unfinished Business**
 - a. Lawsuit update: filed in Brazos County District Court Nov. 16, 2021 with all parties served. Can be found on Brazos County website: <http://justiceweb.brazoscountytexas.gov> Case # 21-003154-CV-85
On Thursday, April 21st, the Partial Motion to Dismiss filed by 7 First Financial Bank, Dos Dorado and other defendants was heard by Judge Hawthorne. Our legal team was present. The Motion to Dismiss was dismissed by Judge's order and the defendants ordered to reimburse legal expenses of CGII in defending against the motion.

- b. Pool Update: First Federal Bank approved a partial list of proposed repairs to the pool in mid-March. Projected opening date revised to be May 20th *if* the following repairs and maintenance items can be accomplished:
 - i. Pool support strengthening using contractor out of Austin scheduled to begin around May 4th and take one day. Last month borings through existing pool were made to establish condition of soil behind and under the pool. Pool must be drained for work to begin and that takes one day.
 - ii. All cracks in the pool due to movement to be repaired.
 - iii. All Skimmer baskets will be repaired or replaced.
 - iv. Structural support frame for pipes at and around the pumps have been built.
 - v. Once cracks are repaired and plastered over, refill the pool begins. This is estimated to take a minimum of 7 days then chemical treatment of water must be stabilized.
 - vi. Pool gate access code will be same as last year – if don't remember, contact Lara Lewis via email: lalar@bealbcs.com

8. Unfinished Business

- a. **Denial Appeal of Architectural Controls Committee Ruling for 4246 Wallaceshire**

Homeowners of the to-be-constructed home on Wallaceshire appealed the denial of a variance in percentage of masonry to rear of proposed house that faces drainageway on west rear of lot. Additional masonry added to front of home. Board discussed variance and approved the proposed masonry and non-masonry portions of residence. Also expressed appreciation to the homeowners and developer for working with the ACC and the Board in achieving a reasonable compromise. The Board's ruling in this specific case does not mean that future residences are not required to meet all HOA standards in materials and appearance. Motion to overturn ACC denial made by Woodfin, seconded by Langari, approved unanimously.
- b. Discussion of solicitors in CGII specifically about solar panels. CGII is not a gated community and therefore anyone can drive our city streets. Solicitors seeking to canvas in College Station are required to obtain a permit. If someone comes to your door, first ask if they have the solicitor's permit from the City. If they cannot produce that permit, close your door and call the non-emergency CS services number to report them. RECOMMENDED: install a discreet small "No Soliciting" sign on or near your front door. If that sign is in place, any solicitor ringing the doorbell is in violation of the city ordinance.
- c. Wallaceshire pond: increasing calls for its clean-up. Solitude Lake Management consultants were cleaning it up and discovered snakes. Cleanup ceased temporarily. The vegetation was sprayed earlier this season and it will die eventually. The clean-up that would be to everyone's satisfaction is estimated at \$ 20,000 and is simply not in this year's budget to address. Beal Mgmt obtained mosquito dunks from the city and put them in all 3 ponds.
- d. Towing signs are being installed in our 2 parking lots.
- e. Butterfly gardens: gardens that are planted for pollinator-friendly insects must be maintained – allowing weeds and other species to dominate the garden does not meet HOA landscape standards.
- f. Two out of the 3 fountains in our pond are repaired and running. The third fountain nearest Phillips Parkway will not be repaired (again) because the pond is less than a foot

deep and the pump sucks up too much silt continuously to be function. Removing the silt from our ponds is part of medium- and long-range maintenance goals by the Board.

9. Meeting adjourned by President Lewis 6:55 pm.

2022 Board Meetings:

2 nd Quarter:	Thursday	July 21, 2022	6 pm
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

Beal Properties

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

Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	690.00	0.46	690.00	0.10
Certified Letter Charge	85.57	0.06	124.56	0.02
CG II HOA INCOME				
CG II Transfer Fees	1,120.00	0.75	2,440.00	0.36
CG II Annual Dues				
CG II Builder Dues	838.33	0.56	8,258.45	1.22
CG II Homeowner Dues	40,248.78	26.89	463,659.71	68.42
Additional Assessment	87,658.12	58.57	168,943.17	24.93
Total CG II Annual Dues	128,745.23	86.03	640,861.33	94.56
CG II Deed Restriction Income				
CG II Violation Enforcement Income	378.86	0.25	978.86	0.14
Total CG II Deed Restriction Income	378.86	0.25	978.86	0.14
CG II Finance Charges	1,123.12	0.75	1,501.12	0.22
Total CG II HOA INCOME	131,367.21	87.78	645,781.31	95.29
CG II Late Fees/NSF	0.00	0.00	35.00	0.01
CG II AQUATIC CENTER INCOME				
CG II Aquatic Club Membership	15,080.00	10.08	24,800.00	3.66
Total CG II AQUATIC CENTER INCOME	15,080.00	10.08	24,800.00	3.66
CG II EVENT CENTER INCOME				
CG II EC Rental Income	2,353.18	1.57	6,153.18	0.91
Total CG II EVENT CENTER INCOME	2,353.18	1.57	6,153.18	0.91
Certified Mail Charges Recovered	83.40	0.06	105.99	0.02
NSF Penalty	0.00	0.00	12.00	0.00
Total Operating Income	149,659.36	100.00	677,702.04	100.00
Expense				
CG II MANAGEMENT FEES				
CG II Management Fees	13,180.00	8.81	26,063.32	3.85
Total CG II MANAGEMENT FEES	13,180.00	8.81	26,063.32	3.85
CGII DEED RESTRICTION EXPENSE				
CG II Rental Cancellation Refund	300.00	0.20	300.00	0.04
Total CGII DEED RESTRICTION EXPENSE	300.00	0.20	300.00	0.04

