

March 6, 2019

Board of Directors
Cody Subdivision Homeowners Association
Grand Junction, CO

RE: Review of 2017 and 2018 financial operations

I reviewed the financial transactions of Cody Subdivision HOA for the years ending December 31, 2017 and 2018. The review covered the HOA's general and money market accounts, both maintained with State Farm Bank. As I have done in the past, the basic premise of my review is to reconcile all payments identified in check registers and internally prepared summaries to actual invoices and bills and to the monthly bank statements. It is not a full audit, as might be performed by an accounting firm that might also verify specific individuals and their authorization for making purchases via check (or credit card). As always I will assume that the Board of Directors maintains quality control over signing and purchasing authority.

For both years I was able to reconcile all check amounts with bank statement notations and the actual receipts or invoices, including those paid as reimbursement to certain HOA members for primarily pump house expenses. All deposits were accounted for and the State Farm Bank statements concurred with the HOA's bank account register maintained by the Treasurer.

As generally is the case there was no activity in the money market account for either year, other than interest paid and one minor deposit of \$150.00 in October, 2017.

I consider the financial records of Cody Subdivision HOA for 2017 and 2018 to be accurate with all documentation well maintained and organized and I commend The Treasurer for such. As with past reviews, this also includes minutes of meetings and legal documents.

Sincerely,



Jeffrey Parker

Grand Junction, CO

970-241-2009

Invoice

Financial review of Cody Subdivision Homeowners Association for 2017 and 2018
– completed March 6, 2019

Fee: \$350.00

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