

High Point Community Property Owners, Inc.

Balance Sheet For 8/31/2025

Assets

Truist Bank - Service	\$12,345.64
Truist Bank - Payroll	\$20,247.19
Petty Cash	\$273.75
Brannen Bank Savings/Repl II	\$126,134.78
Regions Bank - M/M CIF	\$254,344.20
Capital City - M/M Repl I	\$171,786.69
Truist Money Market Acct	\$169,293.99
Pacific Premier - Operating	\$479,243.48
MM REPL RESERVE I	\$58,339.92
MM REPL RESERVE II	\$7,292.50
Accts Rcvbl - Assessments	\$26,986.60
Accts Rcvbl - Fines	\$98,800.07
Allowance for Doubtful Accts	(\$8,093.23)
Accts.Receivable- Other	\$1,946.97

\$1,418,942.55

Total Assets

Fixed Assets

Land	\$151,539.16
Buildings	\$1,140,133.10
Pool Reno	\$88,879.53
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
Leasehold Improvements	\$47,614.96
Signs	\$2,307.00
Accumulated Depreciaton	(\$1,586,233.76)

\$1,187,078.51

Total Fixed Assets

Other Assets

Prepaid Insurance

\$1,247.25

\$1,247.25

Total Other Assets

Total Assets

\$2,607,268.31

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	\$1,352,563.39
Current Year	\$63,564.10

\$1,416,127.49

Total Equity

Total Liabilities / Equity

\$2,607,268.31

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000-10 - Improved Service Income	137,167.46	73,647.67	63,519.79	661,374.06	589,181.36	72,192.70	883,772.00
4000-20 - Lot & Median Maintenance	-	983.58	(983.58)	-	7,868.64	(7,868.64)	11,803.00
4000-30 - Pool Receipts	90.00	200.42	(110.42)	1,799.00	1,603.36	195.64	2,405.00
4000-40 - RV Storage Compound	1,525.00	3,325.00	(1,800.00)	28,456.90	26,600.00	1,856.90	39,900.00
4000-41 - Resident Needs Income	926.00	-	926.00	926.00	-	926.00	-
4000-42 - Library Income	521.40	-	521.40	521.40	-	521.40	-
4000-46 - Club's Share of Profits	-	-	-	2,009.41	-	2,009.41	-
4000-47 - Activities Reimbursement	382.00	-	382.00	422.00	-	422.00	-
4000-48 - July 4th Parade	-	-	-	1,801.90	-	1,801.90	-
4000-49 - Return check fees	-	-	-	(10.00)	-	(10.00)	-
4000-50 - Credit Card Fee	126.60	-	126.60	1,683.66	-	1,683.66	-
4000-55 - Legal Fees Reimbursed	-	-	-	132.50	-	132.50	-
4000-60 - Interest Income Banks	547.24	945.83	(398.59)	8,691.62	7,566.64	1,124.98	11,350.00
4000-63 - Estoppel Fee	1,800.00	-	1,800.00	17,950.00	-	17,950.00	-
4000-65 - Fine Income	27,500.00	3,299.42	24,200.58	37,500.00	26,395.36	11,104.64	39,593.00
4000-70 - Unimproved Lot Service Income	-	1,034.00	(1,034.00)	-	8,272.00	(8,272.00)	12,408.00
4000-76 - Background Applications	1,500.00	-	1,500.00	17,200.00	-	17,200.00	-
4100-13 - Late Fees	-	425.00	(425.00)	(390.00)	3,400.00	(3,790.00)	5,100.00
4100-15 - Reimbursed Expense Income	2,350.31	-	2,350.31	4,751.31	-	4,751.31	-
4100-45 - NonTaxable Income	-	-	-	2.00	-	2.00	-
4100-75 - Taxable Income	-	-	-	45.00	-	45.00	-
Total Income	174,436.01	83,860.92	90,575.09	784,866.76	670,887.36	113,979.40	1,006,331.00
Total Income	174,436.01	83,860.92	90,575.09	784,866.76	670,887.36	113,979.40	1,006,331.00