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II GROUNDS MAINTENANCE EXPENSE				
CG II Irrigation Repair	1,675.36	1.12	2,310.79	0.34
CG II Landscape & Turf Maintenance	20,114.16	13.44	33,523.60	4.95
CG II Grounds Repairs & Maintenance	2,769.38	1.85	3,900.41	0.58
CG II Fountains & Lakes	0.00	0.00	322.03	0.05
CG II Event Center Maintenance				
CG II EC Building Repairs & Maintenance	568.38	0.38	1,854.51	0.27
CG II EC Janitorial Expense	1,048.30	0.70	1,600.00	0.24
CG II EC Supplies Expense	72.68	0.05	72.68	0.01
Total CG II Event Center Maintenance	1,689.36	1.13	3,527.19	0.52
CG II Aquatic Center Maintenance				
CG II AC Repairs & Maintenance	6,551.29	4.38	6,760.29	1.00
CG II AC Janitorial Expense	105.00	0.07	105.00	0.02
CG II AC Supplies Expense	1,402.90	0.94	1,402.90	0.21
CG II AC Pool Cleaning Expense				
CG II AC Summer Pool Cleaning & Chemicals	2,684.77	1.79	2,684.77	0.40
CG II AC Winter Pool Cleaning & Chemical Expense	2,922.76	1.95	6,758.41	1.00
Total CG II AC Pool Cleaning Expense	5,607.53	3.75	9,443.18	1.39
Total CG II Aquatic Center Maintenance	13,666.72	9.13	17,711.37	2.61
Total CG II GROUNDS MAINTENANCE EXPENSE	39,914.98	26.67	61,295.39	9.04
CG II INSURANCE EXPENSE				
CG II Commercial Property Insurance	0.00	0.00	4,352.00	0.64
CG II General Liability Insurance	30.00	0.02	30.00	0.00
CG II Directors & Officers Insurance	2,728.00	1.82	2,728.00	0.40
Total CG II INSURANCE EXPENSE	2,758.00	1.84	7,110.00	1.05
CG II PROFESSIONAL EXPENSE				
CG II Legal Expense	19,805.00	13.23	76,776.47	11.33
Total CG II PROFESSIONAL EXPENSE	19,805.00	13.23	76,776.47	11.33
CG II UTILITIES EXPENSE				
CG II Electric	2,973.91	1.99	7,573.81	1.12
CG II Sprinkler Expense	6,027.90	4.03	9,445.95	1.39
CG II Aquatic Center Utilities				
CG II AC Electric	1,688.42	1.13	2,908.37	0.43

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CG II AC Internet & Phone	800.50	0.53	1,347.11	0.20
CG II AC Sanitation Expense	122.76	0.08	342.20	0.05
CG II AC Sprinkler	206.05	0.14	412.75	0.06
CG II AC Water & Sewage Expense	814.95	0.54	1,131.33	0.17
Total CG II Aquatic Center Utilities	3,632.68	2.43	6,141.76	0.91
CG II Event Center Utilities				
CG II EC Electric	1,284.11	0.86	2,060.59	0.30
CG II EC Internet & Telephone Expense	286.84	0.19	914.76	0.13
CG II EC Sanitation	244.56	0.16	379.72	0.06
CG II EC Sprinkler	105.30	0.07	221.00	0.03
CG II EC Water & Sewage	123.56	0.08	235.60	0.03
Total CG II Event Center Utilities	2,044.37	1.37	3,811.67	0.56
CG II Alarm/Security Expenses				
CG II AC Security System Expense	194.82	0.13	562.57	0.08
CG II EC Security System Expense				
CG II EC Fire Alarm Expense	660.00	0.44	660.00	0.10
CG II EC Security System Expense	194.82	0.13	389.64	0.06
Total CG II EC Security System Expense	854.82	0.57	1,049.64	0.15
Total CG II Alarm/Security Expenses	1,049.64	0.70	1,612.21	0.24
Total CG II UTILITIES EXPENSE	15,728.50	10.51	28,585.40	4.22
CG II OFFICE & ADMIN EXPENSE				
CG II Office Supplies	0.00	0.00	7.00	0.00
CG II Community Events	189.98	0.13	189.98	0.03
CG II Software Expense	90.07	0.06	90.07	0.01
CG II Postage & Mailing Expense	32.22	0.02	32.22	0.00
Total CG II OFFICE & ADMIN EXPENSE	312.27	0.21	319.27	0.05
CG II GENERAL EXPENSE				
CG II Capital Improvement	28,632.13	19.13	28,632.13	4.22
Total CG II GENERAL EXPENSE	28,632.13	19.13	28,632.13	4.22
CG II OTHER EXPENSES				
CG II Bank Fees	152.85	0.10	327.60	0.05
Total CG II OTHER EXPENSES	152.85	0.10	327.60	0.05
CG II DEBT SERVICE EXPENSE				
CG II Principal Payment Expense	40,000.00	26.73	80,000.00	11.80
Total CG II DEBT SERVICE EXPENSE	40,000.00	26.73	80,000.00	11.80

