

**CASTLE POINTE
PROPERTY OWNERS ASSOCIATION**

FINANCIAL STATEMENTS

**September 30, 2025 and October 31, 2025
Unaudited**

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
September 30, 2025 and October 31, 2025
Unaudited

	Balance 10/31/2025	Balance 9/30/2025	Change
ASSETS			
Cash in checking - Independent Bank	\$ 282	\$ 282	\$ -
Cash in checking - InBank	30,420	51,289	(20,869)
Cash in 6 Month CD - InBank	25,000	-	25,000
Cash in 15 Month CD - InBank	25,000	25,000	-
Interest receivable	138	2	136
Accounts receivable from homeowners	1,754	375	1,379
TOTAL ASSETS	\$ 82,594	\$ 76,948	\$ 5,646
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 1,703	\$ 5,126	\$ (3,423)
Prepaid assessments	7,380	525	6,855
Total liabilities	9,083	5,651	3,432
ASSOCIATION EQUITY			
Association equity - beginning balance	72,169	72,169	-
Year-to-date net income	1,342	(872)	2,214
Total association equity	73,511	71,297	2,214
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 82,594	\$ 76,948	\$ 5,646

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE TEN MONTHS ENDED OCTOBER 31, 2025
Unaudited

	Current Month	YTD 2025	Budget 2025	Variance Over (Under)	Percent of Budget (83% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 73,500	\$ 88,200	\$ (14,700)	83%
Late fees	20	145	-	145	-
Interest Income	136	1,583	1,200	383	132%
Maintenance reimbursements	1,754	1,754	-	1,754	-
Total revenues	9,260	76,982	89,400	(12,418)	86%
<u>Administration</u>					
Bank fees	32	401	-	401	-
Insurance	-	1,051	1,700	(649)	62%
Management and accounting fees	1,500	15,000	18,000	(3,000)	83%
Audit and tax preparation	-	340	400	(60)	85%
Legal	195	424	500	(76)	85%
Postage, printing and copies	76	309	1,000	(691)	31%
Community activities	-	1,571	1,700	(129)	92%
Community improvements	-	1,439	-	1,439	-
Website and miscellaneous	-	720	500	220	144%
Total administrative expenses	1,803	21,255	23,800	(2,545)	89%
<u>Grounds</u>					
Landscape contract	5,134	35,938	41,072	(5,134)	88%
Entrance area	-	1,669	-	1,669	-
Sprinkler repairs	-	8,570	9,000	(430)	95%
Snow removal	-	7,230	15,000	(7,770)	48%
Total grounds expenses	5,134	53,407	65,072	(11,665)	82%
<u>Utilities</u>					
Gas and electricity	57	451	600	(149)	75%
Water and sewer	52	527	650	(123)	81%
Total utilities expenses	109	978	1,250	(272)	78%
Total expenses	7,046	75,640	90,122	(14,482)	84%
NET INCOME	2,214	1,342	\$ (722)	\$ 2,064	
BEGINNING ASSOCIATION EQUITY	71,297	72,169			
ENDING ASSOCIATION EQUITY	\$ 73,511	\$ 73,511			