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September 11, 2022

The Board of Directors

The Anchorage on the St Lucie Condominium Association, Inc.

RE: 2022 Audit Report and Tax Preparation

This letter confirms our understanding of our engagement to audit the financial statements of The Anchorage on the St Lucie Condominium Association, Inc. as of and for the year ended December 31, 2022, including our responsibility as auditors, management's responsibilities, and the nature and limitations of the engagement.

The objective and scope of the audit

We will audit the financial statements of The Anchorage on the St Lucie Condominium Association, Inc., which comprise the balance sheet as of December 31, 2022, and the related statements of revenues and expenses and changes in fund balances, and cash flows for the year then ended and the related notes to the financial statements. You have informed us that your financial statements will include supplementary information about future repairs and replacements required by the American Institute of Certified Public Accountants. The supplemental information accompanying the basic financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on the financial statements,

The responsibilities of the auditor

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Those standards require that we plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free from material misstatement, whether caused by error or fraud.

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.

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.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Our responsibility as auditors are limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of certain assets and liabilities by correspondence with selected customers, creditors, financial institutions, and attorneys.

Our audit will include obtaining an understanding of the Association and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, we are responsible for communicating to you and those charged with governance any internal control related matters that are required to be communicated under Statements of Auditing Standards.

Gerald Jackson Jr., CPA is the engagement partner responsible for supervising the engagement and signing the report.

We will also prepare the Association's income tax returns as required for the year ended December 31, 2022.

Our engagement may include other nonattest services such as proposing standard, adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing all nonattest services and the impact they have on the financial statements.

Our professional standards require that we remain independent with respect to our audit clients, including those situations when we also provide nonattest services, such as those identified above. As a result, you

accept the responsibilities set forth below related to our performance of nonattest service as a part of this management:

- Assume all management responsibilities.
- Oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience.
- Evaluate the adequacy and results of the services performed.
- Accept responsibility for the results of the services.

It is our understanding that the Association's treasurer who understands the services to be performed sufficiently to satisfy management's responsibilities for oversight related to the nonattest service(s) has been designated by the Association's to oversee the nonattest services. If any issues or concerns in this area arise during the course of our engagement, we will discuss them with you prior to continuing with the engagement.

Limitations of the Audit

Because of the inherent limitations of an audit, with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

An audit of financial statements includes consideration of internal control relevant to the entity's preparation and fair presentation of the financial statements to design audit procedures that are appropriate in the circumstances but not for expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Our audit cannot be relied upon to disclose all errors, fraud, or noncompliance with laws and regulations that may exist. However, we will inform the Association of any material errors, fraud, or noncompliance with laws and regulations that come to our attention, unless they are clearly inconsequential.

The responsibilities of management and identification of the applicable financial reporting framework

Our audit will be conducted on the basis that the Board of Directors acknowledge and understand that they have responsibility for:

- Preparation and fair presentation of the financial statements in accordance with U.S. GAAP.

- 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.
- Providing us with:
 - Access to all information of which management is aware that 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 management for the audit.
 - Unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence.
- Making all financial records and related information available to us.
- The Association's financial statements and the selection and application of accounting policies.
- Establishing and maintaining effective internal controls over financial reporting.
- Designing and implementing programs and controls to prevent and detect fraud.
- Identifying and ensuring that the Association complies with the laws and regulations applicable to its activities.
- Adjusting the financial statements to correct material misstatements and affirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.
- Informing us about all known or suspected fraud affecting the Association involving (a) management, (b) employees who have significant roles in internal control, and (c) others, where the fraud could have a material effect on the financial statements.
- Informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from employees, former employees, regulators, or others.
- Informing us of any events occurring subsequent to the financial statement date and prior to our report date that may affect the financial statements or the related disclosures thereto.
- Informing us of any subsequent discovery of facts that may have existed as of the date of our auditors' report that may have affected the financial statements or the related disclosures thereto.
- Confirming your understanding of these responsibilities as defined in this letter to us in your management representation letter.

You are responsible for performing all management functions; for designating an individual at the association, with suitable skill, knowledge, or experience to oversee tax preparation services and any other nonattest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.

At the conclusion of the engagement, we will request from the Board of Directors written confirmation concerning representations made to us in connection with the audit.

Management is responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole.

Other relevant information

We expect to begin our audit on approximately February 25, 2023. Our fees for these services will be \$3,700.00, which includes income tax preparation.

Reporting

We will issue a written report upon completion of our audit of the Association's financial statements. Our report will be addressed to the board of directors of the Association. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement. Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements, including our respective responsibilities.

Sincerely yours,

Gerald Jackson Jr

Accepted: _____

Name, Title and Association

9-19-22

Date