



# 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, 2010. 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, 2010.
2. Test dues and rental income for the 2010 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2010 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2010 and Budget vs. Actual Report for the 2010 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*

August 3, 2011

# Balance Sheet - As of 12/31/2010

(Includes unrealized gains)

As of 12/31/2010

1/1/2011

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Account	12/31/2010 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
Checking Account	290.88
Money Market Acct.	17,390.22
<b>TOTAL Cash and Bank Accounts</b>	<b>17,681.10</b>
<b>TOTAL ASSETS</b>	<b>17,681.10</b>
<b>LIABILITIES</b>	
<b>Other Liabilities</b>	
Dues Paid in Advance	990.00
Rent Paid in Advance	25.00
Taxes Withheld	551.70
<b>TOTAL Other Liabilities</b>	<b>1,566.70</b>
<b>TOTAL LIABILITIES</b>	<b>1,566.70</b>
<b>OVERALL TOTAL</b>	<b>16,114.40</b>

**Budget vs. Actual - 2010:8**  
 1/1/2010 through 12/31/2010 Using Budget 6

1/10/2011

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Category Description	1/1/2010 Actual	Budget	12/31/2010 Difference
<b>INCOME</b>			
Clubhouse Rent	15,275.00	14,000.00	1,275.00
Dues - Current	202,407.81	202,950.00	-542.19
Interest	314.67	1,000.00	-685.33
Other Inc	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>217,997.48</b>	<b>217,950.00</b>	<b>47.48</b>
<b>EXPENSES</b>			
Actg Svcs	1,100.00	1,400.00	300.00
Assoc Improv	1,062.00	3,000.00	1,938.00
Capital Projects	31,439.47	26,000.00	-5,439.47
Club Operations	13,246.68	9,700.00	-3,546.68
Clubhouse Clean	4,860.77	5,500.00	639.23
Electricity	10,254.81	11,000.00	745.19
Gas	6,638.34	9,000.00	2,361.66
Groundskeeping - Contracts	43,164.28	43,000.00	-164.28
Groundskeeping - Other	10,895.25	10,000.00	-895.25
Insurance	8,894.00	9,200.00	306.00
Legal+Bank Fees	30.72	900.00	869.28
Lifeguard Rent	660.00	1,800.00	1,140.00
Other Expense	167.01	0.00	-167.01
Pool Management	45,277.00	46,000.00	723.00
Pool Rep+Equip	11,270.04	3,000.00	-8,270.04
Postage	1,833.00	2,500.00	667.00
Printing	1,149.21	1,000.00	-149.21
Real Estate Tax	849.98	1,000.00	150.02
Recreation Area	3,451.33	2,000.00	-1,451.33
Security	0.00	900.00	900.00
Social	4,958.41	4,100.00	-858.41
Supplies	2,572.28	3,000.00	427.72
Taxes	1,207.79	1,500.00	292.21
Telephone	1,258.79	1,500.00	241.21
Water & Sewer	3,912.93	3,500.00	-412.93
<b>TOTAL EXPENSES</b>	<b>210,154.09</b>	<b>200,500.00</b>	<b>-9,654.09</b>
<b>OVERALL TOTAL</b>	<b>7,843.39</b>	<b>17,450.00</b>	<b>-9,606.61</b>

Swim Team  
Income/Expense by Category - Last year  
1/1/2010 through 12/31/2010

Category Description	1/1/2010- 12/31/2010	OVERALL TOTAL
<b>INCOME</b>		
50-50 Raffle	41.00	41.00
Apparel Sales	-434.43	-434.43
Champs Ads	340.00	340.00
Concessions	2,126.06	2,126.06
Pool Pass Fees	200.00	200.00
Registration	3,495.00	3,495.00
Swim A Thon	1,391.44	1,391.44
Yard Signs	10.00	10.00
<b>TOTAL INCOME</b>	<b>7,169.07</b>	<b>7,169.07</b>
<b>EXPENSES</b>		
Banquet	107.19	107.19
Cash	150.00	150.00
Champs T-Shirts	108.00	108.00
Insurance	744.00	744.00
July 4th Party	29.03	29.03
Misc	35.64	35.64
Officials Fee	520.00	520.00
Payroll	4,380.00	4,380.00
Supplies, Bus	262.73	262.73
<b>TOTAL EXPENSES</b>	<b>6,336.59</b>	<b>6,336.59</b>
<b>OVERALL TOTAL</b>	<b>832.48</b>	<b>832.48</b>

ENDING CASH BALANCE @ 12/31/10 907.49