



Master Community Association, Inc.
Financial Statements
For the year ended
December 31, 2020

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Master Community Association, Inc.:

To the Board of Directors of Master Community Association, Inc.

We have audited the accompanying financial statements of Master Community Association, Inc., which comprise the balance sheets as of December 31, 2020, 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, 2019 is presented for comparative purposes only and was extracted from the financial statements presented by fund for that year on which we expressed an unmodified opinion in our report dated October 1, 2020.

Management's Responsibility for the Financial Statements

Management 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

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from 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 entity'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 entity's internal control. Accordingly, we 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Master Community Association, Inc. as of December 31, 2020, 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.

INDEPENDENT AUDITOR'S REPORT - continued

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Operating Fund Expenses, Budget and Actual on page 10 is presented for purposes of additional analysis and is not a required part of the 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 our 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

Accounting principles generally accepted in the United States of America require that the Information on Future Major Repairs and Replacements on page 11 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, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

James Moore & Associates, PC
Certified Public Accountants
Aurora, Colorado

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Master Community Association, Inc.

Balance Sheets

December 31, 2020

(With Comparative Totals for December 31, 2019)

	December 31, 2020			December 2019	
	Operating Fund	Reserve Fund	Community Fund	Total	Total
ASSETS					
Cash and cash equivalents	\$817,048	\$719,047	\$295,056	\$1,831,151	\$1,820,605
Accounts receivable, net of allowance for doubtful accounts of \$76,000 and \$60,000, respectively:					
Homeowners & Builders	41,315	0	0	41,315	132,307
Declarant and other assessments receivable	38,551	0	0	38,551	37,570
Due to other Fund / from Operating Fund	(340,373)	226,631	113,742	0	0
Other receivables	60,257	0	0	60,257	63,789
Prepaid expenses	36,615	0	0	36,615	75,273
Receivable from PCMD	162,034	0	0	162,034	126,720
Other assets	10,663	0	0	10,663	10,695
Deposits	14,000	0	0	14,000	14,000
Property and equipment, net of accumulated depreciation of \$873,433 and \$723,472 in 2020 and 2019, respectively	887,165	0	0	887,165	1,067,877
Total Assets	\$1,727,275	\$945,678	\$408,798	\$3,081,751	\$3,348,836
LIABILITIES AND FUND BALANCES					
Accounts payable	\$407,340	\$0	\$0	\$407,340	\$300,356
Prepaid assessments	194,853	0	0	194,853	210,537
Other liabilities	30,725	38,550	0	69,275	71,981
Payroll liabilities	4,470	0	0	4,470	5,471
Deferred insurance claim proceeds	20,977	0	0	20,977	0
Total Liabilities	\$658,365	\$38,550	\$0	\$696,915	\$588,345
Working capital	1,864,307	0	0	1,864,307	1,773,707
Unrealized gain / (loss) on investments	0	0	0	0	0
Fund balances	(795,397)	907,128	408,798	520,529	986,784
Total Liabilities and Fund Balances	\$1,727,275	\$945,678	\$408,798	\$3,081,751	\$3,348,836

See accompanying notes and auditor's report.



Master Community Association, Inc.
Statements of Revenues, Expenses, and Changes in Fund Balances
Year Ended December 31, 2020

(With Comparative Totals for December 31, 2019)

	December 31, 2020			Total	December
	Operating Fund	Reserve Fund	Community Fund		2019 Total
REVENUES					
Homeowner and builder assessments	\$4,641,907	\$0	\$0	\$4,641,907	\$4,531,744
Commercial and rentals assessments	859,409	0	0	859,409	789,650
Declarant assessments	(14,841)	0	0	(14,841)	96,236
Investment income	0	2,471	569	3,040	10,484
Pool income	234,131	0	0	234,131	931,213
Community fee income	0	0	102,116	102,116	81,804
Other income	53,795	0	0	53,795	212,357
Collection fees / late fess	45,550	0	0	45,550	42,523
PCMD Income	1,564,139	0	0	1,564,139	1,381,664
	<u>\$7,384,090</u>	<u>\$2,471</u>	<u>\$102,685</u>	<u>\$7,489,246</u>	<u>\$8,077,675</u>
EXPENSES					
Repairs and maintenance	\$2,767,983	\$0	\$0	\$2,767,983	\$2,922,513
Utilities	297,838	0	0	297,838	346,381
Administration	2,443,088	0	0	2,443,088	2,814,081
Taxes and insurance	228,287	0	0	228,287	201,869
PCMD	1,529,140	0	0	1,529,140	1,362,164
Reserve expenses	0	680,156	0	680,156	655,510
Community fund expenses	0	0	9,009	9,009	18,565
	<u>\$7,266,336</u>	<u>\$680,156</u>	<u>\$9,009</u>	<u>\$7,955,501</u>	<u>\$8,321,083</u>
Excess of revenues over expenses	\$117,754	(\$677,685)	\$93,676	(\$466,255)	(\$243,408)
Beginning fund balances	(253,454)	925,116	315,122	986,784	1,230,192
Transfer between funds	(659,697)	659,697	0	0	0
Ending fund balances	<u>(\$795,397)</u>	<u>\$907,128</u>	<u>\$408,798</u>	<u>\$520,529</u>	<u>\$986,784</u>

See accompanying notes and auditor's report.

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Master Community Association, Inc.
Statements of Cash Flows
Year Ended December 31, 2020

(With Comparative Totals for December 31, 2019)

	December 31, 2020			December 2019 Total	
	Operating Fund	Reserve Fund	Community Fund		Total
CASH FLOWS FROM OPERATING ACTIVITIES					
Excess / (Deficit) of revenues over expenses	\$117,754	(\$677,685)	\$93,676	(\$466,255)	(\$243,408)
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided / (used) by operating activities:					
Depreciation expense	201,712	0	0	201,712	178,010
(Increase) decrease in:					
Accounts receivable					
Homeowners & Builders	90,992	0	0	90,992	(33,646)
Declarant and other assessments receivable	(981)	0	0	(981)	8,400
Prepaid expenses	38,658	0	0	38,658	(32,374)
Receivable from PCMD	(35,314)	0	0	(35,314)	47,627
Other assets	32	0	0	32	213
Increase (decrease) in:					
Accounts payable	127,687	(20,703)	0	106,984	2,353
Prepaid assessments	(15,684)	0	0	(15,684)	13,785
Other liabilities	(3,606)	900	0	(2,706)	3,927
Payroll liabilities	(1,001)	0	0	(1,001)	879
Deferred insurance claim proceeds	20,977	0	0	20,977	0
Net Cash Provided / (Used) by Operating Activities	<u>541,226</u>	<u>(697,488)</u>	<u>93,676</u>	<u>(62,586)</u>	<u>(54,234)</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Due to/from reserve/operating fund	3,532	0	0	3,532	(11,226)
Property and equipment	(21,000)	0	0	(21,000)	123,237
Due to other Fund / from Operating Fund	63,373	50,369	(113,742)	0	0
Net Cash Provided / (Used) by Investing Activities	<u>45,905</u>	<u>50,369</u>	<u>(113,742)</u>	<u>(17,468)</u>	<u>112,011</u>
CASH FLOWS FROM FINANCING ACTIVITIES					
Increase in Working capital	90,600	0	0	90,600	131,800
Interfund transfers	(659,697)	659,697	0	0	0
Net Cash Provided / (Used) by Financing Activities	<u>(569,097)</u>	<u>659,697</u>	<u>0</u>	<u>90,600</u>	<u>131,800</u>
NET INCREASE (DECREASE) IN CASH	18,034	12,578	(20,066)	10,546	189,577
CASH AT BEGINNING OF YEAR	<u>799,014</u>	<u>706,469</u>	<u>315,122</u>	<u>1,820,605</u>	<u>1,631,028</u>
CASH AT END OF YEAR	<u><u>\$817,048</u></u>	<u><u>\$719,047</u></u>	<u><u>\$295,056</u></u>	<u><u>\$1,831,151</u></u>	<u><u>\$1,820,605</u></u>

See accompanying notes and auditor's report.