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Operating Expense	160,783.73	107.43	309,409.58	45.66
NOI - Net Operating Income	-11,124.37	-7.43	368,292.46	54.34
Total Income	149,659.36	100.00	677,702.04	100.00
Total Expense	160,783.73	107.43	309,409.58	45.66
Net Income	<u>-11,124.37</u>	<u>-7.43</u>	<u>368,292.46</u>	<u>54.34</u>
Other Items				
Prepayments	0.17		-94,543.33	
Net Other Items	<u>0.17</u>		<u>-94,543.33</u>	
Cash Flow	<u>-11,124.20</u>		<u>273,749.13</u>	
Beginning Cash	354,924.54		70,063.21	
Beginning Cash + Cash Flow	343,800.34		343,812.34	
Actual Ending Cash	344,250.34		344,250.34	

Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
	04/19/2022	Castlegate II HOA	4228	3363 University Drive East Suite 215 Bryan, TX 77802	Ambit Homes LLC	2200	225.00	0.00	1998	04/19/2022	Ambit Homes LLC, Castlegate II HOA - 4228 Wallacehire Avenue: Move Out Refund
4540 - Reimbursement from Office Acct											
3709 Steven Creek Ct.	05/15/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Creek Meadows Owners Association	2200	30.00	0.00	2008	05/15/2022	Pool key Fob
4606 - Certified Letter Charge											
	04/11/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	22.59	0.00	1985	04/11/2022	Certified Letter Charge for 04/2022
	04/22/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	2026	06/10/2022	Certified Letter Charge for 04/2022
	04/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	7.33	0.00	2026	06/10/2022	Certified Letter Charge for 04/2022
	05/31/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	35.54	0.00	2026	06/10/2022	Certified Letter Charge for 05/2022
							72.42	0.00			
5113 - Additional Assessment											
	05/03/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802		2200	225.00	0.00	2000	05/03/2022	Castlegate II HOA - 2518 Kimbolton: Move Out Refund
	06/20/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX		2200	225.00	0.00	2030	06/20/2022	2022 Additional HOA Assessment

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
						77802					
							450.00	0.00			
5301 - CG II Aquatic Club Membership											
0001	04/11/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802		2200	300.00	0.00	1994	04/12/2022	2022 Non Resident Membership paid twice
5615 - Certified Mail Charges Recovered											
	06/06/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.49	0.00	2025	06/10/2022	Certified Letter Charge for 06/ 2022
6540 - Management Fee											
	04/30/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,210.00	4,210.00			Management Fee for 04/2022
7101 - CG II Management Fees											
	04/11/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,210.00	0.00	1985	04/11/2022	Management Fee for 04/2022
03/31/2022	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	220.00	0.00	1986	04/12/2022	Monthly Event Center Management
	05/09/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,210.00	0.00	2007	05/12/2022	Management Fee for 05/2022
April 2022	05/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	165.00	0.00	2001	05/12/2022	Monthly Event Center Management
	06/06/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,375.00	0.00	2025	06/10/2022	Management Fee for 06/2022
							13,180.00	0.00			
7124 - CG II Rental Cancellation Refund											
	06/10/	Castlegate II	4413	3363 University	Robert Kimmel &	2200	150.00	0.00	2027	06/10/2022	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Norwich Drive East Suite 215 Bryan, TX 77802							
0001	06/30/ 2022	Castlegate II HOA	2520	3363 University Portland Drive East Suite 215 Bryan, TX 77802		2200	150.00	0.00	2033	06/30/2022	Refund for Event Center
							300.00	0.00			
7131 - CG II Irrigation Repair											
34956	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	283.33	0.00	1991	04/12/2022	Irrigation Repair - Replace Valve WSP
35034	05/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	282.74	0.00	2003	05/12/2022	Irrigation Repair - Dalton
35050	05/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	146.95	0.00	2003	05/12/2022	Irrigation Repairs - Controller WSP & Victoria
35130	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	962.34	0.00	2016	06/10/2022	Monthly Irrigation Inspection and Repairs
							1,675.36	0.00			
7132 - CG II Landscape & Turf Maintenance											
34928	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	1991	04/12/2022	Monthly Landscape - March
35004	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	1991	04/12/2022	Monthly Landscape - April
35096	05/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	6,704.72	0.00	2003	05/12/2022	Monthly Landscaping - May
							20,114.16	0.00			
7135 - CG II Grounds Repairs & Maintenance											
12582	04/12/	Castlegate II		3363 University	Constant Current	2200	324.75	0.00	1988	04/12/2022	Replace

