High Point Community Property Owners, Inc.
2027 CONSOLIDATED BUDGET

	2026	2027	2026	Budget 2027
Income:				
Homeowner Assessment Fee	$46./$24./mo	$50./$25./mo		
Vacant Lot Assessment Fee	1677	1679	$925,704	$1,007,400
Lot Mowing @ $300.yr/lot	44	44	$12,672	$13,200
County Median Maintenance	16	16	$4,800	$4,800
RV Compound Rental @ $200./yr	Contract		$7,553	$7,553
RV Compound Rental @ $225./yr	175	167	$35,000	$33,400
	23	17	$5,400	$3,825
Total Service Income			**$991,129**	**$1,070,178**
Miscellaneous				
Pool Passes, Late Fees, Interest, Etc			$80,448	$84,040
OTHER - Board Designated Surplus Funds			$100,000	$100,000
Total Income:			**$1,171,577**	**$1,254,218**

	2026	2027		
Operating Expenses:				
Salaries & Wages	$458,553	$508,114		
Payroll taxes	$36,580	$40,157		
Taxes: Property, State, Federal	$7,500	$26,500		
	$502,633	**$574,771**		
Insurance	$143,921	$114,000		
Legal & Professional Services	$53,630	$85,000		
Utilities	$129,000	$128,100		
Security System	$2,000	$1,200		
	$328,551	**$328,300**		
Repairs & Maintenance:				
R/M Information Service (Front Gate)	$6,500	$500		
R/M RV Compound	$21,200	$37,225		
R/M Landscaping	$18,000	$25,000		
P & L and DRAs	$2,000	$2,000		
R/M Community Center	$17,500	$9,000		
R/M Recreation (Pool, Tennis, etc.)	$26,500	$7,000		
R/M Baltic Bldg	$7,000	$8,500		
	$98,700	**$89,225**		
Supplies & Other:				
Groundskeeping	$6,000	$1,000		
Community Center & Baltic Bldg	$6,000	$6,500		
Office Supplies & Postage	$24,780	$25,000		
Recreation	$9,000	$12,000		
Social Act. & Comm. Events Etc.	$5,150	$12,550		
Dues, Fees, Leased Equip, Empl Rel	$21,000	$20,500		
Computer & Software Svcs	$26,000	$25,325		
Bank Charges	$9,000	$9,500		
Other: Bad Debt	$12,000	$5,000		
Miscellaneous & Pet Park	$1,000	$500		
	$119,930	**$117,875**		
Total Expenses:			**$1,049,814**	**$1,110,171**
Annual "Statutory" Reserves Deposits			**$87,467**	**$129,712**
Capital Improvement Fund Deposits			**$10,911**	**$12,500**
Total Expenses, Replacement, and CIF			**$1,148,192**	**$1,252,383**
Net Income for Year			**$975**	**$1,835**

$10,809.33 per month (Repl II in Jan, then Repl I Feb-Dec)
$1,041.67 per month (CIF Reserve)