

**CASTLE POINTE
PROPERTY OWNERS ASSOCIATION**

FINANCIAL STATEMENTS

**July 31, 2025 and August 31, 2025
Unaudited**

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
July 31, 2025 and August 31, 2025
Unaudited

	Balance 08/31/2025	Balance 07/31/2025	Change
ASSETS			
Cash in checking - Independent Bank	\$ 51,272	\$ 25,849	\$ 25,423
Cash in 6 Month CD - Independent Bank	26,845	52,471	(25,626)
Interest receivable	417	739	(322)
Accounts receivable from homeowners	25	200	(175)
TOTAL ASSETS	\$ 78,559	\$ 79,259	\$ (700)
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 4,036	\$ 2,679	\$ 1,357
Prepaid assessments	525	1,050	(525)
Total liabilities	4,561	3,729	832
ASSOCIATION EQUITY			
Association equity - beginning balance	72,169	72,169	-
Year-to-date net income	1,829	3,361	(1,532)
Total association equity	73,998	75,530	(1,532)
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 78,559	\$ 79,259	\$ (700)

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2025
Unaudited

	Current Month	YTD 2025	Budget 2025	Variance Over (Under)	Percent of Budget (67% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 58,800	\$ 88,200	\$ (29,400)	67%
Late fees	-	100	-	100	-
Interest Income	148	1,394	1,200	194	116%
Total revenues	7,498	60,294	89,400	(29,106)	67%
Administration					
Bank fees	-	266	-	266	-
Insurance	-	1,051	1,700	(649)	62%
Management and accounting fees	1,500	12,000	18,000	(6,000)	67%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	229	500	(271)	46%
Postage, printing and copies	82	147	1,000	(853)	15%
Community activities	456	1,033	1,700	(667)	61%
Website and miscellaneous	300	720	500	220	144%
Total administrative expenses	2,338	15,786	23,800	(8,014)	66%
Grounds					
Landscape contract	5,134	25,670	41,072	(15,402)	63%
Entrance area	254	1,440	-	1,440	-
Sprinkler repairs	1,210	7,629	9,000	(1,371)	85%
Snow removal	-	7,230	15,000	(7,770)	48%
Total grounds expenses	6,598	41,969	65,072	(23,103)	64%
Utilities					
Gas and electricity	42	335	600	(265)	56%
Water and sewer	52	375	650	(275)	58%
Total utilities expenses	94	710	1,250	(540)	57%
Total expenses	9,030	58,465	90,122	(31,657)	65%
NET INCOME	(1,532)	1,829	\$ (722)	\$ 2,551	
BEGINNING ASSOCIATION EQUITY	75,530	72,169			
ENDING ASSOCIATION EQUITY	\$ 73,998	\$ 73,998			