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Electric						Floodlight at Etonburry
34945	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	276.04	0.00	1991	04/12/2022	Prep for Road Work on GP
0323022-2	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	25.00	0.00	1996	04/12/2022	Wallaceshire Pond Clean Up
03302022	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	1996	04/12/2022	Monthly Trash Pick Up
35067	05/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	589.96	0.00	2003	05/12/2022	Dead Tree Removal & Pond Clean Up
12730	05/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	378.88	0.00	2002	05/12/2022	Repair to Landscape Lighting on GP
35149	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	324.75	0.00	2016	06/10/2022	Drainage Repair - WSPhillips
June	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	2035	06/30/2022	Monthly Trash Pick Up
April and May	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	400.00	0.00	2035	06/30/2022	Monthly Trash Pick Up
	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	50.00	0.00	2035	06/30/2022	Remove rebar left by builder off Scatterby
							2,769.38	0.00			

7136 - CG II Flags, Decorations and Signs

112-4152172-1720620	06/20/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristina Millan	2200	70.87	70.87			Amazon Easter Expenses for CGII
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7154 - CG II EC Building Repairs & Maintenance											
4432	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	160.00	0.00	1995	04/12/2022	Toilet Repair - Women's restroom
03232022	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	63.00	0.00	1996	04/12/2022	Clear Clogged Toilet - Event Center
7399	05/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	162.38	0.00	2005	05/12/2022	Quarterly Pest Control - Event Center
	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	40.00	0.00	2035	06/30/2022	Replace toilet paper holder in women's bathroom
Event and Aquatic Center Repairs	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	18.50	0.00	2035	06/30/2022	Replace Battery in Door Lock
Event and Aquatic Center Repairs	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	124.50	0.00	2035	06/30/2022	Replace 9 Air Filters
							568.38	0.00			
7155 - CG II EC Janitorial Expense											
2821-82659	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fish Window Cleaning	2200	207.84	0.00	1990	04/12/2022	Quarterly Window Cleaning - Event Center
0000214	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	200.00	0.00	1992	04/12/2022	Monthly Event Center Cleaning
0000218	05/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	275.00	0.00	2004	05/12/2022	Monthly Event Center Cleaning
403707	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	165.46	0.00	2020	06/10/2022	EC Cleaning Supplies
0000222	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jessica Hudson	2200	200.00	0.00	2018	06/10/2022	Event Center

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802							Cleaning
							1,048.30	0.00			
7156 - CG II EC Supplies Expense											
9202554458	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	HD Supply Facilities Maintenance	2200	72.68	0.00	2017	06/10/2022	EC - Rugs
7164 - CG II AC Repairs & Maintenance											
4454	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	340.00	0.00	1995	04/12/2022	Pool Shower Repair
30037	05/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffety Electric CO. INC.	2200	963.45	0.00	2006	05/12/2022	Move plug for drinking fountain/ Add GVCI
2022463	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,355.75	0.00	2019	06/10/2022	Pool Repair - Tile/Coping
2022464	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	790.23	0.00	2019	06/10/2022	Skimmer Basket Temporary Patches
2022451	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	172.91	0.00	2019	06/10/2022	Pool Repair - Replace Auto Fill Line
Event and Aquatic Center Repairs	06/30/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	12.50	0.00	2035	06/30/2022	Repair wall from shower repair
164275	06/30/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DefTech AV	2200	791.95	0.00	2032	06/30/2022	Aquatic Center Gate Controller Replacement
Event and Aquatic Center Repairs	06/30/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	124.50	0.00	2035	06/30/2022	Replace Light Bulbs - Repair Flood Light
							6,551.29	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											
11226	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	80.00	0.00	2024	06/10/2022	Pool Janitorial Service - May
Aquatic Center Janitorial	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	25.00	0.00	2035	06/30/2022	Empty Trash Cans at Aquatic Center
							105.00	0.00			
7166 - CG II AC Supplies Expense											
SPS-43001	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SmartSign	2200	1,402.90	0.00	2022	06/10/2022	Pool Signs
7168 - CG II AC Summer Pool Cleaning & Chemicals											
2022402	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,684.77	0.00	2019	06/10/2022	Monthly Cleaning and Chemicals - April
7169 - CG II AC Winter Pool Cleaning & Chemical Expense											
2022362	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	1993	04/12/2022	Monthly Pool Cleaning and Chemicals - February
2022388	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	1993	04/12/2022	Monthly Pool Cleaning and Chemicals - March
							2,922.76	0.00			
7172 - CG II General Liability Insurance											
1000587167	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	30.00	0.00	2023	06/10/2022	Insurance Balance
7173 - CG II Directors & Officers Insurance											
10364830-A	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Service Ins. Group, Inc.	2200	1,714.00	0.00	2021	06/10/2022	D&O Insurance Premium
1000587167	06/30/2022	Castlegate II HOA		3363 University Drive East Suite	The Cincinnati Insurance	2200	1,014.00	0.00	2034	06/30/2022	Directors & Officers