Master Community Association, Inc.

Notes to Financial Statements

December 31, 2020

Note 1 - Nature of Organization

Master Community Association, Inc. (the Association) was incorporated on September 25, 2001, in the State of Colorado. The development is planned for approximately 15,000 units, of which 8,000 will be individually owned residential units, 4000 units equivalents will be multi-family residential rentals, and 3,000 units equivalents will be commercial, industrial, office, or recreation use. As of December 31, 2020 approximately 9,293 residential units had been sold to homeowners.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

Both the accompanying financial statements and related income tax returns have been prepared in accordance with the accrual method of accounting.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund- This fund is used to account for financial resources available for the general operations of the Association.

Reserve Fund- This fund is used to accumulate financial resources designated for future major repairs and replacements.

Community Fund – This fund is used to accumulate financial resources designated for achieving objectives of the Development Plan. See Note 5 for additional information.

Cash and Cash Equivalents

The Association considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

Member Assessments

Owners' assessments are determined by an annual budget approved by the board to meet operating costs and contribute to the replacement fund. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control.

For the years ended December 31, 2020 and 2019, owners were assessed from \$25 to \$43 per month.

Master Community Association, Inc.

Notes to Financial Statements

December 31, 2020

Member Assessments - continued

The Association has recognized Topic 606, Revenue from Contracts with Customers, of the Financial Accounting Standards Board's Accounting Standards Codification effective January 1, 2019. There are no material changes to the Association's revenue recognition as a result of this implementation. The Association recognizes assessment revenue when the performance obligation has been met. The performance obligation for assessments (both operating and reserve) is the maintenance of common areas, which is met on a periodic basis throughout the year. Therefore, assessment revenue is recognized monthly.

Property and Equipment

The Association capitalizes all property and equipment to which it has title or other evidence of ownership with the exception of real property directly associated with the units. Property and equipment acquired by the Association are recorded at cost

Depreciation

Capitalized property and equipment is depreciated over its estimated useful life using the straight-line method of depreciation.

Working Capital Reserves

Working capital deposits collected from homeowners at the initial closing of each lot, as required by the Declarations, have been recorded as contributed capital of the operating fund.

Income Taxes

The Association expects to file its December 31 2020 income tax return as an exempt organization using Form 990. As of December 31, 2020, the tax years that remain subject to examination by taxing authorities begin with 2017.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 3 – Property and Equipment

Property and equipment consist of the following:

Lease hold improvement	\$ 1,278,002
Furniture and training equipment	311,612
Pool facility	59,680
Vehicles	<u>111,304</u>
	1,760,598
Accumulated depreciation	<u>(873,433)</u>
	<u>\$ 887,165</u>

Master Community Association, Inc.

Notes to Financial Statements

December 31, 2020

Note 4 - Future Major Repairs and Replacements

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregated \$907,128 and \$925,116 at December 31, 2020 and 2019, respectively, are held in separate accounts and are generally not available for operating purposes.

Management of the Association conducted a study to estimate the remaining useful lives and the replacement costs of the common area components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the reserve fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

Note 5 – Community Fee Assessments

Upon the transfer of a unit within the Association, Section 6.12 of the First Amended and Restated Community Declaration requires a Community Fee to be paid by the seller. The purpose of the Community Fee is to provide funding to help achieve the objectives of the Development Plan. The objectives of the Development Plan are: providing affordable housing, increasing availability of jobs training programs, increasing the availability of educational programs, promoting sustainable development, and creating open space.

The Community Fee is calculated by multiplying the selling price in excess of \$100,000 by 0.25%. Such Community Fee is to be deposited into an escrow account. On a quarterly basis, the escrow holder is to transfer 95% of the Community Fee collected to the Community Investment Fund, a separate legal entity, and 5% of the Community Fee collected to the Association. Accordingly, only the Association's 5% of the Community Fee is reflected as Community Fee income in the Association's financial statement and is maintained as a separate fund.

Note 6 – PCMD – Park Creek Metropolitan District

The Association has entered into a contract with the Park Creek Metropolitan District ("PCMD") for the grounds maintenance of PCMD parks property. PCMD has agreed to reimburse the Association for all expenditures incurred on PCMD property.

Note 7 – Office, Community Room and Storage Lease

On January 22, 2016 the association leased office space from Drake Stapleton Partners. The fifteen-year lease calls for a monthly base rent of \$14,170.33 and has one option to extend the lease term for five years. Monthly rent increases by 10% in year 4 of the lease, another 10% in years six, nine, 11, and 14 of the lease.

Master Community Association, Inc.
Notes to Financial Statements
December 31, 2020

Note 8 - Contingencies

The Association is occasionally party to various legal actions normally associated with homeowners associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

Note 7 - Supplemental Disclosures

During the years ended December 31, 2020 and 2019, the Association paid \$0 in interest expense and \$0 in income taxes.

Note 8 – Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through _____, the date that the financial statements were available to be issued.

Note 9 – Covid-19

In 2020, domestic and international economies face uncertainty related to the impact of the COVID-19 disease. The Association may be adversely affected through lack of raw materials availability, interruptions in shipping and manufacturing processes, idle or vacant facilities, and decrease in revenue. Management is currently evaluating the impact it will have on future operations.

Master Community Association, Inc.
Schedule of Operating Fund Expenses, Budget and Actual
Year Ended December 31, 2020

(With Comparative Totals for December 31, 2019)

	Year Ended		Year Ended	
	December 2020		December 2019	
	Budget (Unaudited)	Actual	Budget (Unaudited)	Actual
Repairs and maintenance				
Grounds maintenance	\$1,153,871	\$1,361,193	\$864,040	\$979,302
Building repairs and maintenance	41,000	87,728	42,500	100,439
Aviator pool maintenance	71,110	68,006	71,110	68,553
Puddle Jumper pool maintenance	71,110	63,508	71,110	61,858
Filing 15 pool maintenance	71,110	63,996	71,110	64,873
Jet Stream pool maintenance	71,110	68,357	71,110	64,736
Runway 36 pool maintenance	71,110	76,948	71,110	82,237
Maverick pool maintenance	71,110	69,140	71,110	72,324
Filing 54 pool maintenance	71,110	73,123	71,110	8,831
General pool operations	895,500	536,511	902,850	1,022,480
Snow removal	120,000	85,193	95,000	200,129
Other expenses	24,000	12,568	24,000	18,741
Depreciation expense	0	201,712	0	178,010
	<u>2,732,141</u>	<u>2,767,983</u>	<u>2,426,160</u>	<u>2,922,513</u>
Utilities				
Gas & electric	28,800	100,029	43,200	125,244
Water	172,750	152,039	172,750	153,460
Storm drain fees	172,000	45,770	181,300	67,677
	<u>373,550</u>	<u>297,838</u>	<u>397,250</u>	<u>346,381</u>
Administration				
Management	1,196,400	1,164,453	1,183,500	1,171,978
Professional services	70,300	90,299	93,000	158,187
Administrative	57,700	52,148	51,600	78,908
Office - MCA South	149,100	176,343	149,100	119,828
Bad debt expense	0	16,000	0	10,000
Intranet	27,600	27,442	27,600	33,712
Social activities	665,200	334,854	651,199	679,364
Community room / MCA office North	525,600	581,549	468,000	562,104
	<u>2,691,900</u>	<u>2,443,088</u>	<u>2,623,999</u>	<u>2,814,081</u>
Taxes and insurance				
Federal income tax	0	0	0	0
State income tax	0	0	0	0
Insurance	202,000	220,713	202,000	192,943
Property taxes	0	7,574	0	8,926
	<u>202,000</u>	<u>228,287</u>	<u>202,000</u>	<u>201,869</u>
PCMD				
PCMD - Grounds maintenance	867,048	920,437	862,104	795,602
PCMD - Other maintenance	123,100	161,339	123,100	120,519
PCMD - Snow removal	90,000	82,134	45,000	135,422
PCMD - Tree maintenance	15,000	25,221	15,000	1,658
PCMD - Utilities	343,649	340,009	354,649	308,963
	<u>1,438,797</u>	<u>1,529,140</u>	<u>1,399,853</u>	<u>1,362,164</u>
GRAND TOTAL	<u><u>\$7,438,388</u></u>	<u><u>\$7,266,336</u></u>	<u><u>\$7,049,262</u></u>	<u><u>\$7,647,008</u></u>

See accompanying notes and auditor's report.



Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Arc Park - Wood Chip Replenishment	0	\$1,350.00	\$1,350.00
Aviator Park - Wood Chip Replenishment	0	\$1,900.00	\$1,900.00
Aviator Pool - Asphalt, Repair	0	\$456.82	\$456.82
Aviator Pool - Asphalt, Slurry Seal	0	\$1,194.76	\$1,194.76
Aviator Pool - Mastic	0	\$1,938.75	\$1,938.75
Aviator Pool - Painting, Wood Solid Board%%%	0	\$630.00	\$630.00
Aviator Pool - Painting, Wrought Iron	0	\$4,106.25	\$4,106.25
Constellation Park - Wood Chip Replenishment	0	\$1,200.00	\$1,200.00
F15 Park - Wood Chip Replenishment	0	\$2,050.00	\$2,050.00
F15 Pool - Mastic	0	\$1,518.75	\$1,518.75
F15 Pool - Painting, Wrought Iron	0	\$6,270.00	\$6,270.00
F18(A) Park - Wood Chip Replenishment	0	\$1,750.00	\$1,750.00
Fountain Area - A/C Unit	0	\$5,000.00	\$5,000.00
Fountain Area - Filter, Older	0	\$3,500.00	\$3,500.00
Fountain Area - Pumps, Older	0	\$10,000.00	\$10,000.00
Grounds - Concrete	0	\$110,723.49	\$110,723.49
Jet Stream Park - Wood Chip Replenishment	0	\$1,700.00	\$1,700.00
Jet Stream Pool - Asphalt, Repair	0	\$88.14	\$88.14
Jet Stream Pool - Asphalt, Slurry Seal	0	\$230.52	\$230.52
Jet Stream Pool - Mastic	0	\$3,112.50	\$3,112.50
Jet Stream Pool - Painting, Wrought Iron	0	\$2,968.75	\$2,968.75
Puddle Jumper Park - Wood Chip Replenishment	0	\$1,400.00	\$1,400.00
Puddle Jumper Pool - Asphalt, Repair	0	\$675.03	\$675.03
Puddle Jumper Pool - Asphalt, Slurry Seal	0	\$1,765.45	\$1,765.45
Puddle Jumper Pool - Mastic	0	\$1,612.50	\$1,612.50
Puddle Jumper Pool - Painting, Wrought Iron	0	\$3,375.00	\$3,375.00
Summer Park - Wood Chip Replenishment	0	\$1,550.00	\$1,550.00
The Green Park - Painting, fencing	0	\$4,852.50	\$4,852.50
Aviator Pool - Drinking Fountains	1	\$2,062.50	\$2,250.00
Aviator Pool - Pool Cleaner	1	\$3,208.33	\$3,500.00
Aviator Pool - Portable Pool Cleaner	1	\$2,291.67	\$2,500.00
Aviator Pool - Pumps	1	\$5,500.00	\$6,000.00
Aviator Pool - Replaster & Tile Replace	1	\$59,848.25	\$65,289.00
Aviator Pool - Water Heater	1	\$1,100.00	\$1,200.00
F15 Pool - Asphalt, Repair	1	\$263.45	\$301.08
F15 Pool - Asphalt, Slurry Seal	1	\$689.01	\$787.44
Aviator Pool - Filter	3	\$5,500.00	\$7,000.00
Puddle Jumper Pool - Drinking Fountain	3	\$1,125.00	\$1,500.00
Puddle Jumper Pool - Pool Cleaner	3	\$2,625.00	\$3,500.00
Puddle Jumper Pool - Portable Pool Cleaner	3	\$1,875.00	\$2,500.00

7.15.2014(1)



Prepared / Contracted by
Management - See Accompanying
Notes and Accountant's Report

ADVANCED RESERVE SOLUTIONS, INC.

Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Puddle Jumper Pool - Pumps	3	\$14,250.00	\$19,000.00
Aviator Pool - Fencing, Wood Solid Board	5	\$693.00	\$1,008.00
F15 Pool - Drinking Fountain, Chilled	5	\$1,108.33	\$1,900.00
F15 Pool - Pool Cleaner	5	\$2,041.67	\$3,500.00
F15 Pool - Portable Pool Cleaner	5	\$1,458.33	\$2,500.00
F15 Pool - Pumps	5	\$4,841.67	\$8,300.00
F15 Pool - Replaster & Tile Replace	5	\$39,410.00	\$67,560.00
F15 Pool - Water Heater	5	\$700.00	\$1,200.00
Fountain Area - Pumps, Newer	5	\$1,458.33	\$2,500.00
29th Avenue Median - Lighting	7	\$51,333.33	\$84,000.00
35th Avenue Median - Lighting	7	\$22,000.00	\$36,000.00
Aviator Park - Grills	7	\$733.33	\$1,200.00
Aviator Pool - Cabinets	7	\$3,300.00	\$5,400.00
Aviator Pool - Doors	7	\$2,566.67	\$4,200.00
Aviator Pool - Fencing, Wrought Iron	7	\$17,673.33	\$28,920.00
Aviator Pool - Grills	7	\$1,466.67	\$2,400.00
Aviator Pool - Life Guard Stands	7	\$6,111.11	\$10,000.00
Aviator Pool - Lighting	7	\$1,619.44	\$2,650.00
Aviator Pool - Sign, Monument/Directory	7	\$733.33	\$1,200.00
Central Park - Lighting	7	\$11,733.33	\$19,200.00
F15 Park - Lighting	7	\$855.56	\$1,400.00
Jet Stream Park - Lighting	7	\$641.67	\$1,050.00
Jet Stream Pool - Drinking Fountains	7	\$625.00	\$1,500.00
Jet Stream Pool - Pool Cleaner	7	\$1,458.33	\$3,500.00
Jet Stream Pool - Portable Pool Cleaner	7	\$1,041.67	\$2,500.00
Jet Stream Pool - Pumps	7	\$2,708.33	\$6,500.00
Jet Stream Pool - Replaster & Tile Replace	7	\$25,508.13	\$61,219.50
Jet Stream Pool - Water Heater	7	\$500.00	\$1,200.00
Puddle Jumper Park - Grills	7	\$733.33	\$1,200.00
The Green Park - Lighting	7	\$22,458.33	\$36,750.00
The Green Park - Signs	7	\$1,833.33	\$3,000.00
F15 Pool - Expansion Joints	8	\$267.75	\$573.75
Aviator Pool - Asphalt, Overlay	9	\$5,798.10	\$10,542.00
F15 Pool - Fencing, Wood Solid Board	9	\$2,992.50	\$6,840.00
Fountain Area - Filter, Newer	9	\$875.00	\$3,500.00
Puddle Jumper Pool - Cabinets/Counters	9	\$5,400.00	\$10,800.00
Puddle Jumper Pool - Fencing, Wrought Iron	9	\$12,120.00	\$24,240.00
Puddle Jumper Pool - Grills	9	\$1,200.00	\$2,400.00

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Notes and Accountant's Report

ADVANCED RESERVE SOLUTIONS, INC.

Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Puddle Jumper Pool - Life Guard Stands	9	\$5,000.00	\$10,000.00
Puddle Jumper Pool - Lighting	9	\$7,025.00	\$14,050.00
Puddle Jumper Pool - Sign, Monument/Directory	9	\$600.00	\$1,200.00
Jet Stream Pool - Expansion Joints	10	\$116.25	\$348.75
Puddle Jumper Pool - Water Heater	10	\$200.00	\$1,200.00
F15 Pool - Cabinets/Counters	11	\$2,100.00	\$5,400.00
F15 Pool - Doors	11	\$1,088.89	\$2,800.00
F15 Pool - Fencing, Wrought Iron	11	\$13,720.00	\$35,280.00
F15 Pool - Grills	11	\$933.33	\$2,400.00
F15 Pool - Life Guard Stands	11	\$2,916.67	\$7,500.00
F15 Pool - Lighting	11	\$5,619.44	\$14,450.00
F15 Pool - Sign, Monument/Directory	11	\$466.67	\$1,200.00
Puddle Jumper Pool - Asphalt, Overlay	11	\$7,009.88	\$15,577.50
Puddle Jumper Pool - Filter	11	\$20,250.00	\$45,000.00
Puddle Jumper Pool - Replaster & Tile Replace	11	\$11,958.33	\$50,964.83
Aviator Pool - Wood Structure	13	\$9,166.67	\$9,166.67
F15 Pool - Asphalt, Overlay	13	\$2,431.80	\$2,431.80
F15 Pool - Filter	13	\$15,750.00	\$15,750.00
Jet Stream Pool - Counters	13	\$833.33	\$833.33
Jet Stream Pool - Doors	13	\$1,944.44	\$1,944.44
Jet Stream Pool - Fencing, Wrought Iron	13	\$6,011.11	\$6,011.11
Jet Stream Pool - Grills	13	\$666.67	\$666.67
Jet Stream Pool - Life Guard Stands	13	\$2,777.78	\$2,777.78
Jet Stream Pool - Lighting	13	\$3,416.67	\$3,416.67
Jet Stream Pool - Sign, Monument/Directory	13	\$333.33	\$333.33
24th Avenue Park - Benches	14	\$1,210.00	\$1,210.00
24th Avenue Park - Shade Structure	14	\$4,400.00	\$4,400.00
24th Avenue Park - Trash Receptacle	14	\$198.00	\$198.00
29th Avenue Median - Benches	14	\$4,840.00	\$4,840.00
29th Avenue Median - Trash Receptacle	14	\$2,178.00	\$2,178.00
35th Avenue Median - Benches	14	\$3,630.00	\$3,630.00
35th Avenue Median - Trash Receptacle	14	\$990.00	\$990.00
Arc Park - Benches	14	\$2,904.00	\$2,904.00
Arc Park - Play Structure, Small	14	\$6,600.00	\$6,600.00
Arc Park - Trash Receptacle	14	\$396.00	\$396.00
Arrowhead Park - Benches	14	\$726.00	\$726.00
Arrowhead Park - Trash Receptacle	14	\$198.00	\$198.00
Aviator Park - 2 Swing, Swing Set	14	\$418.00	\$418.00

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ADVANCED RESERVE SOLUTIONS, INC.

Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Aviator Park - Benches	14	\$242.00	\$242.00
Aviator Park - Picnic Tables	14	\$330.00	\$330.00
Aviator Park - Play Structure, Small	14	\$4,620.00	\$4,620.00
Aviator Park - Trash Receptacle	14	\$198.00	\$198.00
Aviator Pool - Benches	14	\$242.00	\$242.00
Aviator Pool - Plumbing Fixtures	14	\$6,336.00	\$6,336.00
Aviator Pool - Trash Receptacles	14	\$1,188.00	\$1,188.00
Constellation Park - 3 Swing, Swing Set	14	\$528.00	\$528.00
Constellation Park - Benches	14	\$968.00	\$968.00
Constellation Park - Play Structure, Medium	14	\$5,500.00	\$5,500.00
Constellation Park - Trash Receptacle	14	\$396.00	\$396.00
F15 Park - 4 Swing, Swing Set	14	\$660.00	\$660.00
F15 Park - Benches	14	\$484.00	\$484.00
F15 Park - Picnic Tables	14	\$660.00	\$660.00
F15 Park - Play Structure, Large	14	\$8,140.00	\$8,140.00
F15 Park - Play Structure, Medium	14	\$5,500.00	\$5,500.00
F15 Park - Trash Receptacle	14	\$198.00	\$198.00
F15 Pool - Benches	14	\$726.00	\$726.00
F15 Pool - Trash Receptacles	14	\$1,188.00	\$1,188.00
F18(A) Park - 3 Swing, Swing Set	14	\$528.00	\$528.00
F18(A) Park - Benches	14	\$1,936.00	\$1,936.00
F18(A) Park - Play Structure, Medium	14	\$880.00	\$880.00
F18(A) Park - Trash Receptacle	14	\$198.00	\$198.00
F18(B) Park - Benches	14	\$2,420.00	\$2,420.00
F18(B) Park - Trash Receptacle	14	\$198.00	\$198.00
F18(C) Park - Benches	14	\$1,936.00	\$1,936.00
F18(C) Park - Trash Receptacle	14	\$198.00	\$198.00
F18(D) Park - Benches	14	\$1,694.00	\$1,694.00
F18(D) Park - Trash Receptacle	14	\$198.00	\$198.00
Fall Park - Benches	14	\$968.00	\$968.00
Fall Park - Shade Structure	14	\$4,400.00	\$4,400.00
Fall Park - Trash Receptacle	14	\$198.00	\$198.00
Fountain Area - Trash Receptacle	14	\$792.00	\$792.00
Fountain Area - Benches	14	\$1,936.00	\$1,936.00
Fountain Area - Picnic Tables	14	\$1,980.00	\$1,980.00
Grounds - Backflow Devices	14	\$31,900.00	\$31,900.00
Heritage Park - Benches	14	\$1,452.00	\$1,452.00
Heritage Park - Trash Receptacle	14	\$198.00	\$198.00
Jet Stream Park - 3 Swing, Swing Set	14	\$528.00	\$528.00
Jet Stream Park - Benches	14	\$726.00	\$726.00
Jet Stream Park - Picnic Tables	14	\$330.00	\$330.00
Jet Stream Park - Trash Receptacle	14	\$198.00	\$198.00

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Notes and Accountant's Report

ADVANCED RESERVE SOLUTIONS, INC.

Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Measurement Park - Benches	14	\$726.00	\$726.00
Measurement Park - Trash Receptacle	14	\$198.00	\$198.00
Puddle Jumper Park - Picnic Tables	14	\$660.00	\$660.00
Puddle Jumper Park - Play Structure, Small	14	\$4,620.00	\$4,620.00
Puddle Jumper Park - Trash Receptacle	14	\$198.00	\$198.00
Sail Park - Benches	14	\$1,452.00	\$1,452.00
Sail Park - Trash Receptacle	14	\$396.00	\$396.00
Song Bird Park - Benches	14	\$726.00	\$726.00
Song Bird Park - Shade Structure	14	\$4,400.00	\$4,400.00
Song Bird Park - Trash Receptacle	14	\$198.00	\$198.00
Spring Park - Benches	14	\$3,388.00	\$3,388.00
Spring Park - Shade Structure	14	\$4,400.00	\$4,400.00
Spring Park - Trash Receptacle	14	\$198.00	\$198.00
Square Park - Benches	14	\$1,936.00	\$1,936.00
Square Park - Trash Receptacle	14	\$396.00	\$396.00
Summer Park - Benches	14	\$484.00	\$484.00
Summer Park - Play Structure, Large	14	\$8,800.00	\$8,800.00
Summer Park - Trash Receptacle	14	\$198.00	\$198.00
Terra Park - Benches	14	\$484.00	\$484.00
Terra Park - Trash Receptacle	14	\$198.00	\$198.00
The Green Park - Benches	14	\$2,904.00	\$2,904.00
The Green Park - Fencing	14	\$8,510.48	\$8,510.48
The Green Park - Picnic Tables	14	\$1,980.00	\$1,980.00
The Green Park - Structure, Canopy	14	\$3,740.00	\$3,740.00
The Green Park - Trash Receptacle	14	\$396.00	\$396.00
Winter Park - Benches	14	\$726.00	\$726.00
Winter Park - Trash Receptacle	14	\$198.00	\$198.00
Jet Stream Pool - Asphalt, Overlay	15	\$508.50	\$508.50
Jet Stream Pool - Filter	15	\$15,000.00	\$15,000.00
Puddle Jumper Pool - Benches	16	\$198.00	\$198.00
Puddle Jumper Pool - Plumbing Fixtures	16	\$5,454.00	\$5,454.00
Puddle Jumper Pool - Trash Receptacles	16	\$648.00	\$648.00
F15 Pool - Picnic Tables	18	\$840.00	\$840.00
F15 Pool - Plumbing Fixtures	18	\$4,158.00	\$4,158.00
Aviator Pool - Heater	19	\$12,833.33	\$12,833.33
Jet Stream Pool - Benches	20	\$110.00	\$110.00
Jet Stream Pool - Plumbing Fixtures	20	\$3,170.00	\$3,170.00

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Notes and Accountant's Report

ADVANCED RESERVE SOLUTIONS, INC.

Master Association, Inc. / Stapleton MCA
Distribution of Current Reserve Funds
Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Jet Stream Pool - Trash Receptacles	20	\$360.00	\$360.00
Puddle Jumper Pool - Heater	21	\$10,500.00	\$10,500.00
Puddle Jumper Pool - Wall Cover, Ceramic Tile	21	\$8,721.22	\$8,721.22
F15 Pool - Heater	23	\$11,666.67	\$11,666.67
Jet Stream Pool - Wall Cover, Ceramic Tile	25	\$2,570.88	\$2,570.88
Jet Stream Pool - Heater	27	\$5,000.00	\$5,000.00
29th Avenue Median - Structure, Unfunded	n.a.	\$0.00	\$0.00
Central Park - Structure, Unfunded	n.a.	\$0.00	\$0.00
Contingency	n.a.	\$27,432.77	\$37,864.08
Total	0-27	\$941,858.43	\$1,300,000.00
Percent Funded			138.02%



November 7, 2021

James A. Moore
James Moore & Associates, P.C.
3131 S Vaughn Way
Suite 120
Aurora, Colorado 80014

Dear Mr. Moore:

This representation letter is provided in connection with your audit of the financial statements of Master Community Association, Inc., which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balance, and cash flows, for the year then ended, and the disclosures (collectively, the “financial statements”), for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, **to the best of our knowledge and belief**, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated July 31, 2020, including our responsibility for the preparation and fair presentation of the financial statements.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP.
3. We acknowledge our responsibility for 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.

4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
6. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
7. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements, if any, are attached to the representation letter.
9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
10. Significant estimates and material concentrations have been properly disclosed in accordance with U.S. GAAP.
11. Guarantees, whether written or oral, under which the Association is contingently liable, have been properly recorded or disclosed in accordance with U.S. GAAP.
12. Transfers or designations of fund balance or interfund borrowings have been properly authorized and approved and have been properly recorded or disclosed in accordance with GAAP.
13. Uncollectible interfund loans have been properly accounted for and disclosed in accordance with GAAP.

Information Provided

1. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.

Master Community Association, Inc.
Representation Letter
Page Three

- b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the Association from whom you determined it necessary to obtain audit evidence.
2. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
4. We have no knowledge of any fraud or suspected fraud that affects the Association and involves:
 - a. Management,
 - b. Employees who have significant roles in internal control, or
 - c. Others where the fraud could have a material effect on the financial statements.
5. We have no knowledge of any allegations of fraud or suspected fraud affecting the Association's financial statements communicated by employees, former employees, regulators, or others.
6. We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements.
7. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
8. We have disclosed to you the identity of the Association's related parties and all the related party relationships and transactions, including any side agreements.
9. The Association has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
10. We acknowledge our responsibility for presenting the Schedule of Operating Fund Expenses, Budget and Actual, and Information on Future Major Repairs and Replacements, in accordance with U.S. GAAP, and we believe that supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

11. We acknowledge our responsibility for presenting:

- a. The detailed schedules of operating revenues and expenses compared to budget.
- b. Supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB).

and we believe, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

12. The board of directors is collecting funds for future major repairs and replacements in conformity with the Association's policy to fund for those needs based on the reserve study. The board of directors believes the funds will adequately provide for future major repairs and replacements.

No events have occurred subsequent to the balance sheet date that would require adjustments to, or disclosure in, the financial statements.

Signature: _____
Board member, Master Community Association, Inc.

Signature: _____
Stapleton Master Association, Executive Director

AUDIT AJE's

Master Community Association, Inc.

December 31, 2020

AJE #	ACCOUNT NUMBER	ACCOUNT NAME	DEBIT		CREDIT	
			OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND
1	30101	BEGINNING FUND BALANCE	\$380,000			
	30001	Working capital To record working capital @ 12.31.2019 pr yr ajes 1 and 19			\$380,000	
2	11001	Office of Operations - lease hold improvements	\$12,653			
	11005	Construction in progress To reclass to correct account			\$12,653	
3	30101	BEGINNING FUND BALANCE	\$10,000			
	10205	Allowance for uncollectible accounts To record allowance @ 12.31.19			\$10,000	
4	53301	Insurance	\$50,225			
	30101	BEGINNING FUND BALANCE To reverse 12.31.19 prepaid insurance			\$50,225	
5	30101	BEGINNING FUND BALANCE		\$20,703		
	54501	Reserve expenses To reverse 12.31.19 AP				\$20,703
6	30101	BEGINNING FUND BALANCE	\$470,522			
	11006	Accum Dep - Office of Oper			\$327,545	
	11008	Accum Dep - Pool facility			\$69,421	
	11007	Accum Dep - Furniture and equipment			\$40,675	
	11009	Accum Dep - Vehicles To record accumulated depreciation @ 12.31.19 pr yr ajes 4 and 18			\$32,881	
7	11010	Accumulated depreciation	\$252,950			
	11006	Accum Dep - Office of Oper			\$62,850	
	11007	Accum Dep - Furniture and equipment			\$51,753	
	11008	Accum Dep - Pool facility			\$104,568	
	11009	Accum Dep - Vehicles To reclass accumulated depreciation by category - pr yr aje			\$33,779	
8	40801	Working capital	\$90,600			
	30001	Working capital To reclass working capital income			\$90,600	
9	30102	TRANSFER BETWEEN FUNDS		\$2,471		
	40303	Interest income reserves To reclass interest income to correct line				\$2,471
10	10004	Operating 1st B # 3350	\$18,747			
	30101	BEGINNING FUND BALANCE			\$2,985	
	10701	Receivable from PCMD			\$13,172	
	10204	A/R Builders To record pr yr aje # 14			\$2,590	

AUDIT AJE's

Master Community Association, Inc.

