

HIGH POINT HOMEOWNERS ASSOCIATION

REPORT

DECEMBER 31, 2017



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, 2017. 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, 2017.
2. Test dues and rental income for the 2017 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2017 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2017 and Budget vs. Actual Report for the 2017 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 31, 2018

Balance Sheet - As of 12/31/2017:2

(Includes unrealized gains)

As of 12/31/2017

12/31/2017

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Account	12/31/2017 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	1,963.10
Money Market Acct.	102,998.97
TOTAL Cash and Bank Accounts	104,962.07
TOTAL ASSETS	104,962.07
LIABILITIES	
Other Liabilities	
Dues Paid in Advance	2,160.00
Misc. Payables	0.00
Rent Paid in Advance	0.00
Taxes Withheld	209.10
TOTAL Other Liabilities	2,369.10
TOTAL LIABILITIES	2,369.10
OVERALL TOTAL	102,592.97

Budget vs. Actual - 2017:13
1/1/2017 through 12/31/2017 Using Budget 6

12/31/2017

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Category Description	1/1/2017 Actual	- Budget	12/31/2017 Difference
INCOME			
Clubhouse Rent	12,250.00	11,900.00	350.00
Dues - Current	232,647.76	230,400.00	2,247.76
Interest	339.08	100.00	239.08
Other Inc	0.50	0.00	0.50
FROM Misc. Payables	0.00	0.00	0.00
TOTAL INCOME	245,237.34	242,400.00	2,837.34
EXPENSES			
Actg Svcs	1,995.00	1,900.00	-95.00
Assoc Improv	7,257.96	3,000.00	-4,257.96
Capital Projects	0.00	0.00	0.00
Club Operations	10,894.28	10,000.00	-894.28
Clubhouse Clean	4,133.45	5,000.00	866.55
Electricity	12,389.41	11,500.00	-889.41
Gas	6,795.28	6,000.00	-795.28
Groundskeeping - Contracts	58,230.75	50,000.00	-8,230.75
Groundskeeping - Other	20,323.44	15,000.00	-5,323.44
Insurance	14,144.00	14,000.00	-144.00
Legal+Bank Fees	682.59	500.00	-182.59
Lifeguard Rent	0.00	300.00	300.00
Pool Management	54,408.38	53,000.00	-1,408.38
Pool Rep+Equip	4,187.93	3,000.00	-1,187.93
Postage	1,790.50	1,700.00	-90.50
Printing	2,219.83	1,800.00	-419.83
Real Estate Tax	1,187.90	1,300.00	112.10
Recreation Area	4,714.86	7,000.00	2,285.14
Security	504.74	550.00	45.26
Social	5,471.30	5,500.00	28.70
Supplies	2,314.56	2,100.00	-214.56
Taxes	744.42	1,400.00	655.58
Telephone	2,262.16	2,500.00	237.84
Water & Sewer	7,622.31	5,000.00	-2,622.31
TO Misc. Payables	0.00	0.00	0.00
TOTAL EXPENSES	224,275.05	202,050.00	-22,225.05
OVERALL TOTAL	20,962.29	40,350.00	-19,387.71