

High Point Community Property Owners, Inc.

Balance Sheet For 12/31/2025

Assets

Truist Bank - Service	\$12,044.01
Truist Bank - Payroll	\$3,220.28
Petty Cash	\$359.14
Truist Money Market Acct	\$170,897.04
Pacific Premier - Operating	\$137,669.76
PAYROLL ACCOUNT	\$750.00
MM REPL RESERVE I	\$252,280.30
MM REPL RESERVE II	\$133,578.54
MM RESERVE CIF I	\$254,714.49
MM CIF (SPECTRUM)	\$242,322.38
Accts Rcvbl - Assessments	\$11,712.68
Accts Rcvbl - Fines	\$25,440.96
Allowance for Doubtful Accts	(\$8,093.23)
Accts.Receivable- Other	\$698.50

Total Assets

\$1,237,594.85

Fixed Assets

Land	\$151,539.16
Buildings	\$1,140,133.10
Pool Reno	\$96,830.70
Furniture & Fixtures	\$120,566.48
Machinery & Equipment	\$389,166.58
Autos & Trucks	\$21,999.57
Land Improvement	\$857,625.29
Vet Memorial Walkway	\$27,790.96
Leaseheld Improvements	\$47,614.96
Signs	\$2,307.00
Accumulated Depreciaton	(\$1,609,768.96)

Total Fixed Assets

\$1,245,804.84

Other Assets

Prepaid Federal /State Income Tax	\$86,400.00
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Total Other Assets

\$86,400.00

Total Assets

\$2,569,799.69

Liabilities

Prepaid Lot Maintenance	\$9,625.00
CIFund Deferred Reserves	\$67,400.00
Deferred Revenue - Noncurrent	\$572,900.00
Deferred Maint & Captl Expend	\$550,840.82

Total Liabilities

\$1,200,765.82

Equity

Previous Year-Oper.Fund	\$1,337,043.40
Current Year	\$31,990.47

Total Equity

\$1,369,033.87

Total Liabilities / Equity

\$2,569,799.69

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000-10 - Improved Service Income	156,324.45	73,647.63	82,676.82	1,030,020.51	883,772.00	146,248.51	883,772.00
4000-20 - Lot & Median Maintenance	-	983.62	(983.62)	7,553.00	11,803.00	(4,250.00)	11,803.00
4000-30 - Pool Receipts	210.00	200.38	9.62	2,369.00	2,405.00	(36.00)	2,405.00
4000-40 - RV Storage Compound	11,120.00	3,325.00	7,795.00	44,613.40	39,900.00	4,713.40	39,900.00
4000-41 - Resident Needs Income	10.00	-	10.00	936.00	-	936.00	-
4000-42 - Library Income	25.00	-	25.00	546.40	-	546.40	-
4000-46 - Club's Share of Profits	-	-	-	2,009.41	-	2,009.41	-
4000-47 - Activities Reimbursement	-	-	-	422.00	-	422.00	-
4000-48 - July 4th Parade	-	-	-	1,801.90	-	1,801.90	-
4000-49 - Return check fees	-	-	-	40.00	-	40.00	-
4000-50 - Credit Card Fee	371.05	-	371.05	2,578.19	-	2,578.19	-
4000-51 - Labor Day Pool Party Duck Race	-	-	-	159.00	-	159.00	-
4000-52 - Halloween Party	-	-	-	790.00	-	790.00	-
4000-53 - Thanksgiving Day dinner	95.00	-	95.00	2,060.00	-	2,060.00	-
4000-54 - Christmas Parade	75.00	-	75.00	75.00	-	75.00	-
4000-55 - Legal Fees Reimbursed	-	-	-	132.50	-	132.50	-
4000-59 - Interest Income Other	-	-	-	8.95	-	8.95	-
4000-60 - Interest Income Banks	651.37	945.87	(294.50)	10,930.48	11,350.00	(419.52)	11,350.00
4000-63 - Estoppel Fee	2,200.00	-	2,200.00	25,950.00	-	25,950.00	-
4000-65 - Fine Income	-	3,299.38	(3,299.38)	37,550.00	39,593.00	(2,043.00)	39,593.00
4000-70 - Unimproved Lot Service Income	-	1,034.00	(1,034.00)	11,660.00	12,408.00	(748.00)	12,408.00
4000-76 - Background Applications	2,000.00	-	2,000.00	25,300.00	-	25,300.00	-
4000-95 - WREC Rebates	4,606.28	-	4,606.28	4,606.28	-	4,606.28	-
4100-13 - Late Fees	-	425.00	(425.00)	3,324.00	5,100.00	(1,776.00)	5,100.00
4100-15 - Reimbursed Expense Income	-	-	-	4,751.31	-	4,751.31	-
4100-45 - NonTaxable Income	-	-	-	2.00	-	2.00	-
4100-75 - Taxable Income	-	-	-	45.00	-	45.00	-
Total Income	177,688.15	83,860.88	93,827.27	1,220,234.33	1,006,331.00	213,903.33	1,006,331.00
Total Income	177,688.15	83,860.88	93,827.27	1,220,234.33	1,006,331.00	213,903.33	1,006,331.00