Operating Expense

Expenses							
6100-00 - Salaries	35,900.72	41,711.75	5,811.03	321,000.59	333,694.00	12,693.41	500,541.00
6110-00 - Payroll Tax Expense	3,666.27	-	(3,666.27)	29,033.30	-	(29,033.30)	-
6200-10 - Liability Insurance	-	10,187.50	10,187.50	97,180.50	81,500.00	(15,680.50)	122,250.00
6200-15 - Health Insurance	1,922.74	750.00	(1,172.74)	11,090.29	6,000.00	(5,090.29)	9,000.00
6200-20 - Workers Comp-	-	829.17	829.17	10,161.57	6,633.36	(3,528.21)	9,950.00
6300-10 - Legal	276.33	2,231.67	1,955.34	7,455.48	17,853.36	10,397.88	26,780.00
6300-20 - Accounting	-	2,231.67	2,231.67	280.00	17,853.36	17,573.36	26,780.00
6300-30 - Applicant Information Expense	1,235.00	-	(1,235.00)	10,950.95	-	(10,950.95)	-
6400-01 - R&M Information Services	-	85.83	85.83	-	686.64	686.64	1,030.00
6400-02 - R&M R.V. Compound	-	1,716.67	1,716.67	4,583.80	13,733.36	9,149.56	20,600.00
6400-03 - R&M Landscaping	1,673.89	257.50	(1,416.39)	10,163.70	2,060.00	(8,103.70)	3,090.00
6400-04 - P & L and DRAs	-	858.33	858.33	-	6,866.64	6,866.64	10,300.00
6400-05 - R&M Community Center	154.04	1,287.50	1,133.46	7,252.36	10,300.00	3,047.64	15,450.00
6400-06 - R&M Recreation	27.56	1,716.67	1,689.11	3,865.14	13,733.36	9,868.22	20,600.00
6400-07 - R&M Baltic Building	-	257.50	257.50	4,139.52	2,060.00	(2,079.52)	3,090.00

High Point Community Property Owners, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6500-02 - Groundskeeping	-	1,030.00	1,030.00	4,631.72	8,240.00	3,608.28	12,360.00
6500-03 - Supplies - Community Center	-	1,030.00	1,030.00	2,671.11	8,240.00	5,568.89	12,360.00
6500-05 - Supplies - Office & Postage	1,582.98	2,065.00	482.02	12,003.97	16,520.00	4,516.03	24,780.00
6500-06 - Supplies - Recreation	740.89	1,030.00	289.11	6,637.80	8,240.00	1,602.20	12,360.00
6500-07 - Supplies - Info Booth	70.23	-	(70.23)	499.85	-	(499.85)	-
6500-08 - Supplies - Parade	-	-	-	1,489.12	-	(1,489.12)	-
6500-09 - Labor Day Pool Party/Duck Race	172.79	-	(172.79)	172.79	-	(172.79)	-
6600-10 - Electricity	8,115.21	7,725.00	(390.21)	60,164.28	61,800.00	1,635.72	92,700.00
6600-20 - Water	605.53	858.33	252.80	3,585.33	6,866.64	3,281.31	10,300.00
6600-30 - Telephone	1,358.54	1,287.50	(71.04)	10,293.21	10,300.00	6.79	15,450.00
6600-40 - Waste Removal	419.17	386.25	(32.92)	4,248.45	3,090.00	(1,158.45)	4,635.00
6600-50 - Security System	-	343.33	343.33	1,226.99	2,746.64	1,519.65	4,120.00
6600-60 - Uniforms	87.61	-	(87.61)	129.13	-	(129.13)	-
6600-70 - Emergency Siren Expense	65.60	-	(65.60)	65.60	-	(65.60)	-
6700-10 - Property Taxes	-	583.33	583.33	-	4,666.64	4,666.64	7,000.00
6700-30 - FL Sales Tax	-	41.67	41.67	-	333.36	333.36	500.00
6800-10 - Mileage Reimbursement	-	-	-	257.99	-	(257.99)	-
6800-14 - Late fees, Interest	-	-	-	261.67	-	(261.67)	-
6800-15 - Bank Charges	314.67	343.33	28.66	3,533.04	2,746.64	(786.40)	4,120.00
6800-16 - Merchant Services	254.06	-	(254.06)	3,142.70	-	(3,142.70)	-
6800-19 - Employee Relations	101.63	257.50	155.87	995.78	2,060.00	1,064.22	3,090.00
6800-20 - Social Activities	-	429.17	429.17	363.45	3,433.36	3,069.91	5,150.00
6800-25 - Dues,Fees,Licenses	350.00	333.33	(16.67)	1,535.11	2,666.64	1,131.53	4,000.00
6800-35 - Computer Professional Services	544.97	515.00	(29.97)	7,012.00	4,120.00	(2,892.00)	6,180.00
6800-40 - Leased Equipment	913.93	808.75	(105.18)	8,281.89	6,470.00	(1,811.89)	9,705.00
6800-46 - Software Expense	1,822.84	-	(1,822.84)	13,063.48	-	(13,063.48)	-
6800-50 - Misc & Pet Park	-	171.67	171.67	239.54	1,373.36	1,133.82	2,060.00
6800-55 - Refunds	-	-	-	176.00	-	(176.00)	-
6800-99 - Bad Debt	-	500.00	500.00	10,393.06	4,000.00	(6,393.06)	6,000.00
7000-20 - Depreciation	5,883.80	-	(5,883.80)	47,070.40	-	(47,070.40)	-
Total Expenses	68,261.00	83,860.92	15,599.92	721,302.66	670,887.36	(50,415.30)	1,006,331.00
Total Expense	68,261.00	83,860.92	15,599.92	721,302.66	670,887.36	(50,415.30)	1,006,331.00
Operating Net Total	106,175.01	-	106,175.01	63,564.10	-	63,564.10	-
Net Total	106,175.01	-	106,175.01	63,564.10	-	63,564.10	-

