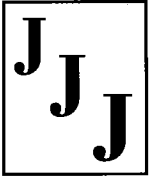


HIGH POINT HOMEOWNERS ASSOCIATION

REPORT

DECEMBER 31, 2013



John J. Jurcago, CPA LLC

10800 Pearl Road, Suite B-6, Strongsville, Ohio 44136 • (440) 846-9170 • Fax (440) 846-9515

INDEPENDENT ACCOUNTANTS' REPORT

High Point Homeowners Association
Strongsville, Ohio

At your request, I have applied the procedures enumerated below with respect to the accounting records of the High Point Homeowners Association for the year ended December 31, 2013. It is understood that this report is solely for your information and is not to be referred to for any purpose or distributed to anyone who is not a member of the High Point Homeowners Association. My procedures and findings are as follows:

1. Reconcile cash on deposit to the amounts on the Balance Sheet as of December 31, 2013.
2. Test dues and rental income for the 2013 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2013 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2013 and Budget vs. Actual Report for the 2013 year then ended.

Because the procedures noted above do not constitute an audit made in accordance with U.S. generally accepted auditing standards, I do not express an opinion on any of the accounts or items referred to above. Additionally, because the procedures noted above do not constitute a compilation or review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants, I do not report on whether the standards are followed. In connection with the procedures referred to above, no matters came to my attention that caused me to believe that the specified accounts should be adjusted.

Had I performed additional procedures, made an audit of the financial statements in accordance with U.S. generally accepted auditing standards, or performed a compilation or review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants, matters might have come to my attention that would have been reported to you. This report relates only to the accounts specified above and does not extend to any financial statements of the High Point Homeowners Association taken as a whole.

John J. Jurcago, CPA LLC

July 17, 2014

Balance Sheet - As of 12/31/2013:2

(Includes unrealized gains)

As of 12/31/2013

1/1/2014

Page 1

Account	12/31/2013 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	143.47
Money Market Acct.	40,436.15
TOTAL Cash and Bank Accounts	40,579.62
TOTAL ASSETS	40,579.62
LIABILITIES	
Other Liabilities	
Dues Paid in Advance	0.00
Misc. Payables	0.00
Rent Paid in Advance	0.00
Taxes Withheld	551.70
TOTAL Other Liabilities	551.70
TOTAL LIABILITIES	551.70
OVERALL TOTAL	40,027.92

Budget vs. Actual - 2013:11
 1/1/2013 through 12/31/2013 Using Budget 6

1/1/2014

Page 1

Category Description	1/1/2013 Actual	- Budget	12/31/2013 Difference
INCOME			
Clubhouse Rent	14,675.00	14,500.00	175.00
Dues - Current	209,611.70	207,900.00	1,711.70
Interest	61.00	500.00	-439.00
Other Inc	0.00	0.00	0.00
TOTAL INCOME	224,347.70	222,900.00	1,447.70
EXPENSES			
Actg Svcs	1,740.00	1,600.00	-140.00
Assoc Improv	3,095.32	3,000.00	-95.32
Capital Projects	0.00	0.00	0.00
Club Operations	9,697.68	12,600.00	2,902.32
Clubhouse Clean	5,081.15	5,200.00	118.85
Electricity	10,444.95	10,000.00	-444.95
Gas	8,911.83	6,500.00	-2,411.83
Groundskeeping - Contracts	50,614.28	48,000.00	-2,614.28
Groundskeeping - Other	37,767.88	24,000.00	-13,767.88
Insurance	10,037.00	9,600.00	-437.00
Legal+Bank Fees	103.08	900.00	796.92
Lifeguard Rent	374.00	500.00	126.00
Other Expense	0.00	0.00	0.00
Pool Management	44,958.64	46,000.00	1,041.36
Pool Rep+Equip	20,065.11	3,000.00	-17,065.11
Postage	1,929.50	1,800.00	-129.50
Printing	1,757.14	2,000.00	242.86
Real Estate Tax	960.16	900.00	-60.16
Recreation Area	782.00	4,000.00	3,218.00
Security	516.55	700.00	183.45
Social	5,401.21	5,500.00	98.79
Supplies	2,811.45	3,400.00	588.55
Taxes	965.19	1,300.00	334.81
Telephone	1,575.90	1,500.00	-75.90
Water & Sewer	5,624.83	5,000.00	-624.83
TOTAL EXPENSES	225,214.85	197,000.00	-28,214.85
OVERALL TOTAL	-867.15	25,900.00	-26,767.15