Operating Expense

Expenses							
6100-00 - Salaries	53,898.72	41,711.75	(12,186.97)	499,192.58	500,541.00	1,348.42	500,541.00
6110-00 - Payroll Tax Expense	4,178.01	-	(4,178.01)	42,915.72	-	(42,915.72)	-
6200-10 - Liability Insurance	17,033.65	10,187.50	(6,846.15)	114,159.55	122,250.00	8,090.45	122,250.00
6200-15 - Health Insurance	474.58	750.00	275.42	13,955.79	9,000.00	(4,955.79)	9,000.00
6200-20 - Workers Comp-	-	829.13	829.13	10,167.77	9,950.00	(217.77)	9,950.00
6300-10 - Legal	3,589.80	2,231.63	(1,358.17)	27,263.24	26,780.00	(483.24)	26,780.00
6300-20 - Accounting	-	2,231.63	2,231.63	19,030.00	26,780.00	7,750.00	26,780.00
6300-30 - Applicant Information Expense	-	-	-	17,165.95	-	(17,165.95)	-
6400-01 - R&M Information Services	-	85.87	85.87	38.65	1,030.00	991.35	1,030.00

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6400-02 - R&M R.V. Compound	-	1,716.63	1,716.63	7,153.80	20,600.00	13,446.20	20,600.00
6400-03 - R&M Landscaping	103.58	257.50	153.92	14,656.00	3,090.00	(11,566.00)	3,090.00
6400-04 - P & L and DRAs	-	858.37	858.37	-	10,300.00	10,300.00	10,300.00
6400-05 - R&M Community Center	308.33	1,287.50	979.17	9,129.35	15,450.00	6,320.65	15,450.00
6400-06 - R&M Recreation	3,553.43	1,716.63	(1,836.80)	9,425.61	20,600.00	11,174.39	20,600.00
6400-07 - R&M Baltic Building	31.92	257.50	225.58	5,404.63	3,090.00	(2,314.63)	3,090.00
6400-08 - R&M Emergency Gate	-	-	-	1,375.00	-	(1,375.00)	-
6500-01 - Christmas Parade supplies	471.78	-	(471.78)	506.78	-	(506.78)	-
6500-02 - Groundskeeping	-	1,030.00	1,030.00	4,631.72	12,360.00	7,728.28	12,360.00
6500-03 - Supplies - Community Center	419.01	1,030.00	610.99	4,155.02	12,360.00	8,204.98	12,360.00
6500-04 - Halloween Party	-	-	-	677.11	-	(677.11)	-
6500-05 - Supplies - Office & Postage	1,449.82	2,065.00	615.18	26,040.38	24,780.00	(1,260.38)	24,780.00
6500-06 - Supplies - Recreation	301.64	1,030.00	728.36	8,821.13	12,360.00	3,538.87	12,360.00
6500-07 - Supplies - Info Booth	-	-	-	591.14	-	(591.14)	-
6500-08 - Supplies - July 4th Parade	-	-	-	1,489.12	-	(1,489.12)	-
6500-09 - Labor Day Pool Party/Duck Race	-	-	-	583.17	-	(583.17)	-
6500-10 - Thanksgiving Day dinner	2,385.65	-	(2,385.65)	3,108.54	-	(3,108.54)	-
