

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

**February 28, 2026 and March 31, 2026
Unaudited**

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

	Balance 03/31/26	Balance 02/28/26	Change
ASSETS			
Cash in checking - InBank	\$ 50,635	\$ 44,733	\$ 5,902
Cash in 6 Month CD - InBank	25,397	25,000	397
Cash in 15 Month CD - InBank	25,233	25,000	233
Interest receivable	223	706	(483)
Accounts receivable from homeowners	175	375	(200)
TOTAL ASSETS	\$ 101,663	\$ 95,814	\$ 5,849
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 3,771	\$ 1,616	\$ 2,155
Prepaid assessments	7,200	7,225	(25)
Total liabilities	10,971	8,841	2,130
ASSOCIATION EQUITY			
Association equity - beginning balance	77,266	77,266	-
Year-to-date net income	13,426	9,707	3,719
Total association equity	90,692	86,973	3,719
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 101,663	\$ 95,814	\$ 5,849

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

	Current Month	YTD 2026	Budget 2026	Variance Over (Under)	Percent of Budget (25% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 22,050	\$ 88,200	\$ (66,150)	25%
Late fees	25	75	-	75	-
Interest Income	147	427	2,000	(1,573)	21%
Total revenues	7,522	22,552	90,200	(67,648)	25%
<u>Administration</u>					
Insurance	-	-	1,500	(1,500)	0%
Management and accounting fees	1,500	4,500	18,000	(13,500)	25%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	-	500	(500)	0%
Postage, printing and copies	9	35	1,000	(965)	4%
Community activities	32	32	1,700	(1,668)	2%
Website and miscellaneous	-	144	750	(606)	19%
Total administrative expenses	1,541	5,051	23,850	(18,799)	21%
<u>Grounds</u>					
Community improvements	-	455	2,500	(2,045)	18%
Landscape contract	-	-	41,894	(41,894)	0%
Entrance area	-	1,129	2,500	(1,371)	45%
Sprinkler repairs	-	-	9,000	(9,000)	0%
Snow removal	2,160	2,160	15,000	(12,840)	14%
Total grounds expenses	2,160	3,744	70,894	(67,150)	5%
<u>Utilities</u>					
Gas and electricity	42	151	600	(449)	25%
Water and sewer	60	180	650	(470)	28%
Total utilities expenses	102	331	1,250	(919)	26%
Total expenses	3,803	9,126	95,994	(86,868)	10%
NET INCOME	3,719	13,426	\$ (5,794)	\$ 19,220	
BEGINNING ASSOCIATION EQUITY	86,973	77,266			
ENDING ASSOCIATION EQUITY	\$ 90,692	\$ 90,692			