

High Point Community Property Owners, Inc.

Balance Sheet For 5/31/2026

Assets

Truist Bank - Operating	\$6,706.18
Truist Bank - Payroll	\$11,412.68
Petty Cash	\$359.14
Truist Bank - MM Reserve	\$172,373.38
Columbia Bank - Operating	\$144,906.23
Columbia Bank - Payroll Account	\$750.00
Columbia Bank - MM REPL RESERVE I	\$282,809.96
Columbia Bank - MM REPL RESERVE II	\$141,291.20
Columbia Bank - MM RESERVE CIF I	\$179,022.94
Columbia Bank - MM CIF (SPECTRUM)	\$242,745.57
Accts Rcvbl - Assessments	\$25,158.50
Allowance for Doubtful Accts	(\$8,093.23)
Accts.Receivable- Other	\$2,047.12

Total Assets

\$1,201,489.67

Fixed Assets

Land	\$117,709.16
Buildings	\$1,167,985.00
Pool Reno	\$96,830.70
Furniture & Fixtures	\$121,129.80
Machinery & Equipment	\$396,175.52
Autos & Trucks	\$21,999.57
Land Improvement	\$916,093.30
Vet Memorial Walkway	\$27,790.96
Leasehold Improvements	\$47,614.96
Signs	\$2,307.00
Accumulated Depreciaton	(\$1,633,435.64)

Total Fixed Assets

\$1,282,200.33

Other Assets

Prepaid Federal /State Income Tax	\$103,800.00
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Total Other Assets

\$103,800.00

Total Assets

\$2,587,490.00

Liabilities

Accounts Payable	\$4,753.09
CIFund Deferred Reserves	\$67,400.00
Deferred Revenue - Noncurrent	\$572,900.00
Deferred Maint & Captl Expend	\$550,840.82

Total Liabilities

\$1,195,893.91

Equity

Previous Year-Oper.Fund	\$1,369,781.63
Current Year	\$21,814.46

Total Equity

\$1,391,596.09

Total Liabilities / Equity

\$2,587,490.00

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000-10 - Improved Service Income	78,196.00	77,142.00	1,054.00	432,822.74	385,710.00	47,112.74	925,704.00
4000-20 - Lot & Median Maintenance	-	1,029.44	(1,029.44)	1,888.25	5,147.10	(3,258.85)	12,353.04
4000-30 - Pool Receipts	240.00	208.33	31.67	765.00	1,041.65	(276.65)	2,500.00
4000-40 - RV Storage Compound	1,525.00	3,366.67	(1,841.67)	24,050.00	16,833.35	7,216.65	40,400.00
4000-41 - Resident Needs Income	10.00	-	10.00	10.00	-	10.00	-
4000-42 - Library Income	-	-	-	250.00	-	250.00	-
4000-48 - July 4th Parade	100.00	-	100.00	1,600.00	-	1,600.00	-
4000-49 - Return check fees	40.00	-	40.00	170.00	-	170.00	-
4000-50 - Credit Card Fee	337.10	-	337.10	1,692.59	-	1,692.59	-
4000-55 - Legal Fees Reimbursed	-	-	-	984.10	-	984.10	-
4000-59 - Interest Income Other	66.23	-	66.23	124.25	-	124.25	-
4000-60 - Interest Income Banks	521.72	2,704.00	(2,182.28)	3,242.55	13,520.00	(10,277.45)	32,448.00
4000-63 - Estoppel Fee	2,500.00	-	2,500.00	12,750.00	-	12,750.00	-
4000-65 - Fine Income	-	3,333.33	(3,333.33)	(332.21)	16,666.65	(16,998.86)	40,000.00
4000-70 - Unimproved Lot Service Income	-	1,056.00	(1,056.00)	-	5,280.00	(5,280.00)	12,672.00
4000-76 - Background Applications	2,675.00	-	2,675.00	14,675.00	-	14,675.00	-
4100-13 - Late Fees	(60.00)	458.33	(518.33)	3,321.69	2,291.65	1,030.04	5,500.00
4100-44 - Credit Card Rewards	-	-	-	1,597.46	-	1,597.46	-
Total Income	86,151.05	89,298.10	(3,147.05)	499,611.42	446,490.40	53,121.02	1,071,577.04
Total Income	86,151.05	89,298.10	(3,147.05)	499,611.42	446,490.40	53,121.02	1,071,577.04

