

EAGLE'S POINTE PROPERTY OWNERS' ASSOCIATION, INC.

Financial Statements – Modified Cash Basis

December 31, 2019

(With Independent Accountants' Review Report Thereon)

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Independent Accountants' Review Report

To the Board of Directors
Eagle's Pointe Property Owners Association, Inc.
Bluffton, South Carolina

We have reviewed the accompanying financial statements of Eagle's Pointe Property Owners Association, Inc., which comprise the statement of assets, liabilities and equity – modified cash basis as of December 31, 2019, and the related statements of revenues, expenses, and changes in equity – modified cash basis and cash flows – modified cash basis for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the modified cash basis of accounting. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the modified cash basis of accounting.