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802	Companies		2,728.00	0.00			Insurance Premium
7181 - CG II Legal Expense											
Retainer	04/13/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	13,000.00	0.00	1997	04/13/2022	Lawsuit Retainer Replenishment
Legal Retainer	06/16/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	13,000.00	0.00	2029	06/16/2022	Retainer for Legal
							26,000.00	0.00			
7401 - CG II Electric											
472523-220964 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	825.79	0.00	Bank Draft, Bank Draft, Bank Draft	04/08/2022, 04/ 08/2022, 04/08/ 2022	4298 WSP
472523-223964 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	Bank Draft	04/08/2022	4198 WSP
472523-219762 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.01	0.00	Bank Draft	04/08/2022	3330 GP Road
472523-231898 ACH	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	Bank Draft	04/12/2022	2458 Stone Castle
472523-242946 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	24.53	0.00	472523-242946 ACH	04/29/2022	4208 Wallaceshire
472523-232334 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	472523-232334 ACH, 472523-232334 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4301 Egremont
472523-231904 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	472523-231904 ACH	04/29/2022	2525 Kimbolton
472523-231902	04/29/	Castlegate II		3363 University	College Station	2200	9.75	0.00	472523-231902	04/29/2022	2609 Kimbolton

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities				ACH		
472523-231896 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	472523-231896 ACH	04/29/2022	4007 Muncaster
472523-225398 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	24.99	0.00	472523-225398 ACH	04/29/2022	6090 Victoria
472523-224660 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	472523-224660 ACH, 472523-224660 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4150 WSP
472523-221242 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	56.82	0.00	472523-221242 ACH, 472523-221242 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4200 WSP
472523-231906 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.50	0.00	Bank Draft	04/29/2022	4413 Toddington
472523-237082	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.64	0.00	Bank Draft	04/29/2022	4145 Downton Abbey
472523-219762 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.86	0.00	drafted from bank account	05/10/2022	3330 GP Road
472523-223964 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.15	0.00	drafted from bank account	05/10/2022	4198 WSP
472523-220964 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	753.10	0.00	drafted from bank account	05/10/2022	4298 WSP
472523231898 ACH	05/13/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	drafted from bank account	05/13/2022	2458 Stone Castle
472523-242946 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	16.22	0.00	472523-242946 ACH	06/01/2022	4208 Wallaceshire

