



# JURCAGO & COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

---

10800 Pearl Road, Suite B-6  
Strongsville, Ohio 44136

(440) 846-9170  
Fax (440) 846-9515

## 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, 2008. 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, 2008.
2. Test dues and rental income for the 2008 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2008 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2008 and Budget vs. Actual Report for the 2008 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*

September 20, 2009

# Balance Sheet - As of 12/31/2008

(Includes unrealized gains)

As of 12/31/2008

Account	12/31/2008 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
Checking Account	4,511.86
Money Market Acct.	35,270.84
<b>TOTAL Cash and Bank Accounts</b>	<b>39,782.70</b>
<b>TOTAL ASSETS</b>	<b>39,782.70</b>
<b>LIABILITIES</b>	
<b>Other Liabilities</b>	
Dues Paid in Advance	1,320.00
Rent Paid in Advance	125.00
Taxes Withheld	551.70
<b>TOTAL Other Liabilities</b>	<b>1,996.70</b>
<b>TOTAL LIABILITIES</b>	<b>1,996.70</b>
<b>OVERALL TOTAL</b>	<b>37,786.00</b>

**Budget vs. Actual - 2008:6**  
 1/1/2008 through 12/31/2008 Using Budget 6

Category Description	1/1/2008 Actual	- Budget	12/31/2008 Difference
<b>INCOME</b>			
Clubhouse Rent	13,280.00	11,500.00	1,780.00
Dues - Current	204,280.00	202,950.00	1,330.00
Interest	2,620.17	3,500.00	-879.83
Other Inc	136.70	0.00	136.70
<b>TOTAL INCOME</b>	<b>220,316.87</b>	<b>217,950.00</b>	<b>2,366.87</b>
<b>EXPENSES</b>			
Actg Svcs	2,269.00	1,200.00	-1,069.00
Assoc Improv	14,616.23	24,000.00	9,383.77
Capital Projects	34,872.16	28,665.00	-6,207.16
Club Operations	10,483.82	8,500.00	-1,983.82
Clubhouse Clean	4,450.65	6,600.00	2,149.35
Electricity	10,247.95	12,000.00	1,752.05
Gas	14,278.15	8,800.00	-5,478.15
Groundskeeping - Contracts	42,851.13	39,000.00	-3,851.13
Groundskeeping - Other	13,176.09	10,000.00	-3,176.09
Insurance	8,993.00	9,000.00	7.00
Legal+Bank Fees	39.65	900.00	860.35
Lifeguard Rent	1,732.55	1,600.00	-132.55
Pool Management	41,447.95	42,000.00	552.05
Pool Rep+Equip	932.89	2,000.00	1,067.11
Postage	1,426.25	1,500.00	73.75
Printing	798.60	1,000.00	201.40
Real Estate Tax	867.14	900.00	32.86
Recreation Area	4,827.67	5,000.00	172.33
Security	200.00	800.00	600.00
Social	5,183.54	3,500.00	-1,683.54
Supplies	2,110.26	3,000.00	889.74
Taxes	1,500.47	1,200.00	-300.47
Telephone	1,125.18	1,200.00	74.82
Water & Sewer	3,396.45	3,000.00	-396.45
<b>TOTAL EXPENSES</b>	<b>221,826.78</b>	<b>215,365.00</b>	<b>-6,461.78</b>
<b>OVERALL TOTAL</b>	<b>-1,509.91</b>	<b>2,585.00</b>	<b>-4,094.91</b>