

**Second Jefferson Green Homeowners Association**



**Financial Statements and Supplementary Information**

**For the Years Ended December 31, 2015, and 2014**

## **Table of Contents**

Independent Auditor's Report.....	1
Financial Statements	
Balance Sheet.....	3
Statement of Revenues, Expenses, and Changes in Fund Balances.....	4
Statement of Cash Flows.....	5
Notes to Financial Statements.....	6
Supplementary Information	
Schedule of Operating Fund Revenues and Expenses – Budget and Actual.....	9
Supplementary Information on Future Major Repairs and Replacements (Unaudited).....	10



## **Independent Auditor's Report**

To the Board of Directors of  
Second Jefferson Green Homeowners Association

### **Report on the Financial Statements**

I have audited the accompanying financial statements of Second Jefferson Green Homeowners Association (the "Association") which comprises the balance sheet as of December 31, 2015, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended and the related notes to the financial statements. Information for the year ended December 31, 2014, is presented for comparative purposes only and was extracted from the financial statements presented by fund for that year, on which I expressed an unmodified opinion in my report dated November 6, 2015.

### **Management's Responsibility for the Financial Statements**

The Association's Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### **Opinion**

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Second Jefferson Green Homeowners Association as of December 31, 2015, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Supplementary Schedule of Operating Fund Revenues and Expenses – Budget and Actual*

My audit was performed for the purpose of forming an opinion on the financial statements as a whole. The *Supplemental Schedule of Operating Fund Revenues and Expenses – Budget and Actual* is presented for purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

### *Disclaimer of Opinion on Required Supplementary Information on Future Major Repairs and Replacements*

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Ryan E. Lee, CPA



Principal  
Lee Public Accounting, LLC

November 29, 2016  
Littleton, Colorado





















## Significant Components For Second Jefferson Green

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Comp Shingle Roof - Replace (1)	20	15	\$147,875	\$7,394	3.6623%
106	Comp Shingle Roof - Replace (2)	20	8	\$329,875	\$16,494	8.1697%
120	Gutters/Downspouts - Replace (1)	20	15	\$23,150	\$1,158	0.5733%
121	Gutters/Downspouts - Replace (2)	20	8	\$52,775	\$2,639	1.3070%
202	Garage Door Trim/Access Doors - Repaint	5	0	\$9,700	\$1,940	0.9609%
207	Iron Fencing - Repaint	4	0	\$4,525	\$1,131	0.5603%
209	Wood Fencing - Stain	3	0	\$8,825	\$2,942	1.4571%
302	Vinyl Siding - Replace (1)	24	9	\$455,000	\$18,958	9.3905%
303	Vinyl Siding - Replace (2)	24	10	\$455,000	\$18,958	9.3905%
304	Vinyl Siding - Replace (3)	24	11	\$455,000	\$18,958	9.3905%
401	Asphalt - Overlay	24	3	\$369,875	\$15,411	7.6336%
402	Asphalt - Seal Coat/crack fill	4	3	\$22,188	\$5,547	2.7475%
407	Drive Concrete - Replace	24	3	\$82,088	\$3,420	1.6942%
502	Garage Doors - Replace	20	2	\$74,550	\$3,728	1.8463%
503	Garage Access Doors - Replace	5	2	\$4,750	\$950	0.4706%
601	Concrete Sidewalks/Decks - Repair	4	0	\$37,275	\$9,319	4.6158%
607	Wood Deck - Replace	4	0	\$30,000	\$7,500	3.7149%
803	Mailboxes - Replace	15	0	\$19,525	\$1,302	0.6447%
809	Address Signs - Replace	12	7	\$2,400	\$200	0.0991%
1001	Wood Fencing - Replace (1)	20	10	\$17,863	\$893	0.4424%
1001	Wood Fencing - Replace (2)	20	16	\$30,900	\$1,545	0.7653%
1002	Ironwork Fencing - Replace	24	12	\$6,500	\$271	0.1341%
1008	Vinyl Fencing - Replace	30	7	\$29,925	\$998	0.4941%
1101	Pool - Resurface	12	8	\$16,488	\$1,374	0.6806%
1104	Coping Stone / Tile - Replace	12	8	\$8,075	\$673	0.3333%
1104	Pool Heater - Replace	12	1	\$3,250	\$271	0.1341%
1107	Pool Filter - Replace	15	6	\$1,850	\$123	0.0611%
1112	Pool Cover - Replace	10	3	\$3,700	\$370	0.1833%
1307	Benches - Replace	12	9	\$3,525	\$294	0.1455%
1413	Restroom - Remodel	17	0	\$11,000	\$647	0.3205%
1602	Exterior Wall Mount - Replace	18	6	\$18,050	\$1,003	0.4967%
1604	Pole Lights - Replace	20	0	\$17,250	\$863	0.4272%
1701	Irrigation System - Major Repairs	3	1	\$67,500	\$22,500	11.1448%
1703	Irrigation Controller - Replace	12	9	\$5,400	\$450	0.2229%
1801	Landscaping - Refurbish	3	1	\$67,500	\$22,500	11.1448%
2001	Sewer System - Major Repairs	3	1	\$27,500	\$9,167	4.5405%