

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

**March 31, 2026 and April 30, 2026
Unaudited**

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
March 31, 2026 and April 30, 2026
Unaudited

	Balance 04/30/26	Balance 03/31/26	Change
ASSETS			
Cash in checking - InBank	\$ 42,345	\$ 50,635	\$ (8,290)
Cash in 6 Month CD - InBank	25,463	25,233	230
Cash in 15 Month CD - InBank	25,397	25,397	-
Interest receivable	123	223	(100)
Accounts receivable from homeowners	300	175	125
TOTAL ASSETS	\$ 93,628	\$ 101,663	\$ (8,035)
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 1,760	\$ 3,771	\$ (2,011)
Prepaid assessments	700	7,200	(6,500)
Total liabilities	2,460	10,971	(8,511)
ASSOCIATION EQUITY			
Association equity - beginning balance	77,266	77,266	-
Year-to-date net income	13,902	13,426	476
Total association equity	91,168	90,692	476
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 93,628	\$ 101,663	\$ (8,035)

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE FOUR MONTHS ENDED APRIL 30, 2026
Unaudited

	Current Month	YTD 2026	Budget 2026	Variance Over (Under)	Percent of Budget (33% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 29,400	\$ 88,200	\$ (58,800)	33%
Late fees	50	125	-	125	-
Interest Income	131	558	2,000	(1,442)	28%
Total revenues	7,531	30,083	90,200	(60,117)	33%
<u>Administration</u>					
Insurance	-	-	1,500	(1,500)	0%
Management and accounting fees	1,500	6,000	18,000	(12,000)	33%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	-	500	(500)	0%
Postage, printing and copies	13	48	1,000	(952)	5%
Community activities	154	186	1,700	(1,514)	11%
Website and miscellaneous	49	193	750	(557)	26%
Total administrative expenses	1,716	6,767	23,850	(17,083)	28%
<u>Grounds</u>					
Community improvements	-	455	2,500	(2,045)	18%
Landscape contract	5,237	5,237	41,894	(36,657)	13%
Entrance area	-	1,129	2,500	(1,371)	45%
Sprinkler repairs	-	-	9,000	(9,000)	0%
Snow removal	-	2,160	15,000	(12,840)	14%
Total grounds expenses	5,237	8,981	70,894	(61,913)	13%
<u>Utilities</u>					
Gas and electricity	42	193	600	(407)	32%
Water and sewer	60	240	650	(410)	37%
Total utilities expenses	102	433	1,250	(817)	35%
Total expenses	7,055	16,181	95,994	(79,813)	17%
NET INCOME	476	13,902	\$ (5,794)	\$ 19,696	
BEGINNING ASSOCIATION EQUITY	90,692	77,266			
ENDING ASSOCIATION EQUITY	\$ 91,168	\$ 91,168			