

**CASTLE POINTE
PROPERTY OWNERS ASSOCIATION
FINANCIAL STATEMENTS - PRELIMINARY**

**November 30, 2025 and December 31, 2025
Unaudited**

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

	Balance 12/31/2025	Balance 11/30/2025	Change
ASSETS			
Cash in checking - Independent Bank	\$ -	\$ -	\$ -
Cash in checking - InBank	32,918	25,361	7,557
Cash in 6 Month CD - InBank	25,000	25,000	-
Cash in 15 Month CD - InBank	25,000	25,000	-
Interest receivable	428	280	148
Accounts receivable from homeowners	-	686	(686)
TOTAL ASSETS	\$ 83,346	\$ 76,327	\$ 7,019
LIABILITIES AND ASSOCIATION EQUITY			
LIABILITIES			
Accounts payable	\$ 5,355	\$ 2,456	\$ 2,899
Prepaid assessments	725	750	(25)
Total liabilities	6,080	3,206	2,874
ASSOCIATION EQUITY			
Association equity - beginning balance	72,169	72,169	-
Year-to-date net income	5,097	952	4,145
Total association equity	77,266	73,121	4,145
TOTAL LIABILITIES AND ASSOCIATION EQUITY	\$ 83,346	\$ 76,327	\$ 7,019

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

	Current Month	YTD 2025	Budget 2025	Variance Over (Under)	Percent of Budget (100% YTD)
REVENUES					
Assessments	\$ 7,350	\$ 88,200	\$ 88,200	\$ -	100%
Late fees	100	270	-	270	-
Interest Income	148	1,873	1,200	673	156%
Maintenance reimbursements	(260)	1,319	-	1,319	-
Total revenues	7,338	91,662	89,400	2,262	103%
Administration					
Bank fees	(106)	339	-	339	-
Insurance	-	1,051	1,700	(649)	62%
Management and accounting fees	1,500	18,000	18,000	-	100%
Audit and tax preparation	-	340	400	(60)	85%
Legal	-	424	500	(76)	85%
Postage, printing and copies	23	646	1,000	(354)	65%
Community activities	(105)	2,096	1,700	396	123%
Website and miscellaneous	6	726	500	226	145%
Total administrative expenses	1,318	23,622	23,800	(178)	99%
Grounds					
Community improvements	-	1,439	-	1,439	-
Landscape contract	-	41,072	41,072	-	100%
Entrance area	(25)	1,644	-	1,644	-
Grounds - other - pruning, spraying	254	254	-	254	-
Sprinkler repairs	2	8,572	9,000	(428)	95%
Snow removal	1,597	8,827	15,000	(6,173)	59%
Total grounds expenses	1,828	61,808	65,072	(3,264)	95%
Utilities					
Gas and electricity	51	560	600	(40)	93%
Water and sewer	(4)	575	650	(75)	88%
Total utilities expenses	47	1,135	1,250	(115)	91%
Total expenses	3,193	86,565	90,122	(3,557)	96%
NET INCOME	4,145	5,097	\$ (722)	\$ 5,819	
BEGINNING ASSOCIATION EQUITY	73,121	72,169			
ENDING ASSOCIATION EQUITY	\$ 77,266	\$ 77,266			