CASTLE POINTE
PROPERTY OWNERS ASSOCIATION

FINANCIAL STATEMENTS

October 31, 2025 and November 30, 2025
Unaudited

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

	Balance 11/30/2025	Balance 10/31/2025	Change
ASSETS			
Cash in checking - Independent Bank	$ -	$ 282	$ (282)
Cash in checking - InBank	25,361	30,420	(5,059)
Cash in 6 Month CD - InBank	25,000	25,000	-
Cash in 15 Month CD - InBank	25,000	25,000	-
Interest receivable	280	138	142
Accounts receivable from homeowners	686	1,754	(1,068)
TOTAL ASSETS	$ 76,327	$ 82,594	$ (6,267)
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	$ 2,456	$ 1,703	$ 753
Prepaid assessments	750	7,380	(6,630)
Total liabilities	3,206	9,083	(5,877)
ASSOCIATION EQUITY			
Association equity - beginning balance	72,169	72,169	-
Year-to-date net income	952	1,342	(390)
Total association equity	73,121	73,511	(390)
TOTAL LIABILITIES AND ASSOCIATION EQUITY	$ 76,327	$ 82,594	$ (6,267)

CASTLE POINTE PROPERTY OWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
BUDGET AND ACTUAL - ACCRUAL (GAAP) BASIS
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 2025
Unaudited

	Current Month	YTD 2025	Budget 2025	Variance Over (Under)	Percent of Budget (92% YTD)
REVENUES					
Assessments	$ 7,350	$ 80,850	$ 88,200	$ (7,350)	92%
Late fees	25	170	-	170	-
Interest Income	142	1,725	1,200	525	144%
Maintenance reimbursements	(175)	1,579	-	1,579	-
Total revenues	7,342	84,324	89,400	(5,076)	94%
Administration					
Bank fees	44	445	-	445	-
Insurance	-	1,051	1,700	(649)	62%
Management and accounting fees	1,500	16,500	18,000	(1,500)	92%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	424	500	(76)	85%
Postage, printing and copies	314	623	1,000	(377)	62%
Community activities	630	2,201	1,700	501	129%
Community improvements	-	1,439	-	1,439	-
Website and miscellaneous	-	720	500	220	144%
Total administrative expenses	2,488	23,743	23,800	(57)	100%
Grounds					
Landscape contract	5,134	41,072	41,072	-	100%
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	58,541	65,072	(6,531)	90%
Utilities					
Gas and electricity	58	509	600	(91)	85%
Water and sewer	52	579	650	(71)	89%
Total utilities expenses	110	1,088	1,250	(162)	87%
Total expenses	7,732	83,372	90,122	(6,750)	93%
NET INCOME	(390)	952	$ (722)	$ 1,674	
BEGINNING ASSOCIATION EQUITY	73,511	72,169			
ENDING ASSOCIATION EQUITY	$ 73,121	$ 73,121			