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
472523-237082 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.50	0.00	472523-237082 ACH	06/01/2022	4145 Downton Abbey
472523-232334 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	472523-232334 ACH	06/01/2022	4301 Egremont
472523-231906 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	472523-231906 ACH	06/01/2022	4413 Toddington
472523-231904 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	472523-231904 ACH	06/01/2022	2525 Kimbolton
472523-231902 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	472523-231902 ACH	06/01/2022	2609 Kimbolton
472523-231896 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	472523-231896 ACH	06/01/2022	4007 Muncaster
472523-225398 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.63	0.00	472523-225398 ACH	06/01/2022	6090 Victoria
472523-224660 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	472523-224660 ACH	06/01/2022	4150 WSP
472523-221242 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	47.01	0.00	472523-221242 ACH	06/01/2022	4200 WSP
472523-237082	06/03/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.64	0.00	drafted	06/29/2022	utilities - electrical - sprinkler
472523-220964 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	799.36	0.00	472523-220964 ACH, 472523-220964 ACH, Bank Draft	06/08/2022, 06/ 08/2022, 06/08/ 2022	4298 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
472523-219762 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.55	0.00	Bank Draft	06/08/2022	3330 GP Road
472523-223964 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	Bank Draft	06/08/2022	4198 WSP
472523-231898 ACH	06/13/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	Bank Draft	06/13/2022	2458 Stone Castle
472523-242946 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	17.14	0.00	472523-242946 ACH	06/29/2022	4208 Wallaceshire
472523-232334 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	472523-232334 ACH	06/29/2022	4301 Egremont
472523-231906 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.20	0.00	472523-231906 ACH	06/29/2022	4413 Toddington
472523-231904 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.90	0.00	472523-231904 ACH	06/29/2022	2525 Kimbolton
472523-231902 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.05	0.00	472523-231902 ACH	06/29/2022	2609 Kimbolton
472523-231896 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	472523-231896 ACH	06/29/2022	4007 Muncaster
472523-225398 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	27.25	0.00	472523-225398 ACH	06/29/2022	6090 Victoria
472523-224660 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.35	0.00	472523-224660 ACH	06/29/2022	4150 WSP
472523-221242 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite	College Station Utilities	2200	48.97	0.00	472523-221242 ACH,	06/29/2022, 06/ 29/2022, 06/29/	4200 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802					472523-221242 ACH, Bank Draft	2022	
472523-237082 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	10.64	10.64			4145 Downton Abbey
							2,984.55	10.64			
7402 - CG II Sprinkler Expense											
472523-219762 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	472523-219762 ACH, 472523-219762 ACH, Bank Draft	04/08/2022, 04/ 08/2022, 04/08/ 2022	3330 GP Road
472523-223964 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.45	0.00	472523-223964 ACH, 472523-223964 ACH, Bank Draft	04/08/2022, 04/ 08/2022, 04/08/ 2022	4198 WSP
472523-220964 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.45	0.00	472523-220964 ACH, 472523-220964 ACH, Bank Draft, Bank Draft, Bank Draft	04/08/2022, 04/ 08/2022, 04/08/ 2022, 04/08/ 2022, 04/08/2022	4298 WSP
472523-236222 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.65	0.00	472523-236222 ach	04/08/2022	4399 Etonbury
472523-231898 ACH	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.20	0.00	472523-231898 ACH, 472523-231898 ACH, Bank Draft	04/12/2022, 04/ 12/2022, 04/12/ 2022	2458 Stone Castle
472523-237082 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	103.40	0.00	472523-237082 ACH, 472523-237082 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4145 Downton Abbey
472523-231906 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	472523-231906 ACH, 472523-231906 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4413 Toddington
472523-231904 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	41.60	0.00	472523-231904 ACH	04/29/2022	2525 Kimbolton
472523-231902 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	15.60	0.00	472523-231902 ACH	04/29/2022	2609 Kimbolton

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Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
472523-231896 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.35	0.00	472523-231896 ACH	04/29/2022	4007 Muncaster
472523-225398 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	122.75	0.00	472523-225398 ACH	04/29/2022	6090 Victoria
472523-224660 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	90.35	0.00	472523-224660 ACH, 472523-224660 ACH, Bank Draft	04/29/2022, 04/ 29/2022, 04/29/ 2022	4150 WSP
472523-223004 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	472523-223004 ACH	04/29/2022	4601 Tonbridge
472523-225400 ACH	04/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	107.70	0.00	472523-225400 ACH	04/29/2022	6091 Victoria
472523-219762 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.40	0.00	472523-219762 ACH, 472523-219762 ACH, drafted from bank account	05/10/2022, 05/ 10/2022, 05/10/ 2022	3330 GP Road
472523-223964 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	127.10	0.00	472523-223964 ACH, 472523-223964 ACH, drafted from bank account	05/10/2022, 05/ 10/2022, 05/10/ 2022	4198 WSP
472523-220964 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	289.70	0.00	472523-220964 ACH, 472523-220964 ACH, drafted from bank account	05/10/2022, 05/ 10/2022, 05/10/ 2022	4298 WSP
472523-236222 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	35.15	0.00	472523-236222 ACH, 472523-236222 ACH, 472523-236222 ACH	05/10/2022, 05/ 10/2022, 05/10/ 2022	4399 Etonbury
472523231898	05/13/	Castlegate II		3363 University	College Station	2200	380.70	0.00	472523-231898	05/13/2022, 05/	2458 Stone

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities				ACH, 472523-231898 ACH, drafted from bank account	13/2022, 05/13/ 2022	Castle
472523-237082 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.65	0.00	472523-237082 ACH	06/01/2022	4145 Downton Abbey
472523-231906 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	472523-231906 ACH	06/01/2022	4413 Toddington
472523-231904 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	28.60	0.00	472523-231904 ACH	06/01/2022	2525 Kimbolton
472523-231902 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	217.10	0.00	472523-231902 ACH	06/01/2022	2609 Kimbolton
472523-231896 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	64.35	0.00	472523-231896 ACH	06/01/2022	4007 Muncaster
472523-225398 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	171.15	0.00	472523-225398 ACH	06/01/2022	6090 Victoria
472523-224660 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	96.85	0.00	472523-224660 ACH	06/01/2022	4150 WSP
472523-223004 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	88.30	0.00	472523-223004 ACH	06/01/2022	4601 Tonbridge
472523-225400 ACH	06/01/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	192.20	0.00	472523-225400 ACH	06/01/2022	6091 Victoria
472523-237082	06/03/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	252.90	0.00	drafted	06/29/2022	utilities - electrical - sprinkler
472523-219762	06/08/	Castlegate II		3363 University	College Station	2200	12.40	0.00	472523-219762	06/08/2022, 06/	3330 GP Road

