



November 29, 2021

Master Community Association, Inc.  
c/o Keven Burnett  
Stapleton Master Association  
7350 E. 29th Avenue, #300  
Denver, CO 80238

Dear Mr. Burnett:

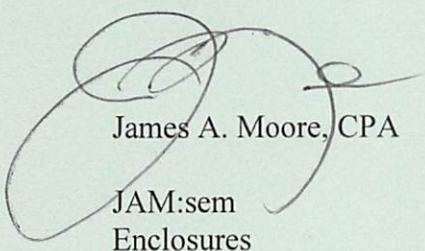
In regard to the Master Community Association, Inc. 12/31/2020 audit, I have enclosed the following:

- The final of the financial statements.

Please contact me if you or the directors have any questions or comments.

Thank you for your help. As always, it has been a pleasure working with you.

Sincerely,



James A. Moore, CPA

JAM:sem  
Enclosures



**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.

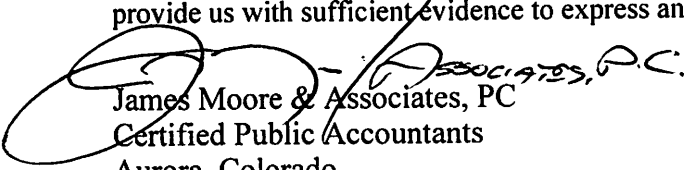
## INDEPENDENT AUDITOR'S REPORT - continued

### ***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

November 29, 2021

**Master Community Association, Inc.**  
**Balance Sheets**  
**December 31, 2020**

(With Comparative Totals for December 31, 2019)

	<b>December 31, 2020</b>				<b>December 2019</b>
	<b>Operating Fund</b>	<b>Reserve Fund</b>	<b>Community Fund</b>	<b>Total</b>	<b>Total</b>
<b>ASSETS</b>					
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
<b>Total Assets</b>	<b>\$1,727,275</b>	<b>\$945,678</b>	<b>\$408,798</b>	<b>\$3,081,751</b>	<b>\$3,348,836</b>
<b>LIABILITIES AND FUND BALANCES</b>					
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
<b>Total Liabilities</b>	<b>\$658,365</b>	<b>\$38,550</b>	<b>\$0</b>	<b>\$696,915</b>	<b>\$588,345</b>
Working capital	1,864,307	0	0	1,864,307	1,773,707
Fund balances	(795,397)	907,128	408,798	520,529	986,784
<b>Total Liabilities and Fund Balances</b>	<b>\$1,727,275</b>	<b>\$945,678</b>	<b>\$408,798</b>	<b>\$3,081,751</b>	<b>\$3,348,836</b>

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			December 2019
	Operating Fund	Reserve Fund	Community Fund	Total
<b>REVENUES</b>				
Homeowner and builder assessments	\$4,641,907	\$0	\$0	\$4,641,907
Commercial and rentals assessments	859,409	0	0	859,409
Declarant assessments	(14,841)	0	0	(14,841)
Investment income	0	2,471	569	3,040
Pool income	234,131	0	0	234,131
Community fee income	0	0	102,116	102,116
Other income	53,795	0	0	53,795
Collection fees / late fess	45,550	0	0	45,550
PCMD Income	1,564,139	0	0	1,564,139
	<u>\$7,384,090</u>	<u>\$2,471</u>	<u>\$102,685</u>	<u>\$7,489,246</u>
<b>EXPENSES</b>				
Repairs and maintenance	\$2,767,983	\$0	\$0	\$2,767,983
Utilities	297,838	0	0	297,838
Administration	2,443,088	0	0	2,443,088
Taxes and insurance	228,287	0	0	228,287
PCMD	1,529,140	0	0	1,529,140
Reserve expenses	0	680,156	0	680,156
Community fund expenses	0	0	9,009	9,009
	<u>\$7,266,336</u>	<u>\$680,156</u>	<u>\$9,009</u>	<u>\$7,955,501</u>
Excess of revenues over expenses	\$117,754	(\$677,685)	\$93,676	(\$466,255)
Beginning fund balances	(253,454)	925,116	315,122	986,784
Transfer between funds	(659,697)	659,697	0	0
Ending fund balances	<u>(\$795,397)</u>	<u>\$907,128</u>	<u>\$408,798</u>	<u>\$986,784</u>

See accompanying notes and auditor's report.

**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
	Operating Fund	Reserve Fund	Community Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Excess / (Deficit) of revenues over expenses	\$117,754	(\$677,685)	\$93,676	(\$466,255)
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
(Increase) decrease in:				
Accounts receivable				
Homeowners & Builders	90,992	0	0	90,992
Declarant and other assessments receivable	(981)	0	0	(981)
Prepaid expenses	38,658	0	0	38,658
Receivable from PCMD	(35,314)	0	0	(35,314)
Other assets	32	0	0	32
Increase (decrease) in:				
Accounts payable	127,687	(20,703)	0	106,984
Prepaid assessments	(15,684)	0	0	(15,684)
Other liabilities	(3,606)	900	0	(2,706)
Payroll liabilities	(1,001)	0	0	(1,001)
Deferred insurance claim proceeds	20,977	0	0	20,977
Net Cash Provided / (Used) by Operating Activities	541,226	(697,488)	93,676	(62,586)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Due to/from reserve/operating fund	3,532	0	0	3,532
Property and equipment	(21,000)	0	0	(21,000)
Due to other Fund / from Operating Fund	63,373	50,369	(113,742)	0
Net Cash Provided / (Used) by Investing Activities	45,905	50,369	(113,742)	112,011
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Increase in Working capital	90,600	0	0	90,600
Interfund transfers	(659,697)	659,697	0	0
Net Cash Provided / (Used) by Financing Activities	(569,097)	659,697	0	131,800
<b>NET INCREASE (DECREASE) IN CASH</b>	18,034	12,578	(20,066)	189,577
<b>CASH AT BEGINNING OF YEAR</b>	799,014	706,469	315,122	1,820,605
<b>CASH AT END OF YEAR</b>	\$817,048	\$719,047	\$295,056	\$1,820,605

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 9 - Supplemental Disclosures**

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

**Note 10 – Date of Management's Review**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through November 29, 2021, the date that the financial statements were available to be issued.

**Note 11 – 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 December 2020		Year Ended December 2019	
	Budget (Unaudited)	Actual	Budget (Unaudited)	Actual
<b>Repairs and maintenance</b>				
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>
<b>Utilities</b>				
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>
<b>Administration</b>				
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>
<b>Taxes and insurance</b>				
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>
<b>PCMD</b>				
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>
<b>GRAND TOTAL</b>	<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**

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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

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

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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

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

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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



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

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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

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

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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

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

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
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
<b>Total</b>	<b>0-27</b>	<b>\$941,858.43</b>	<b>\$1,300,000.00</b>
<b>Percent Funded</b>			<b>138.02%</b>