

**TRAVERSE MOUNTAIN MASTER
OWNERS ASSOCIATION, INC.**

AUDIT OF FINANCIAL STATEMENTS

December 31, 2020

together with

REPORT OF INDEPENDENT AUDITORS

TRAVERSE MOUNTAIN MASTER OWNERS ASSOCIATION, INC.

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REPORT OF INDEPENDENT AUDITORS

To the Board of Directors and Members
Traverse Mountain Master Owners Association, Inc.

We have audited the accompanying financial statements of Traverse Mountain Master Owners Association, Inc. (the Association), 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 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 unqualified opinion in our report dated October 14, 2025.

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.

To the Board of Directors
Traverse Mountain Master Owners Association, Inc.
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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 the Association as of December 31, 2020, and the results of its operations and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Other

Management has omitted required supplementary information regarding future major repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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. Our opinion on the basic financial statements is not affected by the missing information.

Mellor and Associates, PLLC

Mellor & Associates,
PLLC Salt Lake City, Utah
January 14th, 2026

FINANCIAL STATEMENTS

Traverse Mountain Master Owners Association, Inc.

Balance Sheet

For the Year Ended December 31, 2020

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ASSETS

	2020						2019
	Operating Fund	Community Activities Fund	Capital Projects Fund	Reserve Fund	Pool/Clubhouse Fund	Total	Totals for Comparative Purposes Only
Cash	\$ 298,380	\$ 72,750	\$ 561,536	\$ 460,803	\$ 29,343	\$ 1,422,812	\$ 1,026,560
Restricted cash	30,066	-	-	-	-	30,066	40,774
Receivable from members, net	29,904	-	-	-	-	29,904	36,761
Interfund receivable	-	-	109,200	54,600	-	163,800	-
Common property, net	43,083	-	-	-	-	43,083	57,530
Total Assets	\$ 401,433	\$ 72,750	\$ 670,736	\$ 515,403	\$ 29,343	\$ 1,689,665	\$ 1,161,625

LIABILITIES AND FUND BALANCES

Liabilities

Accounts payable	\$ 31,063	\$ -	\$ -	\$ -	\$ -	\$ 31,063	\$ 22,252
Interfund payable	-	163,800	-	-	-	163,800	-
Deposits payable	30,175	-	-	-	24,787	54,962	66,357
Deferred revenue	104,651	-	-	-	-	104,651	92,613
Debt (See Note E)	-	-	2,541,960	-	-	2,541,960	2,831,850
Total Liabilities	165,889	163,800	2,541,960	-	24,787	2,896,436	3,013,072
Fund Balances	235,544	(91,050)	(1,871,224)	515,403	4,556	(1,206,771)	(1,851,447)
Total Liabilities and Fund Balances	\$ 401,433	\$ 72,750	\$ 670,736	\$ 515,403	\$ 29,343	\$ 1,689,665	\$ 1,161,625

The accompanying notes are an integral part of these financial statements.

Traverse Mountain Master Owners Association, Inc.