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities				ACH, 472523-219762 ACH, Bank Draft	08/2022, 06/08/ 2022	
472523-223964 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.45	0.00	472523-223964 ACH, 472523-223964 ACH, Bank Draft	06/08/2022, 06/ 08/2022, 06/08/ 2022	4198 WSP
472523-220964 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	380.70	0.00	472523-220964 ACH, 472523-220964 ACH, Bank Draft	06/08/2022, 06/ 08/2022, 06/08/ 2022	4298 WSP
472523-236222 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.90	0.00	472523-236222 ACH	06/08/2022	4399 Etonbury
472523-231898 ACH	06/13/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	731.70	0.00	472523-231898 ACH, 472523-231898 ACH, Bank Draft	06/13/2022, 06/ 13/2022, 06/13/ 2022	2458 Stone Castle
472523-237082 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	252.90	252.90	472523-237082 ACH, 472523-237082 ACH	06/29/2022, 06/ 29/2022	4145 Downton Abbey
472523-231906 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	472523-231906 ACH	06/29/2022	4413 Toddington
472523-231904 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	80.60	0.00	472523-231904 ACH	06/29/2022	2525 Kimbolton
472523-231902 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	529.10	0.00	472523-231902 ACH	06/29/2022	2609 Kimbolton
472523-231896 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	178.10	0.00	472523-231896 ACH	06/29/2022	4007 Muncaster
472523-225398 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	455.50	0.00	472523-225398 ACH	06/29/2022	6090 Victoria
472523-224660 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	132.60	0.00	472523-224660 ACH	06/29/2022	4150 WSP

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
472523-223004 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	211.95	0.00	472523-223004 ACH	06/29/2022	4601 Tonbridge
472523-225400 ACH	06/29/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	377.45	0.00	472523-225400 ACH	06/29/2022	6091 Victoria

6,280.80 252.90

7411 - CG II AC Electric

472523-222780 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	637.45	0.00	Bank Draft	04/08/2022	4200 Norwich
472523-222780 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	600.46	0.00	drafted from bank account	05/10/2022	4200 Norwich
472523-222780 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	450.51	0.00	472523-222780 ACH, 472523-222780 ACH, drafted from bank account	06/08/2022, 06/ 08/2022, 06/08/ 2022	Electric, Sprinkler, Water, Sanitation, Sewer

1,688.42 0.00

7412 - CG II AC Internet & Phone

07707-137968-01-904/10/ ACH	2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	219.26	0.00	07707137968019 ACH	04/10/2022	Internet, Phone
07707141141015 ACH	04/25/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	143.42	0.00	07707141141015 ACH	04/25/2022	Internet
07707-137968-01-905/11/ ACH	2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	218.91	0.00	07707-137968-01-905/11/2022 ACH		Internet, phone

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-137968-01-906/10/2022 ACH	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	218.91	0.00	07707-137968-01-906/10/2022 ACH	06/10/2022	Phone
							800.50	0.00			
7413 - CG II AC Sanitation Expense											
472523-222780 ACH	04/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	40.92	0.00	Bank Draft	04/08/2022	4200 Norwich
472523-222780 ACH	05/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	40.92	0.00	drafted from bank account	05/10/2022	4200 Norwich
472523-222780 ACH	06/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	40.92	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, Sewer
							122.76	0.00			
7414 - CG II AC Sprinkler											
472523-222780 ACH	04/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	15.60	0.00	472523-222780 ACH, 472523-222780 ACH, Bank Draft	04/08/2022, 04/08/2022	4200 Norwich
472523-222780 ACH	05/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	93.60	0.00	472523-222780 ACH, 472523-222780 ACH, drafted from bank account	05/10/2022, 05/10/2022	4200 Norwich
472523-222780 ACH	06/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	96.85	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, Sewer
							206.05	0.00			
7415 - CG II AC Water & Sewage Expense											
472523-222780 ACH	04/08/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	36.17	0.00	Bank Draft	04/08/2022	4200 Norwich
472523-222780 ACH	05/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	360.97	0.00	drafted from bank account	05/10/2022	4200 Norwich

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
472523-222780 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	417.81	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, Sewer
							814.95	0.00			
7421 - CG II EC Electric											
472523-223442 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	433.55	0.00	Bank Draft	04/08/2022	4205 Norwich
472523-223442 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	415.14	0.00	472523-223442 ACH, 472523-223442 ACH, drafted from bank account	05/10/2022, 05/ 10/2022, 05/10/ 2022	4205 Norwich
472523-223442 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	435.42	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer
							1,284.11	0.00			
7422 - CG II EC Internet & Telephone Expense											
07707-141141-01-505/25/ ACH	2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	143.42	0.00	07707-141141-01-505/25/2022 ACH		Internet
07707-141141-01-506/25/ ACH	2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	143.42	0.00	07707-141141-01-506/25/2022 ACH		Telephone
							286.84	0.00			
7423 - CG II EC Sanitation											
472523-223442 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	90.25	0.00	Bank Draft	04/08/2022	4205 Norwich
472523-223442 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	61.38	0.00	drafted from bank account	05/10/2022	4205 Norwich
472523-223442	06/08/	Castlegate II		3363 University	College Station	2200	92.93	0.00	472523-223442	06/08/2022, 06/	Electric,

