



August 31, 2021

Lancaster at Kings Ridge Neighborhood Association, Inc.  
c/o Blue Water Community Management, Inc.  
4735 Old Canoe Creek Rd  
St. Cloud, FL 34769

This letter is to confirm our understanding of the terms and objectives we will provide as accountants for Lancaster at Kings Ridge Neighborhood Association, Inc.

We will prepare the federal form 1120-H (standard homeowners' association return) and state income tax returns for Lancaster at Kings Ridge Neighborhood Association, Inc. for the year ending December 31, 2021. If, however, the Association can significantly reduce its income tax liability by filing an 1120 (full corporate return), we will discuss the additional fees for this service before proceeding.

We have not included the preparation of financial statements or other specific matters for Lancaster at Kings Ridge Neighborhood Association, Inc. However, we will be available to prepare financial statements which you may require or other matters which you desire, as you request them and will issue a separate letter to cover those services at that time.

Our engagement cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations that may exist. However, we will inform you of any such matters that come to our attention.

Our fees for these services will be based on our standard billing rates and billed to you when the work is completed. Our fees for these services will be \$250

If this letter correctly expresses our understanding, we would appreciate your signing the enclosed copy where indicated, and returning it to us.

Very truly yours,

Arrington & Mapili CPAs, LLC  
Certified Public Accountants

ACCEPTED: Lancaster at Kings Ridge Neighborhood Association, Inc.

DATE: 11/8/2021

TITLE: Treasurer