



# JURCAGO & COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

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## 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, 2007. 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, 2007.
2. Test dues and rental income for the 2007 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2007 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2007 and Budget vs. Actual Report for the 2007 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.

*Jurcago & Company, CPA's*

July 25, 2008

Balance Sheet - As of 12/31/2007

(Includes unrealized gains)

As of 12/31/2007

1/2/2008

Page 1

Account	12/31/2007 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
Checking Account	3,715.24
Money Market Acct.	37,220.67
<b>TOTAL Cash and Bank Accounts</b>	<b>40,935.91</b>
<b>TOTAL ASSETS</b>	<b>40,935.91</b>
<b>LIABILITIES</b>	
<b>Other Liabilities</b>	
Dues Paid in Advance	660.00
Taxes Withheld	605.00
<b>TOTAL Other Liabilities</b>	<b>1,265.00</b>
<b>TOTAL LIABILITIES</b>	<b>1,265.00</b>
<b>OVERALL TOTAL</b>	<b>39,670.91</b>

**Budget vs. Actual - 2007:5**  
 1/1/2007 through 12/31/2007 Using Budget 2

1/2/2008

Page 1

Category Description	1/1/2007 Actual	- Budget	12/31/2007 Difference
<b>INCOME</b>			
Clubhouse Rent	14,595.00	10,750.00	3,845.00
Dues - Current	204,085.14	201,470.00	2,615.14
Interest	3,466.37	3,000.00	466.37
Other Inc	32.60	0.00	32.60
<b>TOTAL INCOME</b>	<b>222,179.11</b>	<b>215,220.00</b>	<b>6,959.11</b>
<b>EXPENSES</b>			
Actg Svcs	1,014.50	1,200.00	185.50
Assoc Improv	649.96	3,000.00	2,350.04
Capital Projects	47,310.44	15,000.00	-32,310.44
Club Operations	8,259.65	7,000.00	-1,259.65
Clubhouse Clean	4,759.87	5,500.00	740.13
Electricity	10,352.81	12,000.00	1,647.19
Gas	8,613.22	8,500.00	-113.22
Groundskeeping - Contracts	36,541.36	40,000.00	3,458.64
Groundskeeping - Other	7,987.12	10,000.00	2,012.88
Insurance	8,870.00	9,400.00	530.00
Legal+Bank Fees	435.47	800.00	364.53
Lifeguard Rent	1,570.00	1,200.00	-370.00
Pool Management	39,962.49	40,000.00	37.51
Pool Rep+Equip	2,144.35	1,500.00	-644.35
Postage	1,279.93	1,500.00	220.07
Printing	978.80	1,000.00	21.20
Real Estate Tax	770.14	800.00	29.86
Recreation Area	3,018.72	1,000.00	-2,018.72
Security	0.00	10,500.00	10,500.00
Social	3,339.61	3,000.00	-339.61
Supplies	3,191.76	2,500.00	-691.76
Taxes	1,306.16	1,200.00	-106.16
Telephone	1,142.54	1,500.00	357.46
Water & Sewer	2,370.38	4,000.00	1,629.62
<b>TOTAL EXPENSES</b>	<b>195,869.28</b>	<b>182,100.00</b>	<b>-13,769.28</b>
<b>OVERALL TOTAL</b>	<b>26,309.83</b>	<b>33,120.00</b>	<b>-6,810.17</b>