

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

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

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

	Balance 05/31/26	Balance 04/30/26	Change
ASSETS			
Cash in checking - InBank	\$ 42,172	\$ 42,345	\$ (173)
Cash in 6 Month CD - InBank	25,397	25,463	(66)
Cash in 6 Month CD - InBank	25,541	25,397	144
Interest receivable	163	123	40
Accounts receivable from homeowners	-	300	(300)
TOTAL ASSETS	\$ 93,273	\$ 93,628	\$ (355)
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 2,806	\$ 1,760	\$ 1,046
Prepaid assessments	225	700	(475)
Total liabilities	3,031	2,460	571
ASSOCIATION EQUITY			
Association equity - beginning balance	77,266	77,266	-
Year-to-date net income	12,976	13,902	(926)
Total association equity	90,242	91,168	(926)
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 93,273	\$ 93,628	\$ (355)

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

	Current Month	YTD 2026	Budget 2026	Variance Over (Under)	Percent of Budget (42% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 36,750	\$ 88,200	\$ (51,450)	42%
Late fees	-	125	-	125	-
Interest Income	118	676	2,000	(1,324)	34%
Total revenues	7,468	37,551	90,200	(52,649)	42%
<u>Administration</u>					
Insurance	1,055	1,055	1,500	(445)	70%
Management and accounting fees	1,500	7,500	18,000	(10,500)	42%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	-	500	(500)	0%
Postage, printing and copies	49	97	1,000	(903)	10%
Community activities	-	186	1,700	(1,514)	11%
Website and miscellaneous	-	193	750	(557)	26%
Total administrative expenses	2,604	9,371	23,850	(14,479)	39%
<u>Grounds</u>					
Community improvements	-	455	2,500	(2,045)	18%
Landscape contract	5,237	10,474	41,894	(31,420)	25%
Entrance area	351	1,480	2,500	(1,020)	59%
Sprinkler repairs	101	101	9,000	(8,899)	1%
Snow removal	-	2,160	15,000	(12,840)	14%
Total grounds expenses	5,689	14,670	70,894	(56,224)	21%
<u>Utilities</u>					
Gas and electricity	41	234	600	(366)	39%
Water and sewer	60	300	650	(350)	46%
Total utilities expenses	101	534	1,250	(716)	43%
Total expenses	8,394	24,575	95,994	(71,419)	26%
NET INCOME	(926)	12,976	\$ (5,794)	\$ 18,770	
BEGINNING ASSOCIATION EQUITY	91,168	77,266			
ENDING ASSOCIATION EQUITY	\$ 90,242	\$ 90,242			