

High Point Community Property Owners, Inc.

Balance Sheet For 9/30/2025

Assets

Truist Bank - Service	\$12,735.91
Truist Bank - Payroll	\$2,687.63
Petty Cash	\$273.75
Truist Money Market Acct	\$169,719.83
Pacific Premier - Operating	\$64,009.92
MM REPL RESERVE I	\$230,189.44
MM REPL RESERVE II	\$133,460.75
MM RESERVE CIF I	\$254,425.74
MM CIF (SPECTRUM)	\$242,108.70
Accts Rcvbl - Assessments	\$20,992.11
Accts Rcvbl - Fines	\$98,800.07
Allowance for Doubtful Accts	(\$8,093.23)
Accts.Receivable- Other	\$1,946.97

\$1,223,257.59

Total Assets

Fixed Assets

Land	\$151,539.16
Buildings	\$1,140,133.10
Pool Reno	\$91,710.75
Furniture & Fixtures	\$118,993.57
Machinery & Equipment	\$338,038.76
Autos & Trucks	\$21,999.57
Land Improvement	\$835,625.29
Vet Memorial Walkway	\$28,181.33
Leaseheld Improvements	\$47,614.96
Signs	\$2,307.00
Accumulated Depreciaton	(\$1,592,117.56)

\$1,184,025.93

Total Fixed Assets

Other Assets

Prepaid Insurance	\$1,247.25
Prepaid Federal /State Income Tax	\$54,124.00

\$55,371.25

Total Other Assets

Total Assets

\$2,462,654.77

Liabilities

CIFund Deferred Reserves	\$67,400.00
Deferred Revenue - Noncurrent	\$572,900.00
Deferred Maint & Captl Expend	\$550,840.82

\$1,191,140.82

Total Liabilities

Equity

Previous Year-Oper.Fund	\$1,236,160.86
Current Year	\$35,353.09

\$1,271,513.95

Total Equity

Total Liabilities / Equity

\$2,462,654.77

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000-10 - Improved Service Income	74,690.00	73,647.67	1,042.33	736,064.06	662,829.03	73,235.03	883,772.00
4000-20 - Lot & Median Maintenance	-	983.58	(983.58)	-	8,852.22	(8,852.22)	11,803.00
4000-30 - Pool Receipts	60.00	200.42	(140.42)	1,859.00	1,803.78	55.22	2,405.00
4000-40 - RV Storage Compound	1,162.50	3,325.00	(2,162.50)	29,619.40	29,925.00	(305.60)	39,900.00
4000-41 - Resident Needs Income	-	-	-	926.00	-	926.00	-
4000-42 - Library Income	-	-	-	521.40	-	521.40	-
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	30.00	-	30.00	20.00	-	20.00	-
4000-50 - Credit Card Fee	154.65	-	154.65	1,838.31	-	1,838.31	-
4000-51 - Labor Day Pool Party Duck Race	159.00	-	159.00	159.00	-	159.00	-
4000-55 - Legal Fees Reimbursed	-	-	-	132.50	-	132.50	-
4000-59 - Interest Income Other	8.95	-	8.95	8.95	-	8.95	-
4000-60 - Interest Income Banks	612.38	945.83	(333.45)	9,304.00	8,512.47	791.53	11,350.00
4000-63 - Estoppel Fee	2,200.00	-	2,200.00	20,150.00	-	20,150.00	-
4000-65 - Fine Income	-	3,299.42	(3,299.42)	37,500.00	29,694.78	7,805.22	39,593.00
4000-70 - Unimproved Lot Service Income	-	1,034.00	(1,034.00)	-	9,306.00	(9,306.00)	12,408.00
4000-76 - Background Applications	1,800.00	-	1,800.00	19,000.00	-	19,000.00	-
4100-13 - Late Fees	1,920.00	425.00	1,495.00	1,530.00	3,825.00	(2,295.00)	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	82,797.48	83,860.92	(1,063.44)	867,664.24	754,748.28	112,915.96	1,006,331.00
Total Income	82,797.48	83,860.92	(1,063.44)	867,664.24	754,748.28	112,915.96	1,006,331.00

Operating Expense

Expenses							
6100-00 - Salaries	46,857.71	41,711.75	(5,145.96)	367,858.30	375,405.75	7,547.45	500,541.00
6110-00 - Payroll Tax Expense	3,664.90	-	(3,664.90)	32,698.20	-	(32,698.20)	-
6200-10 - Liability Insurance	-	10,187.50	10,187.50	97,180.50	91,687.50	(5,493.00)	122,250.00
6200-15 - Health Insurance	949.00	750.00	(199.00)	12,039.29	6,750.00	(5,289.29)	9,000.00
6200-20 - Workers Comp-	6.20	829.17	822.97	10,167.77	7,462.53	(2,705.24)	9,950.00
6300-10 - Legal	4,748.51	2,231.67	(2,516.84)	12,203.99	20,085.03	7,881.04	26,780.00
6300-20 - Accounting	18,750.00	2,231.67	(16,518.33)	19,030.00	20,085.03	1,055.03	26,780.00
6300-30 - Applicant Information Expense	1,922.00	-	(1,922.00)	12,872.95	-	(12,872.95)	-
6400-01 - R&M Information Services	38.65	85.83	47.18	38.65	772.47	733.82	1,030.00
6400-02 - R&M R.V. Compound	-	1,716.67	1,716.67	4,583.80	15,450.03	10,866.23	20,600.00
6400-03 - R&M Landscaping	1,414.53	257.50	(1,157.03)	11,578.23	2,317.50	(9,260.73)	3,090.00
6400-04 - P & L and DRAs	-	858.33	858.33	-	7,724.97	7,724.97	10,300.00
6400-05 - R&M Community Center	201.70	1,287.50	1,085.80	7,454.06	11,587.50	4,133.44	15,450.00

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