December 31, 2020

AJE #	ACCOUNT NUMBER	ACCOUNT NAME	DEBIT		CREDIT	
			OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND
11	11003	Pool facility	\$4,932			
	11002	Furniture, fixtures & equipments			\$2,102	
	11001	Office of Operations - lease hold improvements			\$605	
	30101	BEGINNING FUND BALANCE To record pr yr aje # 6			\$2,225	
12	30101	BEGINNING FUND BALANCE	\$43,491			
	11004	Vehicles			\$1,037	
	11001	Office of Operations - lease hold improvements			\$1,325	
	11003	Pool facility			\$11,728	
	11002	Furniture, fixtures & equipments To record the effect of pr yr aje # 17			\$29,401	
13	30101	BEGINNING FUND BALANCE		\$183,072		
	11001	Office of Operations - lease hold improvements To record the effect of pr yr aje # 31			\$183,072	
14	11001	Office of Operations - lease hold improvements	\$16,900			
	11002	Furniture, fixtures & equipments			\$17,565	
	30101	BEGINNING FUND BALANCE To record PY AJE 2	\$665			
15	52402	Office supply / computer / other	\$4,585			
	30101	BEGINNING FUND BALANCE To correct beginning fund balance			\$4,585	
16	30101	BEGINNING FUND BALANCE		\$818,709		
	30101	BEGINNING FUND BALANCE			\$818,709	
	30102	TRANSFER BETWEEN FUNDS		\$289,387		
	30102	TRANSFER BETWEEN FUNDS To correct beginning fund balance			\$289,387	
17	52601	Bad debt expense	\$16,000			
	10205	Allowance for uncollectible accounts To record additional allowance			\$16,000	
18	53601	PCMD Grounds management	\$27,730			
	10701	Receivable from PCMD To reclass			\$27,730	
19	10902	Rent deposit - Drake office lease	\$14,000			
	10603	Prepaid one month's rent and deposit To be consistent with prior years			\$14,000	
20	40502	CIF Deposits		\$1,694,791		
	55001	Community fund expenses To reclass to expense account			\$1,694,791	

AUDIT AJE's

Master Community Association, Inc.

December 31, 2020

AJE #	ACCOUNT NUMBER	ACCOUNT NAME	DEBIT		CREDIT	
			OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND
21	40603 21001	Other income Deferred insurance claim proceeds To reclass insurance income to deferred income (to be recognized in 2021 when new truck was purchased) - 2014 truck totaled in a fire	\$20,977		\$20,977	
22	40101 40001	For rent residential assessments Residential assessments To correct balances and be in line with MSI IS	\$16,632		\$16,632	
23	52801 51102 52402 11002 51102 11003	Community events Pool operations / training / ID's / other Office supply / computer / other Furniture, fixtures & equipments Pool operations / training / ID's / other Pool facility To reclass to expense account	\$698 \$16,108 \$10,391		\$27,197 \$5,839	
24	11002 50801	Furniture, fixtures & equipments Filing 54 Pool To reclass to asset line	\$15,500		\$15,500	
24	51501 11006 11008 11007 11009	Depreciation expense Accum Dep - Office of Oper Accum Dep - Pool facility Accum Dep - Furniture and equipment Accum Dep - Vehicles To record 2020 accumulated depreciation	\$201,712		\$146,626 \$5,354 \$38,865 \$10,867	
25	40603 40501	Other income Community fee income To reclass CIF deposit per KB	\$12,916			\$12,916
26	10601 53301 20001 53301	Prepaid insurance Insurance A/P Insurance To record prepaid insurance @ 12.31.20	\$11,597 \$8,026		\$11,597 \$8,026	
27	53703 52201 20001	Storm water maint / Other Legal service A/P To record additional AP @ 12.31.20	\$15,000 \$4,499		\$19,499	
28	53401 52202	Property taxes Audit & tax prep To reclass property taxes to correct line	\$7,574		\$7,574	
29	30102 30102	TRANSFER BETWEEN FUNDS TRANSFER BETWEEN FUNDS To bring reserves and operating in balance	\$310,715			\$310,715

AUDIT AJE's

Master Community Association, Inc.

December 31, 2020

AJE #	ACCOUNT NUMBER	ACCOUNT NAME	DEBIT		CREDIT	
			OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND
30	11009 11004	Accum Dep - Vehicles Vehicles To reflect dispositions of fully-depreciated vehicles	\$51,751			\$51,751
31	20204 20203 52402	Direct deposit liabilities Refundable advances Office supply / computer / other To write-off old accounts	\$2,842			\$260 \$2,582
32	10401 10402	Due to Reserves / community Due from Operating To record payable from operating fund to Community fund for \$100k transfer on 11/20/20, \$825 tax prep fee paid from operating, and for Community fund deposit inadvertently put in operating - corrected 10/28/2021	\$113,742			\$113,742
33	55001 52202 52801	Community fund expenses Audit & tax prep Community events To reclassify community fund expenses		\$3,324		\$825 \$2,499
34	10401 10401	Due to Reserves / community Due to Reserves / community To correct balance due from operating to reserves for Cube funding		\$226,631		\$226,631

TRIAL BALANCE

ACCOUNT NUMBER	ACCOUNT NAME	Client Account Number	BUDGET	DECREASE				DECREASE				R	12/31/2019				12/31/2018			
				564,775		483,658		315,122		315,122			0	12/31/2019		12/31/2018				
				OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND			OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND	OPERATING FUND	RESERVE FUND	
ASSETS																				
Master Community Association, Inc. December 31, 2020																				
10001	Cash and cash equivalents	1070		295,056	718,941	295,056	0	718,941	0	295,056	0	295,056	0	718,941	0	718,941	0	295,056	0	295,056
10002	Community fund - 1st bank # 2063	1055		832	832	832	0	832	0	832	0	832	0	832	0	832	0	832	0	832
10003	Operating Reserve - 1st B #2075	1015		329,736	348,483	348,483	0	348,483	0	348,483	0	348,483	0	348,483	0	348,483	0	348,483	0	348,483
10004	Operating Reserve - 1st B #3350	1020		461,140	461,140	461,140	0	461,140	0	461,140	0	461,140	0	461,140	0	461,140	0	461,140	0	461,140
10005	Opn MSI USB #0652	1010		106	106	106	0	106	0	106	0	106	0	106	0	106	0	106	0	106
10006	MCA - Investment Schwab #6061	1060		4,317	4,317	4,317	0	4,317	0	4,317	0	4,317	0	4,317	0	4,317	0	4,317	0	4,317
10007	Petty cash	1530 / 1535		2,276	2,276	2,276	0	2,276	0	2,276	0	2,276	0	2,276	0	2,276	0	2,276	0	2,276
10008	First bk #1749 and #3107	1025 / 1080																		
Accounts receivable																				
Homeowners & Builders																				
10201	A/R homeowners	1110-01		100,310	100,310	100,310	0	100,310	0	100,310	0	100,310	0	100,310	0	100,310	0	100,310	0	100,310
10203	A/R Other			17,005	17,005	17,005	0	17,005	0	17,005	0	17,005	0	17,005	0	17,005	0	17,005	0	17,005
10204	A/R Builders	1110-04		(50,000)	(50,000)	(50,000)	0	(50,000)	0	(50,000)	0	(50,000)	0	(50,000)	0	(50,000)	0	(50,000)	0	(50,000)
10205	Allowance for uncollectible accounts			(17,776)	(17,776)	(17,776)	0	(17,776)	0	(17,776)	0	(17,776)	0	(17,776)	0	(17,776)	0	(17,776)	0	(17,776)
Declarant and other assessments receivable																				
10301	Declarant	1110-03		45,699	45,699	45,699	0	45,699	0	45,699	0	45,699	0	45,699	0	45,699	0	45,699	0	45,699
10302	For rent Residential	1110-06		10,628	10,628	10,628	0	10,628	0	10,628	0	10,628	0	10,628	0	10,628	0	10,628	0	10,628
10303	Commercial	1110-02																		
Due to other Fund / from Operating Fund																				
10401	Due to Reserves / community			(112,889)	(112,889)	(112,889)	0	(112,889)	0	(112,889)	0	(112,889)	0	(112,889)	0	(112,889)	0	(112,889)	0	(112,889)
10402	Due from Operating			(113,742)	(113,742)	(113,742)	0	(113,742)	0	(113,742)	0	(113,742)	0	(113,742)	0	(113,742)	0	(113,742)	0	(113,742)
Other receivables																				
10501	Working capital receivable			18,802	18,802	18,802	0	18,802	0	18,802	0	18,802	0	18,802	0	18,802	0	18,802	0	18,802
10502	Domestic water service	1110-08		41,455	41,455	41,455	0	41,455	0	41,455	0	41,455	0	41,455	0	41,455	0	41,455	0	41,455
10503	Other AR	1110-09, 1110-11, 1110																		
Prepaid expenses																				
10601	Prepaid insurance			11,597	11,597	11,597	0	11,597	0	11,597	0	11,597	0	11,597	0	11,597	0	11,597	0	11,597
10602	Prepaid water / sewer			39,018	39,018	39,018	0	39,018	0	39,018	0	39,018	0	39,018	0	39,018	0	39,018	0	39,018
10603	Prepaid one month's rent and deposit	1450																		
10605	Coupon books - prepaid																			
Receivable from PCMD																				
10701	Receivable from PCMD	1110-05		202,936	202,936	202,936	0	202,936	0	202,936	0	202,936	0	202,936	0	202,936	0	202,936	0	202,936
Other assets																				
10801	Inventories for sale	1410		1,500	1,500	1,500	0	1,500	0	1,500	0	1,500	0	1,500	0	1,500	0	1,500	0	1,500
10802	Inventories for use	1420		10,506	10,506	10,506	0	10,506	0	10,506	0	10,506	0	10,506	0	10,506	0	10,506	0	10,506
10803	Accrued interest			(1,343)	(1,343)	(1,343)	0	(1,343)	0	(1,343)	0	(1,343)	0	(1,343)	0	(1,343)	0	(1,343)	0	(1,343)
10804	Undeposited funds / payroll service	1299 / 1300																		
Deposits																				
10901	Deposits / signs Yesso																			