Summary Statement of Revenues and Expenses For 8/31/2025

Operating Expense

Expenses										
6100-00 - Salaries	33,304	35,425	45,479	42,484	35,224	53,605	39,578	35,901	-	321,001
6110-00 - Payroll Tax Expense	2,781	2,934	3,794	4,049	2,875	3,715	5,218	3,666	-	29,033
6200-10 - Liability Insurance	15,153	72,042	626	-	9,360	-	-	-	-	97,181

High Point Community Property Owners, Inc.

Summary Statement of Revenues and Expenses For 8/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
6200-15 - Health Insurance	2,039	3,788	198	2,373	137	222	412	1,923	-	-	-	-	11,090
6200-20 - Workers Comp-	-	-	8,691	-	1,095	142	233	-	-	-	-	-	10,162
6300-10 - Legal	1,675	2,089	1,508	1,509	88	89	222	276	-	-	-	-	7,455
6300-20 - Accounting	-	-	-	280	-	-	-	-	-	-	-	-	280
6300-30 - Applicant Information Expense	-	1,223	1,223	2,205	1,942	2,952	171	1,235	-	-	-	-	10,951
6400-02 - R&M R.V. Compound	1,583	150	848	1,015	365	617	6	-	-	-	-	-	4,584
6400-03 - R&M Landscaping	573	814	559	2,993	1,075	738	1,738	1,674	-	-	-	-	10,164
6400-05 - R&M Community Center	632	2,844	602	708	879	384	1,049	154	-	-	-	-	7,254
6400-06 - R&M Recreation	4	7,096	492	263	(2,388)	(2,138)	508	28	-	-	-	-	3,861
6400-07 - R&M Baltic Building	14	568	130	65	1,159	1,406	799	-	-	-	-	-	4,141
6500-02 - Groundskeeping	-	1,315	316	-	3,000	-	-	-	-	-	-	-	4,631
6500-03 - Supplies - Community Center	643	519	642	289	182	180	216	-	-	-	-	-	2,671
6500-05 - Supplies - Office & Postage	1,488	1,579	858	893	3,104	1,559	939	1,583	-	-	-	-	12,001
6500-06 - Supplies - Recreation	577	344	1,014	616	872	694	1,781	741	-	-	-	-	6,631
6500-07 - Supplies - Info Booth	68	63	-	-	94	190	15	70	-	-	-	-	50
6500-08 - Supplies - Parade	-	-	-	-	-	235	1,254	-	-	-	-	-	1,481
6500-09 - Labor Day Pool Party/Duck Race	-	-	-	-	-	-	-	173	-	-	-	-	17
6600-10 - Electricity	4,733	2,422	12,128	8,959	8,250	8,354	7,203	8,115	-	-	-	-	60,116
6600-20 - Water	(626)	546	748	672	498	597	544	606	-	-	-	-	3,581
6600-30 - Telephone	443	974	1,878	1,722	1,279	1,319	1,319	1,359	-	-	-	-	10,231
6600-40 - Waste Removal	-	682	1,860	606	-	341	341	419	-	-	-	-	4,241
6600-50 - Security System	-	396	-	358	115	358	-	-	-	-	-	-	1,221
6600-60 - Uniforms	-	-	-	-	-	-	42	88	-	-	-	-	12
6600-70 - Emergency Siren Expense	-	-	-	-	-	-	-	66	-	-	-	-	66
6800-10 - Mileage Reimbursement	-	-	-	-	-	223	35	-	-	-	-	-	241
6800-14 - Late fees, Interest	-	54	54	57	31	-	65	-	-	-	-	-	241
6800-15 - Bank Charges	541	482	515	533	411	402	334	315	-	-	-	-	3,551
6800-16 - Merchant Services	345	654	501	222	85	674	407	254	-	-	-	-	3,114