CASTLE POINTE
PROPERTY OWNERS ASSOCIATION

FINANCIAL STATEMENTS - WITH YEAR END UPDATES

Janauary 31, 2026 and February 28, 2026
Unaudited

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
Janauary 31, 2026 and February 28, 2026
Unaudited

	Balance 02/28/26	Balance 01/31/26	Change
ASSETS			
Cash in checking - InBank	$ 44,733	$ 40,863	$ 3,870
Cash in 6 Month CD - InBank	25,000	25,000	-
Cash in 15 Month CD - InBank	25,000	25,000	-
Interest receivable	706	574	132
Accounts receivable from homeowners	375	350	25
TOTAL ASSETS	$ 95,814	$ 91,787	$ 4,027
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	$ 1,616	$ 1,979	$ (363)
Prepaid assessments	7,225	7,025	200
Total liabilities	8,841	9,004	(163)
ASSOCIATION EQUITY			
Association equity - beginning balance	77,266	77,266	-
Year-to-date net income	9,707	5,517	4,190
Total association equity	86,973	82,783	4,190
TOTAL LIABILITIES AND ASSOCIATION EQUITY	$ 95,814	$ 91,787	$ 4,027

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2026
Unaudited

	Current Month	YTD 2026	Budget 2026	Variance Over (Under)	Percent of Budget (16% YTD)
REVENUES					
Assessments	$ 7,350	$ 14,700	$ 88,200	$ (73,500)	17%
Late fees	50	50	-	50	-
Interest Income	134	280	2,000	(1,720)	14%
Total revenues	7,534	15,030	90,200	(75,170)	17%
Administration					
Insurance	-	-	1,500	(1,500)	0%
Management and accounting fees	1,500	3,000	18,000	(15,000)	17%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	-	500	(500)	0%
Postage, printing and copies	8	26	1,000	(974)	3%
Community activities	-	-	1,700	(1,700)	0%
Website and miscellaneous	144	144	750	(606)	19%
Total administrative expenses	1,652	3,510	23,850	(20,340)	15%
Grounds					
Community improvements	455	455	2,500	(2,045)	18%
Landscape contract	-	-	41,894	(41,894)	0%
Entrance area	1,129	1,129	2,500	(1,371)	45%
Sprinkler repairs	-	-	9,000	(9,000)	0%
Snow removal	-	-	15,000	(15,000)	0%
Total grounds expenses	1,584	1,584	70,894	(69,310)	2%
Utilities					
Gas and electricity	48	109	600	(491)	18%
Water and sewer	60	120	650	(530)	18%
Total utilities expenses	108	229	1,250	(1,021)	18%
Total expenses	3,344	5,323	95,994	(90,671)	6%
NET INCOME	4,190	9,707	$ (5,794)	$ 15,501	
BEGINNING ASSOCIATION EQUITY	82,783	77,266			
ENDING ASSOCIATION EQUITY	$ 86,973	$ 86,973			