TRIAL BALANCE

	14,000	0	14,000	0	14,000	0	14,000	14,000
10902								
11001	1,433,451	0	1,278,002	0	1,278,002	0	1,278,002	1,461,074
11002	372,377	0	311,612	0	296,111	0	296,111	277,088
11003	72,315	0	59,680	0	54,181	0	54,181	50,781
11004	164,092	0	111,304	0	163,055	0	163,055	125,643
11005	12,653	0	0	0	0	0	0	0
11006	(537,021)	0	(537,021)	0	(390,395)	0	(390,395)	(262,076)
11007	(131,293)	0	(131,293)	0	(92,428)	0	(92,428)	(59,415)
11008	(179,343)	0	(179,343)	0	(173,989)	0	(173,989)	(169,626)
11009	(25,776)	0	(25,776)	0	(66,660)	0	(66,660)	(54,345)
11010	(252,950)	0	0	0	0	0	0	0
20001	395,867	407,340	0	407,340	279,653	20,703	300,356	272,791
20002		0	0	0	0	0	0	25,212
20101	194,853	194,853	0	194,853	210,537	0	210,537	196,752
20201	22,774	0	0	0	0	0	0	0
20202	(260)	22,774	0	22,774	22,773	0	22,773	22,773
20203	2,842	0	0	0	(260)	0	(260)	0
20204	0	0	0	0	2,842	0	2,842	2,842
20205	38,550	38,550	0	38,550	37,650	0	37,650	36,490
20206	9,484	9,484	0	9,484	8,028	0	8,028	6,027
20207	5,554	5,554	0	5,554	8,035	0	8,035	7,009
20208	(7,087)	(7,087)	0	(7,087)	(7,087)	0	(7,087)	(7,087)
20401	4,470	4,470	0	4,470	5,471	0	5,471	4,592
21001		20,977	0	20,977	0	0	0	0
30001	1,393,707	1,864,307	0	1,864,307	1,773,707	0	1,773,707	1,641,907
30050		0	0	0	0	0	0	0
30101	87,617	1,947,600	61,668	925,116	(53,205)	1,283,397	1,230,192	1,033,132
30102	(638,569)	640,840	(639,697)	639,697	(538,826)	538,826	538,826	0
40001	4,464,241	4,526,748	4,543,380	0	4,257,499	0	4,257,499	4,257,499
40003	120,000	98,527	98,527	0	274,245	0	274,245	274,245
40101	661,054	701,546	684,914	0	615,804	0	615,804	615,804
40103	171,324	174,495	174,495	0	173,846	0	173,846	173,846
40201	40,000	(14,841)	(14,841)	0	96,236	0	96,236	96,236

TRIAL BALANCE

Account	Description	4090		569	0	0	0	0	198	0	198	0	10,286	0	198	0	10,286	0	
40301	Interest income operating																		
40303	Interest income reserves							3,040					10,286						
40304	Capital gain (loss)																		
Pool Income																			
40601	Resident fee	273,750	73,306								273,750	294,478			294,478				294,478
40602	Non resident fee	194,520	240								194,520	196,439			196,439				196,439
40403	Swim lessons / team	261,000	90,464								261,000	272,295			272,295				272,295
40404	Facility rental / Pro shop / sponsorships	38,100	63,286								115,800	105,891			105,891				105,891
40405	Retail Income	54,000	91								54,000	60,864			60,864				60,864
40406	Pool misc income	15,000	6,744								15,000	1,246			1,246				1,246
Community fee income																			
40501	Community fee income			89,200									81,804						81,804
40502	CIF Deposits			1,694,791															
40503	Community fund interest																		
Other income																			
40601	Community events																		
40602	Gain / loss on asset																		
40603	Other income																		
Collection fees / late fees																			
40701	Legal fee	18,000	19,158								18,000	19,390			19,390				19,390
40702	Lien fee	2,400	3,600								2,400	4,200			4,200				4,200
40703	Late / collection fees	17,400	22,792								17,400	18,933			18,933				18,933
Working capital																			
40801	Working capital	96,000	90,600								96,000	0			0				0
PCMD Income																			
40901	PCMD Income	1,475,797	1,564,139								1,475,797	1,564,139			1,564,139				1,564,139
EXPENSES																			
Repairs and maintenance																			
Grounds and maintenance																			
50001	Maintenance contract	714,000	720,377								714,000	720,377			720,377				720,377
50002	Sprinklers	53,500	148,687								53,500	148,687			148,687				148,687
50003	Grounds Improvements	78,000	78,757								78,000	78,757			78,757				78,757
50004	Fertilization/Weed/Insect Control/annual inst	88,000	93,700								88,000	92,986			92,986				92,986
50005	Grounds maintenance / Facility Maintenance	220,371	319,672								220,371	319,672			319,672				319,672
Building repairs and maintenance																			
50101	Lighting maintenance	24,000	32,198								24,000	32,198			32,198				32,198
50102	Playground maintenance / storage	12,000	7,239								12,000	7,239			7,239				7,239
50103	Waterscape maintenance																		
50104	Trash & debris	5,000	47,069								5,000	47,069			47,069				47,069
50105	Trees replacement		1,222									1,222			1,222				1,222
Aviator pool maintenance																			
50201	A-P maint / maintenance	13,500	13,004								13,500	13,004			13,004				13,004
50202	A-P supplies / programming rep / equip	6,500	3,359								6,500	3,359			3,359				3,359
50203	A-P Cabana maint / Other	5,260	7,378								5,260	7,378			7,378				7,378
50204	A-P electronics		7,222									7,222			7,222				7,222
50205	A-P telephone / utilities	36,550	37,043								36,550	37,043			37,043				37,043
Puddle Jumper pool maintenance																			
50301	Puddle J pool maint / maintenance	16,000	12,560								16,000	12,560			12,560				12,560

