



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, 2009. 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, 2009.
2. Test dues and rental income for the 2009 year as stated on the statement of Budget vs. Actual Report.
3. Review disbursements for proper payment and classification during the 2009 year as stated on the statement of Budget vs. Actual Report.
4. Read accompanying unaudited financial Balance Sheet as of December 31, 2009 and Budget vs. Actual Report for the 2009 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

December 8, 2010

Balance Sheet - As of 12/31/2009

(Includes unrealized gains)

As of 12/31/2009

Account	12/31/2009 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	357.16
Money Market Acct.	10,115.55
TOTAL Cash and Bank Accounts	10,472.71
TOTAL ASSETS	10,472.71
LIABILITIES	
Other Liabilities	
Dues Paid in Advance	1,650.00
Rent Paid in Advance	0.00
Taxes Withheld	551.70
TOTAL Other Liabilities	2,201.70
TOTAL LIABILITIES	2,201.70
OVERALL TOTAL	8,271.01

Budget vs. Actual - 2009:6
 1/1/2009 through 12/31/2009 Using Budget 6

Category Description	1/1/2009 Actual	Budget	12/31/2009 Difference
INCOME			
Clubhouse Rent	16,750.00	13,000.00	3,750.00
Dues - Current	203,350.00	202,950.00	400.00
Interest	1,254.71	2,000.00	-745.29
Other Inc	0.00	0.00	0.00
TOTAL INCOME	221,354.71	217,950.00	3,404.71
EXPENSES			
Actg Svcs	1,100.00	1,500.00	400.00
Assoc Improv	10,896.31	3,000.00	-7,896.31
Capital Projects	73,473.04	32,000.00	-41,473.04
Club Operations	11,130.95	9,100.00	-2,030.95
Clubhouse Clean	4,324.12	7,200.00	2,875.88
Electricity	10,262.19	11,000.00	737.81
Gas	8,093.32	10,000.00	1,906.68
Groundskeeping - Contracts	45,464.28	40,000.00	-5,464.28
Groundskeeping - Other	8,092.70	10,000.00	1,907.30
Insurance	8,953.00	9,600.00	647.00
Legal+Bank Fees	21.80	900.00	878.20
Lifeguard Rent	1,520.00	1,700.00	180.00
Pool Management	46,071.00	43,000.00	-3,071.00
Pool Rep+Equip	4,984.96	2,000.00	-2,984.96
Postage	1,356.07	2,000.00	643.93
Printing	943.18	1,000.00	56.82
Real Estate Tax	871.76	1,000.00	128.24
Recreation Area	1,418.77	1,000.00	-418.77
Security	300.00	800.00	500.00
Social	4,087.85	4,000.00	-87.85
Supplies	2,265.46	3,000.00	734.54
Taxes	1,481.67	1,500.00	18.33
Telephone	1,215.84	1,500.00	284.16
Water & Sewer	2,541.43	3,500.00	958.57
TOTAL EXPENSES	250,869.70	200,300.00	-50,569.70
OVERALL TOTAL	-29,514.99	17,650.00	-47,164.99