John J. Davis, CPA

DAVIS & ASSOCIATES

Stephen J. Minosky, CPA

Certified Public Accountants

www.johndaviscpa.com

September 10, 2021

The Board of Directors
Bramble Pointe at TwinEagles Residents' Association, Inc.
c/o Ken Bloom, Property Manager
11100 Bonita Beach Rd. SE
Bonita Springs, FL 34135

Mr. Bloom and Members of the Board,

We are pleased to confirm our understanding of the services we are to provide for Bramble Pointe at TwinEagles Residents' Association, Inc., for the year ended December 31, 2021.

We will perform a compilation engagement with respect to the financial statements Bramble Pointe at TwinEagles Residents' Association Inc., which comprise the balance sheet and the related statements of revenues, expenses, and changes in fund balance, and cash flows for the year ended December 31, 2021 and the related notes to the financial statements.

The required supplementary information about future major repairs and replacements of common property accompanying the compiled financial statements, although not a required 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 and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information will be subject to our compilation engagement. We will not audit or review the required supplementary information. We will not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

Our Responsibilities

The objective of our engagement is to:

1) Prepare financial statements in accordance with accounting principles generally accepted in the United States of America based on information provided by you and
2) apply accounting and financial reporting expertise to assist you in the presentation of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

We will conduct our compilation engagement in accordance with the Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services

Committee of the AICPA and comply with the AICPA's *Code of Professional Conduct*, including the ethical principles of integrity, objectivity, professional competence, and due care.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the financial statements.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

Your Responsibilities

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to assist you in the presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARS:

1) The selection of accounting principles generally accepted in the United States of America as the financial reporting framework to be applied in the preparation of the financial statements.
2) The preparation and fair presentation of financial statements in accordance with accounting principles generally accepted in the United States of America and the inclusion of all informative disclosures that are appropriate for accounting principles generally accepted in the United States of America, if applicable.
3) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements.
4) The prevention and detection of fraud.
5) To ensure that the Association complies with the laws and regulations applicable to its activities.
6) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement.
7) To provide us with—
    - access to all information of which you are aware is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
    - additional information that we may request from you for the purpose of the compilation engagement.
    - unrestricted access to persons within the Association of whom we determine it necessary to make inquiries.

You are responsible for all management decisions and responsibilities and for designating an individual with suitable skills, knowledge, and experience to oversee our preparation of your financial statements. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

Our Report

As part of our engagement, we will issue a report that will state that we did not audit or review the financial statements and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them. If, for any reason, we are unable to complete the compilation of your financial statements, we will not issue a report on such statements as a result of this engagement.

You agree to include our accountant's compilation report in any document containing financial statements that indicates that we have performed a compilation engagement on such financial statements and, prior to the inclusion of the report, to ask our permission to do so.

Preparation of 2020 Income Tax Return

The required Form 1120-H tax return will be prepared as a part of completing our compilation procedures.

The return may be selected for review by the taxing authorities. In the event of an audit, you may be requested to produce documents, records, or other evidence to substantiate the items of income and deduction shown on a tax return. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of a tax examination, we will be available, upon request, to represent you. However, such additional services are not included in our fees for preparation of the tax return.

General Matters

Steve Minosky is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We will begin the compilation of the Association's financial statements on or about January 10, 2022 and will complete the engagement within 90 days of receiving adjusted financials from management. We will prepare a draft of financial statements for review by the property manager and management of the Association.

Our report on the compiled financial statements will be released after the financial statement drafts have been approved and any requested meeting with the board has been completed.

Fees

Our fees for the compilation and tax services will be $1,970. Our fee estimates are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the compilation. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. You will also be billed for out-of-pocket costs such as report production, word processing, postage, travel, meetings, etc.

Our invoice for services will be $900 upon acceptance of the engagement letter with the balance due upon presentation of draft financial statements.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

We appreciate the opportunity to be of service to the Association and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign a copy of this letter and return it to us.

Very Truly Yours,

Davis & Associates

Davis & Associates

This letter correctly sets forth the understanding of Bramble Pointe at TwinEagles Residents' Association, Inc.

Signature _____

Title: Property Manager

Date: 10.7.2021