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities				ACH, 472523-223442 ACH, drafted from bank account	08/2022, 06/08/ 2022	Sprinkler, Water, Sanitation, sewer
							244.56	0.00			
7424 - CG II EC Sprinkler											
472523-223442 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	18.85	0.00	472523-223442 ACH, 472523-223442 ACH, Bank Draft	04/08/2022, 04/ 08/2022, 04/08/ 2022	4205 Norwich
472523-223442 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	31.85	0.00	drafted from bank account	05/10/2022	4205 Norwich
472523-223442 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	54.60	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer
							105.30	0.00			
7425 - CG II EC Water & Sewage											
472523-223442 ACH	04/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	30.67	0.00	Bank Draft	04/08/2022	4205 Norwich
472523-223442 ACH	05/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	62.22	0.00	drafted from bank account	05/10/2022	4205 Norwich
472523-223442 ACH	06/08/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	30.67	0.00	drafted from bank account	06/08/2022	Electric, Sprinkler, Water, Sanitation, sewer
							123.56	0.00			
7451 - CG II AC Security System Expense											
156397	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1987	04/12/2022	Monthly Security Monitoring - Aquatic
161608	06/10/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2015	06/10/2022	Monthly Security Monitoring - Aquatic

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
165210	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2031	06/30/2022	Monthly Alarm Monitoring
							194.82	0.00			
7456 - CG II EC Fire Alarm Expense											
33323	05/23/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Fire Protection Group-College Station	2200	660.00	0.00	2010	05/23/2022	Annual Fire Monitoring - Event Center
7457 - CG II EC Security System Expense											
156397	04/12/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	1987	04/12/2022	Monthly Security Monitoring - Event Center
161608	06/10/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2015	06/10/2022	Monthly Security Monitoring - Event Center
165210	06/30/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	64.94	0.00	2031	06/30/2022	Monthly Alarm Monitoring
							194.82	0.00			
7603 - CG II Community Events											
Spring Social Food - Reimbursement	06/02/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Stella Collopy	2200	89.11	0.00	2011	06/02/2022	Spring Social Food - Reimbursement
Spring Social - Reimbursement	06/02/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristina Millan	2200	70.87	0.00	2013	06/02/2022	Spring Social - Reimbursement
2458	06/07/2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	30.00	0.00	2028	06/10/2022	Picked up keys, buy batteries and replaced batteries in deadbolt at EC.
							189.98	0.00			
7604 - CG II Software Expense											
R01472931	06/10/2022	Castlegate II HOA		3363 University Drive East Suite	Beal Properties	2200	90.07	0.00	2014	06/10/2022	Team Viewer Renewal - Pool

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
				215 Bryan, TX 77802								Computer
7605 - CG II Postage & Mailing Expense												
7-702-07144	04/12/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fed Ex	2200	32.22	0.00	1989	04/12/2022	Shipping - Overnight KNM	
7702 - CG II Capital Improvement												
2022425	05/19/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	28,632.13	0.00	2009	05/19/2022	Foam support under pool	
7901 - CG II Principal Payment Expense												
	05/02/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	1999	05/02/2022	Per Agreement 2/ 18/2022 - Payment to be held in escrow	
Per Agreement 2/ 18/2022 - Payment to be held in escrow	06/02/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2012	06/02/2022	Per Agreement 2/ 18/2022 - Payment to be held in escrow	
Per Agreement 2/ 18/2022 - Payment to be held in escrow	06/30/ 2022	Castlegate II HOA		3363 University Drive East Suite 215 Bryan, TX 77802	First Financial Bank	2200	10,000.00	0.00	2036	06/30/2022	Per Agreement 2/ 18/2022 - Payment to be held in escrow	
							30,000.00	0.00				
Total							162,462.20	4,544.41				



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

July 25, 2022

Castlegate II Management Report

Delinquency Report: Total outstanding is \$45,850.04, including interest. We continue to make calls and sending statements and delinquency letters. Several accounts have been turned over to the attorney for collections. Those will incur a \$200.00 charge.

Property Status: 844 Lots, 33 Builder, 1 Developer, 41 Rentals.

Violation Report: 42 current active violations. Property drives are occurring every 2 weeks at this time.

Architectural Control Committee: Projects submitted: 19 Approved.

5 Inground Pool	2 Shed
1 Home Paint Change	1 Patio Extension
4 Solar Panels	1 Driveway expansion/widening
1 Pergola	2 Enclosed Patio
1 Window	

Social Committee:

Landscape Committee:

Future Meeting Dates:

October 6, 2022 6:00pm
October 11, 2022 7:00pm (Annual Membership)
*Dates are tentative and subject to change