Operating Expense

Expenses							
6100-00 - Salaries	38,926.62	41,219.42	2,292.80	199,842.71	206,097.10	6,254.39	494,633.00
6110-00 - Payroll Tax Expense	3,130.71	3,260.42	129.71	16,313.34	16,302.12	(11.22)	39,125.02
6200-10 - Liability Insurance	(6.00)	8,058.33	8,064.33	84,221.15	40,291.65	(43,929.50)	96,700.00
6200-15 - Health Insurance	516.44	1,566.67	1,050.23	2,581.91	7,833.35	5,251.44	18,800.00
6200-20 - Workers Comp-	675.00	875.00	200.00	3,869.00	4,375.00	506.00	10,500.00
6300-10 - Legal	1,208.98	2,372.92	1,163.94	14,344.06	11,864.60	(2,479.46)	28,475.00
6300-20 - Accounting	-	1,668.75	1,668.75	295.00	8,343.75	8,048.75	20,025.00
6300-30 - Applicant Information Expense	2,707.00	-	(2,707.00)	11,524.90	-	(11,524.90)	-
6400-01 - R&M Information Services	-	541.69	541.69	68.00	2,708.37	2,640.37	6,500.02
6400-02 - R&M R.V. Compound	2,203.05	3,366.67	1,163.62	3,808.80	16,833.35	13,024.55	40,400.00
6400-03 - R&M Landscaping	(1,656.67)	1,500.00	3,156.67	10,003.52	7,500.00	(2,503.52)	18,000.00
6400-04 - P & L and DRAs	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
6400-05 - R&M Community Center	2,214.16	1,458.33	(755.83)	4,311.46	7,291.65	2,980.19	17,500.00
6400-06 - R&M Recreation	331.48	2,208.33	1,876.85	1,405.80	11,041.65	9,635.85	26,500.00
6400-07 - R&M Baltic Building	700.00	583.33	(116.67)	1,002.13	2,916.65	1,914.52	7,000.00
6500-02 - Groundskeeping	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
6500-03 - Supplies - Community Center	800.37	500.00	(300.37)	3,070.53	2,500.00	(570.53)	6,000.00
6500-05 - Supplies - Office & Postage	3,713.55	1,583.33	(2,130.22)	8,209.50	7,916.65	(292.85)	19,000.00

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6500-06 - Supplies - Recreation	2,271.44	750.00	(1,521.44)	5,470.87	3,750.00	(1,720.87)	9,000.00
6500-07 - Supplies - Info Booth	88.53	-	(88.53)	193.94	-	(193.94)	-
6500-08 - Supplies - July 4th Parade	1,077.48	-	(1,077.48)	1,245.52	-	(1,245.52)	-
6500-11 - Resident Orientation	134.55	-	(134.55)	134.55	-	(134.55)	-
6500-14 - Library purchases	-	-	-	513.34	-	(513.34)	-
6600-10 - Electricity	7,519.11	7,083.33	(435.78)	40,067.46	35,416.65	(4,650.81)	85,000.00
6600-20 - Water	1,000.17	666.67	(333.50)	4,332.23	3,333.35	(998.88)	8,000.00
6600-30 - Telephone	1,243.95	1,666.67	422.72	6,173.37	8,333.35	2,159.98	20,000.00
6600-40 - Waste Removal	201.23	500.00	298.77	4,085.62	2,500.00	(1,585.62)	6,000.00
6600-50 - Security System	-	133.33	133.33	357.84	666.65	308.81	1,600.00
6600-70 - Emergency Siren Expense	-	-	-	31.04	-	(31.04)	-
6700-10 - Property Taxes	-	541.67	541.67	-	2,708.35	2,708.35	6,500.00
6700-30 - FL Sales Tax	-	8.33	8.33	-	41.65	41.65	100.00
6800-10 - Mileage Reimbursement	-	-	-	800.16	-	(800.16)	-
6800-15 - Bank Charges	409.65	750.00	340.35	2,392.11	3,750.00	1,357.89	9,000.00
6800-16 - Merchant Services	308.26	172.42	(135.84)	1,783.05	862.10	(920.95)	2,069.00
6800-19 - Employee Relations	-	416.67	416.67	1,725.00	2,083.35	358.35	5,000.00
6800-20 - Social Activities	83.05	429.17	346.12	615.21	2,145.85	1,530.64	5,150.00
6800-25 - Dues,Fees,Licenses	250.00	208.33	(41.67)	993.20	1,041.65	48.45	2,500.00
6800-35 - Computer Professional Services	479.00	166.67	(312.33)	2,945.00	833.35	(2,111.65)	2,000.00
6800-40 - Leased Equipment	913.93	1,083.33	169.40	5,555.86	5,416.65	(139.21)	13,000.00
6800-46 - Software Expense	1,968.62	2,000.00	31.38	9,843.10	10,000.00	156.90	24,000.00
6800-50 - Misc & Pet Park	-	41.67	41.67	-	208.27	208.27	500.00
6800-99 - Bad Debt	-	1,000.00	1,000.00	-	5,000.00	5,000.00	12,000.00
7000-20 - Depreciation	-	-	-	23,666.68	-	(23,666.68)	-
Total Expenses	73,413.66	89,298.12	15,884.46	477,796.96	446,490.46	(31,306.50)	1,071,577.04
Total Expense	73,413.66	89,298.12	15,884.46	477,796.96	446,490.46	(31,306.50)	1,071,577.04
Operating Net Total	12,737.39		12,737.41	21,814.46		21,814.52	-
Net Total	12,737.39		12,737.41	21,814.46		21,814.52	-