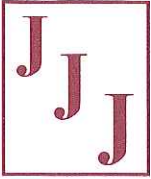


**HIGH POINT HOMEOWNERS ASSOCIATION**

**REPORT**

**DECEMBER 31, 2016**



# John J. Jurcago, CPA LLC

10850 Pearl Road, Suite D5, Strongsville, Ohio 44136 • (440) 846-9170 • Fax (440) 846-9515



PFS Personal Financial  
Specialist

## 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, 2016. 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, 2016.
2. Test dues and rental income for the 2016 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2016 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2016 and Budget vs. Actual Report for the 2016 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*

August 30, 2017

# Balance Sheet - As of 12/31/2016

(Includes unrealized gains)

As of 12/31/2016

1/1/2017

Page 1

Account	12/31/2016 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
Checking Account	266.72
Money Market Acct.	81,919.89
<b>TOTAL Cash and Bank Accounts</b>	<b>82,186.61</b>
<b>TOTAL ASSETS</b>	<b>82,186.61</b>
<b>LIABILITIES</b>	
<b>Other Liabilities</b>	
Dues Paid in Advance	0.00
Misc. Payables	0.00
Rent Paid in Advance	0.00
Taxes Withheld	555.93
<b>TOTAL Other Liabilities</b>	<b>555.93</b>
<b>TOTAL LIABILITIES</b>	<b>555.93</b>
<b>OVERALL TOTAL</b>	<b>81,630.68</b>

**Budget vs. Actual - 2016:7**  
1/1/2016 through 12/31/2016 Using Budget 6

1/1/2017

Page 1

Category Description	1/1/2016 Actual	- Budget	12/31/2016 Difference
<b>INCOME</b>			
Clubhouse Rent	12,050.00	14,750.00	-2,700.00
Dues - Current	231,132.69	229,680.00	1,452.69
Interest	33.11	250.00	-216.89
Other Inc	42.06	0.00	42.06
FROM Misc. Payables	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>243,257.86</b>	<b>244,680.00</b>	<b>-1,422.14</b>
<b>EXPENSES</b>			
Actg Svcs	1,870.00	1,850.00	-20.00
Assoc Improv	6,717.78	3,000.00	-3,717.78
Capital Projects	0.00	9,000.00	9,000.00
Club Operations	9,429.87	11,500.00	2,070.13
Clubhouse Clean	4,432.83	5,100.00	667.17
Electricity	11,452.11	11,500.00	47.89
Gas	5,132.21	8,000.00	2,867.79
Groundskeeping - Contracts	50,687.78	50,000.00	-687.78
Groundskeeping - Other	34,313.00	15,000.00	-19,313.00
Insurance	13,864.00	14,000.00	136.00
Legal+Bank Fees	388.15	500.00	111.85
Lifeguard Rent	206.25	300.00	93.75
Pool Management	52,500.00	55,000.00	2,500.00
Pool Rep+Equip	15,099.98	3,000.00	-12,099.98
Postage	2,276.60	1,600.00	-676.60
Printing	3,071.75	1,800.00	-1,271.75
Real Estate Tax	1,176.16	1,200.00	23.84
Recreation Area	118.75	3,000.00	2,881.25
Security	2,411.51	500.00	-1,911.51
Social	4,576.31	5,500.00	923.69
Supplies	2,279.66	2,100.00	-179.66
Taxes	1,417.42	1,300.00	-117.42
Telephone	2,075.28	2,000.00	-75.28
Water & Sewer	7,760.00	4,000.00	-3,760.00
TO Misc. Payables	0.00	0.00	0.00
<b>TOTAL EXPENSES</b>	<b>233,257.40</b>	<b>210,750.00</b>	<b>-22,507.40</b>
<b>OVERALL TOTAL</b>	<b>10,000.46</b>	<b>33,930.00</b>	<b>-23,929.54</b>