

April 20, 2021

Board of Directors  
Cody Subdivision Homeowners Association  
Grand Junction, CO

RE: Review of 2019 and 2020 financial operations

I reviewed the financial transactions of Cody Subdivision HOA for the years ending December 31, 2019 and 2020. 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 reconciled 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. I do not, however, document individual homeowner's actual payments to the HOA that become the basis of deposits.

As generally is the case there was no activity in the money market account for either year, other than interest paid, which significantly decreased in 2020 due to the low deposit interest rate environment implemented by virtually all financial institutions.

I consider the financial records of Cody Subdivision HOA for 2019 and 2020 to be accurate, with all documentation well maintained and organized, including minutes of meetings and legal documents.

Sincerely,



Jeffrey Parker

Grand Junction, CO

## Invoice

Financial review of Cody Subdivision Homeowners Association for 2019 and 2020  
– completed April 20, 2021

Fee: \$350.00

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