6500-12 - Vet Memorial Expenses	72.36	-	(72.36)	724.98	-	(724.98)	-
6500-14 - Library purchases	149.55	-	(149.55)	149.55	-	(149.55)	-
6600-10 - Electricity	7,855.24	7,725.00	(130.24)	91,180.38	92,700.00	1,519.62	92,700.00
6600-20 - Water	1,098.35	858.37	(239.98)	7,400.18	10,300.00	2,899.82	10,300.00
6600-30 - Telephone	1,549.98	1,287.50	(262.48)	16,291.12	15,450.00	(841.12)	15,450.00
6600-40 - Waste Removal	419.17	386.25	(32.92)	5,925.13	4,635.00	(1,290.13)	4,635.00
6600-50 - Security System	361.20	343.37	(17.83)	1,949.39	4,120.00	2,170.61	4,120.00
6600-60 - Uniforms	-	-	-	129.13	-	(129.13)	-
6600-70 - Emergency Siren Expense	229.49	-	(229.49)	644.80	-	(644.80)	-
6700-10 - Property Taxes	-	583.37	583.37	6,677.68	7,000.00	322.32	7,000.00
6700-30 - FL Sales Tax	-	41.63	41.63	-	500.00	500.00	500.00
6800-10 - Mileage Reimbursement	83.51	-	(83.51)	560.60	-	(560.60)	-
6800-14 - Late fees, Interest	-	-	-	311.67	-	(311.67)	-
6800-15 - Bank Charges	428.46	343.37	(85.09)	5,130.80	4,120.00	(1,010.80)	4,120.00
6800-16 - Merchant Services	229.34	-	(229.34)	3,892.83	-	(3,892.83)	-
6800-19 - Employee Relations	671.34	257.50	(413.84)	2,292.12	3,090.00	797.88	3,090.00
6800-20 - Social Activities	22.42	429.13	406.71	679.16	5,150.00	4,470.84	5,150.00
6800-25 - Dues,Fees,Licenses	1,135.25	333.37	(801.88)	3,104.70	4,000.00	895.30	4,000.00
6800-35 - Computer Professional Services	515.00	515.00	-	9,246.77	6,180.00	(3,066.77)	6,180.00
6800-40 - Leased Equipment	-	808.75	808.75	11,381.01	9,705.00	(1,676.01)	9,705.00
6800-46 - Software Expense	1,968.62	-	(1,968.62)	20,500.50	-	(20,500.50)	-
6800-50 - Misc & Pet Park	-	171.63	171.63	239.54	2,060.00	1,820.46	2,060.00
6800-55 - Refunds	-	-	-	181.00	-	(181.00)	-
6800-99 - Bad Debt	-	500.00	500.00	87,407.47	6,000.00	(81,407.47)	6,000.00
7000-20 - Depreciation	5,883.80	-	(5,883.80)	70,605.60	-	(70,605.60)	-

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expenses	110,873.00	83,860.88	(27,012.12)	1,188,243.86	1,006,331.00	(181,912.86)	1,006,331.00
Total Expense	110,873.00	83,860.88	(27,012.12)	1,188,243.86	1,006,331.00	(181,912.86)	1,006,331.00
Operating Net Total	66,815.15	-	66,815.15	31,990.47	-	31,990.47	-
Net Total	66,815.15	-	66,815.15	31,990.47	-	31,990.47	-