TRIAL BALANCE

50302		4,000		6,497	0	6,497	d	4,000		2,061	0	2,061	0	2,061
50303	Puddle J pool supplies / trash rem		6,497										2,061	
50304	Puddle J pool Life guarding		7,379							5,793	0	5,793	0	5,793
50305	Puddle Jpool chemicals		3,372							9,300	0	9,300	0	9,300
		4,000	6,497							2,061				33,375
50401	Filing 15 pool maintenance										0			33,375
50402	F15 Pool maint / systems / security		17,751							20,165	0	20,165	0	20,165
50403	F15 Pool supplies / repairs / systems		2,250							2,389	0	2,389	0	2,389
50404	F15 Pool life guarding		1,651							800	0	800	0	800
50405	F15 Pool chemicals		7,626							8,219	0	8,219	0	8,219
		36,550	34,718							33,300	0	33,300	0	33,300
50501	Jet Stream pool maintenance													
50502	JS Pool Trash removal		1,125							2,782	0	2,782	0	2,782
50504	JS Pool Cabana /other / programming		18,414							12,654	0	12,654	0	12,654
50505	JS Pool Systems / Maintenance		12,012							16,191	0	16,191	0	16,191
		16,000	36,806							33,109	0	33,109	0	33,109
50601	Runway 36 pool maintenance													
50602	Runway Pool Maintenance and systems		16,154							21,544	0	21,544	0	21,544
50603	Runway utilities / phone / Trash removal		37,211							37,912	0	37,912	0	37,912
		16,760	23,583							22,781	0	22,781	0	22,781
50701	Maverick pool maintenance													
50702	Maverick Pool Maintenance and systems		11,175							12,921	0	12,921	0	12,921
50703	Maverick utilities / phone / trash removal		37,183							36,662	0	36,662	0	36,662
		16,760	20,782							22,741	0	22,741	0	22,741
50801	Filing 54 pool maintenance													
51101	Filing 54 Pool		88,623							71,110	0	71,110	0	71,110
51102	General pool operations													
51103	Pool payroll expense		358,154							622,751	0	622,751	0	622,751
51104	Pool operations / training / ID's / other		70,766							150,293	0	150,293	0	150,293
51105	Pool supplies		15,315							14,473	0	14,473	0	14,473
		19,000	4,329							59,554	0	59,554	0	59,554
51201	Pool - payroll tax expense		66,000							175,409	0	175,409	0	175,409
51301	Snow removal		85,193							200,129	0	200,129	0	200,129
51302	Other expenses													
51303	Fees and charges		2,586							5,567	0	5,567	0	5,567
51304	Miscellaneous		(786)							(3,302)	0	(3,302)	0	(3,302)
		12,000	10,768							16,476	0	16,476	0	16,476
51501	Depreciation expense									0	0	0	0	0
51601	Gas & electric		100,029							125,244	0	125,244	0	125,244
51801	Water													
51803	Water service equipment		152,039							150,636	0	150,636	0	150,636
		172,750	0							2,824	0	2,824	0	2,824
51901	Storm drain fees													
		136,000	0							30,443	0	30,443	0	30,443

TRIAL BALANCE

	51902	52101	52102	52103	52104	52105	52201	52202	52205	52401	52402	52403	52501	52601	52701	52702	52801	52802	52901	53101	53201	53301	53401	53601	53602	53603	53701	53702	53703	54101
F52 Water																														
Administration																														
Management																														
Management fee																														
Admin Payroll expense																														
Health insurance																														
401 K Plan / Other																														
Payroll taxes																														
Professional services																														
Legal service																														
Audit & tax prep																														
Reserve study / other																														
Administrative																														
Postage / fees and charges																														
Office supply / computer / other																														
Meetings & training																														
Office - MCA South																														
Office Rent South / Janitorial / other																														
Bad debt expense																														
Bad debt expense																														
Intranet																														
Internet Service																														
Telephone																														
Social activities																														
Community events																														
Events payroll																														
Community room / MCA office North																														
Com rm janitorial / rent (improv / other																														
Taxes and insurance																														
Federal income tax																														
Federal income tax																														
State income tax																														
State income tax																														
Insurance																														
Insurance																														
Property taxes																														
Property taxes																														
PCMD																														
PCMD - Grounds maintenance																														
PCMD Grounds management																														
PCMD Grounds contract / maint / fertilization																														
PCMD Grounds improvement / irrigation main																														
PCMD - Other maintenance																														
Lighting maintenance / Yard maint																														
PCMD prior year expense																														
Storm water maint / Other																														
PCMD - Snow removal																														
PCMD Snow removal																														

TRIAL BALANCE

54301	PCMD - Tree maintenance	15,000	25,221	0	25,221	0	15,000	1,658	0	1,658	0	1,658
	PCMD Tree maintenance											
54401	PCMD - Utilities	309,900	316,652	0	316,652	0	308,900	283,769	0	283,769	0	283,769
54402	PCMD Water	27,749	16,331	0	16,331	0	27,749	23,459	0	23,459	0	23,459
54403	PCMD Gas & electric	6,000	7,026	0	7,026	0	18,000	1,735	0	1,735	0	1,735
	PCMD Waste water management / trash											
	Reserve expenses											
54501	Reserve expenses		400,859	0	380,156	380,156	x		0	353,525	0	353,525
	Reserve expenses											
54601	Improvement projects		300,000	0	300,000	300,000	x		0	301,985	0	301,985
	Improvement projects											
54701	Community fund expenses			0	0	0			0	0	0	0
	Community fund expenses											
55001	Community fund expenses			0	9,009	9,009	x		0	18,565	0	18,565
61002	Community fund expenses			0	0	0			0	0	0	0
	ACCUMULATED 2 LINE 5											
62001	Accumulated asset reduction included in income 3			0	0	0			0	0	0	0
62002	ACCUMULATED 3 LINE 1			0	0	0			0	0	0	0
	ACCUMULATED 3 LINE 2			0	0	0			0	0	0	0



November 7, 2021

To the Board of Directors of
Master Community Association, Inc.

We have audited the financial statements of Master Community Association, Inc. for the year ended December 31, 2020, and have issued our report thereon. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated July 31, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Master Community Association, Inc. are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2020. We noted no transactions entered into by the Association during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements was (were):

None noted.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure(s) affecting the financial statements was (were):

None noted.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in performing and completing our audit. We did, however, note opportunity for improvement in account controls or procedures as identified in our management comments letter to the board of directors.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Supplementary Information Accompanying the Audited Financial Statements

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

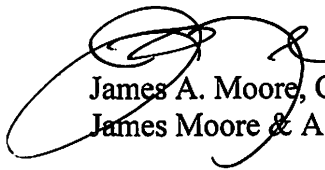
Required Supplementary Information

With respect to the supplementary information required by the Financial Accounting Standards Board, we applied certain limited procedures to the information, including inquiring of management about their methods of preparing the information; comparing the information for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements; and obtaining certain representations from management, including about whether the required supplementary information is measured and presented in accordance with prescribed guidelines.

With respect to the supplementary information required by the Financial Accounting Standards Board, management has omitted that information which, 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.

This information is intended solely for the use of the Board of Directors and management of Master Community Association, Inc. and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



James A. Moore, CPA
James Moore & Associates, PC