



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, 2011. 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, 2011.
2. Test dues and rental income for the 2011 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2011 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2011 and Budget vs. Actual Report for the 2011 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 17, 2012

Balance Sheet - As of 12/31/2011

(Includes unrealized gains)

As of 12/31/2011

12/31/2011

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Account	12/31/2011 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	4,382.90
Money Market Acct.	44,443.47
TOTAL Cash and Bank Accounts	48,826.37
TOTAL ASSETS	48,826.37
LIABILITIES	
Other Liabilities	
Dues Paid in Advance	660.00
Rent Paid in Advance	25.00
Taxes Withheld	515.70
TOTAL Other Liabilities	1,200.70
TOTAL LIABILITIES	1,200.70
OVERALL TOTAL	47,625.67

Budget vs. Actual - 2011:7
 1/1/2011 through 12/31/2011 Using Budget 6

12/31/2011

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Category Description	1/1/2011 Actual	- Budget	12/31/2011 Difference
INCOME			
Clubhouse Rent	16,550.00	14,000.00	2,550.00
Dues - Current	205,184.30	204,600.00	584.30
Interest	401.77	1,000.00	-598.23
Other Inc	30.00	0.00	30.00
TOTAL INCOME	222,166.07	219,600.00	2,566.07
EXPENSES			
Actg Svcs	2,900.00	1,400.00	-1,500.00
Assoc Improv	12,685.65	3,000.00	-9,685.65
Capital Projects	6,200.00	10,000.00	3,800.00
Club Operations	10,556.29	12,000.00	1,443.71
Clubhouse Clean	4,484.30	5,200.00	715.70
Electricity	9,727.43	11,000.00	1,272.57
Gas	5,422.46	7,500.00	2,077.54
Groundskeeping - Contracts	47,114.28	43,000.00	-4,114.28
Groundskeeping - Other	9,982.25	10,000.00	17.75
Insurance	8,973.00	9,300.00	327.00
Legal+Bank Fees	460.60	900.00	439.40
Lifeguard Rent	640.00	1,000.00	360.00
Pool Management	42,359.83	47,000.00	4,640.17
Pool Rep+Equip	8,218.55	4,000.00	-4,218.55
Postage	1,841.85	2,500.00	658.15
Printing	2,517.90	1,500.00	-1,017.90
Real Estate Tax	854.76	1,000.00	145.24
Recreation Area	1,232.50	4,000.00	2,767.50
Security	521.12	900.00	378.88
Social	4,784.08	5,000.00	215.92
Supplies	2,637.90	3,000.00	362.10
Taxes	1,233.92	1,400.00	166.08
Telephone	1,310.50	1,500.00	189.50
Water & Sewer	3,997.11	4,000.00	2.89
TOTAL EXPENSES	190,656.28	190,100.00	-556.28
OVERALL TOTAL	31,509.79	29,500.00	2,009.79