

**CASTLE POINTE
PROPERTY OWNERS ASSOCIATION
FINANCIAL STATEMENTS - WITH YEAR END UPDATES**

**December 31, 2025 and January 31, 2026
Unaudited**

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
December 31, 2025 and January 31, 2026
Unaudited

	Balance 01/31/26	Balance 12/31/2025	Change
ASSETS			
Cash in checking - InBank	\$ 40,863	\$ 32,918	\$ 7,945
Cash in 6 Month CD - InBank	25,000	25,000	-
Cash in 15 Month CD - InBank	25,000	25,000	-
Interest receivable	574	428	146
Accounts receivable from homeowners	350	-	350
TOTAL ASSETS	\$ 91,787	\$ 83,346	\$ 8,441
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 1,979	\$ 5,355	\$ (3,376)
Prepaid assessments	7,025	725	6,300
Total liabilities	9,004	6,080	2,924
ASSOCIATION EQUITY			
Association equity - beginning balance	77,266	72,169	5,097
Year-to-date net income	5,517	5,097	420
Total association equity	82,783	77,266	5,517
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 91,787	\$ 83,346	\$ 8,441

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE ONE MONTH ENDED JANUARY 31, 2026
Unaudited

	Current Month	YTD 2026	Budget 2026	Variance Over (Under)	Percent of Budget (8% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 7,350	\$ 88,200	\$ (80,850)	8%
Interest Income	146	146	2,000	(1,854)	7%
Total revenues	<u>7,496</u>	<u>7,496</u>	<u>90,200</u>	<u>(82,704)</u>	<u>8%</u>
<u>Administration</u>					
Insurance	-	-	1,500	(1,500)	0%
Management and accounting fees	1,500	1,500	18,000	(16,500)	8%
Audit and tax preparation	340	340	400	(60)	85%
Legal	-	-	500	(500)	0%
Postage, printing and copies	18	18	1,000	(982)	2%
Community activities	-	-	1,700	(1,700)	0%
Website and miscellaneous	-	-	750	(750)	0%
Total administrative expenses	<u>1,858</u>	<u>1,858</u>	<u>23,850</u>	<u>(21,992)</u>	<u>8%</u>
<u>Grounds</u>					
Community improvements	-	-	2,500	(2,500)	0%
Landscape contract	-	-	41,894	(41,894)	0%
Entrance area	-	-	2,500	(2,500)	0%
Sprinkler repairs	-	-	9,000	(9,000)	0%
Snow removal	-	-	15,000	(15,000)	0%
Total grounds expenses	<u>-</u>	<u>-</u>	<u>70,894</u>	<u>(70,894)</u>	<u>0%</u>
<u>Utilities</u>					
Gas and electricity	61	61	600	(539)	10%
Water and sewer	60	60	650	(590)	9%
Total utilities expenses	<u>121</u>	<u>121</u>	<u>1,250</u>	<u>(1,129)</u>	<u>10%</u>
Total expenses	<u>1,979</u>	<u>1,979</u>	<u>95,994</u>	<u>(94,015)</u>	<u>2%</u>
NET INCOME	5,517	5,517	<u>\$ (5,794)</u>	<u>\$ 11,311</u>	
BEGINNING ASSOCIATION EQUITY	<u>77,266</u>	<u>77,266</u>			
ENDING ASSOCIATION EQUITY	<u>\$ 82,783</u>	<u>\$ 82,783</u>			