Statement of Revenues, Expenses and Changes in Fund Balances

For the Year Ended December 31, 2020

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	2020						2019
	Operating Fund	Community Activities Fund	Capital Projects Fund	Reserve Fund	Pool/Clubhouse Fund	Total	Totals for Comparative Purposes Only
Revenues							
Member assessments, net	2,165,515	\$ -	\$ -	\$ -	\$ -	\$ 2,165,515	1,844,381
Clubhouse income	-	-	-	-	42,555	42,555	89,621
Community enhancement fees	-	54,600	109,200	54,600	-	218,400	162,000
Late fees	21,576	-	-	-	-	21,576	16,235
Miscellaneous income	4,510	-	-	-	-	4,510	20,241
Park fees	-	-	60,722	-	-	60,722	138,491
Set up fees	70,202	-	-	-	-	70,202	47,144
Violation fee income	940	-	-	-	-	940	73,369
Interest income	704	-	-	-	-	704	803
Total Revenues	<u>2,263,447</u>	<u>54,600</u>	<u>169,922</u>	<u>54,600</u>	<u>42,555</u>	<u>2,585,124</u>	<u>2,392,285</u>
Expenses							
Administrative	32,055	-	-	-	-	32,055	46,249
Bad debt (recovery) expense	(13,335)	-	-	-	-	(13,335)	(2,224)
Capital projects	-	-	156,059	-	-	156,059	325,843
Community activities	-	13,080	-	-	-	13,080	49,564
Depreciation	14,447	-	-	-	-	14,447	14,210
Insurance	41,954	-	-	-	-	41,954	33,421
Interest expense	195,756	-	-	-	-	195,756	215,694
Miscellaneous	9,748	-	-	-	-	9,748	8,595
Payroll	671,753	-	-	-	-	671,753	665,137
Professional fees	30,672	-	-	-	-	30,672	27,857
Repairs and maintenance	352,965	-	-	-	-	352,965	258,832
Reserve expenses	-	-	-	17,436	-	17,436	134,991
Utilities	43,809	-	-	-	-	43,809	34,276
Pool/Clubhouse expenses	-	-	-	-	374,049	374,049	402,550
Total Expenses	<u>1,379,824</u>	<u>13,080</u>	<u>156,059</u>	<u>17,436</u>	<u>374,049</u>	<u>1,940,448</u>	<u>2,214,995</u>
Excess (deficiency) of revenues over expenses	883,623	41,520	13,863	37,164	(331,494)	644,676	177,290
Interfund transfers	(1,031,893)	(189,804)	683,873	209,378	328,446	-	-
Beginning Fund Balances	<u>383,814</u>	<u>57,234</u>	<u>(2,568,960)</u>	<u>268,861</u>	<u>7,604</u>	<u>(1,851,447)</u>	<u>(2,028,737)</u>
Ending Fund Balances	<u>\$ 235,544</u>	<u>\$ (91,050)</u>	<u>\$ (1,871,224)</u>	<u>\$ 515,403</u>	<u>\$ 4,556</u>	<u>\$ (1,206,771)</u>	<u>\$ (1,851,447)</u>

The accompanying notes are an integral part of these financial statements.

Traverse Mountain Master Owners Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2020

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	2020						2019
	Operating Fund	Community Activities Fund	Capital Projects Fund	Reserve Fund	Pool/Clubhouse Fund	Total	Total for Comparative Purposes Only
Operating Activities							
Excess (deficiency) of revenues over expenses	\$ 883,623	\$ 41,520	\$ 13,863	\$ 37,164	\$ (331,494)	\$ 644,676	\$ 177,290
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:							
Depreciation	14,447	-	-	-	-	14,447	14,210
Capital project expenses	-	-	-	-	-	-	-
Decrease (increase) in assets:							
Assessments receivable	6,857	-	-	-	-	6,857	(15,713)
Other receivable	-						
Interfund payable/receivable	179,099	189,566	(352,581)	(27,560)	11,476	-	-
(Decrease) increase in liabilities:							
Accounts payable	8,811	-	-	-	-	8,811	8,661
Deposits payable	(10,725)	-	-	-	(670)	(11,395)	(3,422)
Deferred revenue	12,038	-	-	-	-	12,038	36,676
Net cash provided by (used for) operating activities:	1,094,150	231,086	(338,718)	9,604	(320,688)	675,434	217,702
Investing Activities							
Payments to purchase common property	-	-	-	-	-	-	(35,228)
Net cash used for investing activities	-	-	-	-	-	-	(35,228)

The accompanying notes are an integral part of these financial statements.

Traverse Mountain Master Owners Association, Inc.

Statement of Cash Flows (Continued)

For the Year Ended December 31, 2020

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	2020						2019
	Operating Fund	Community Activities Fund	Capital Projects Fund	Reserve Fund	Pool/Clubhouse Fund	Total	Total for Comparative Purposes Only
Financing Activities							
Issuance of note payable	-	-	(289,890)	-	-	(289,890)	58,124
Principle payments on notes payable	-	-	-	-	-	-	(469,083)
Interfund transfers	(1,031,893)	(189,804)	683,873	209,378	328,446	-	-
Net cash (used for) provided by financing activities	(1,031,893)	(189,804)	393,983	209,378	328,446	(289,890)	(410,959)
Net increase (decrease) in cash	62,257	41,282	55,265	218,982	7,758	385,544	(228,485)
Cash at beginning of year	266,189	31,468	506,271	241,821	21,585	1,067,334	1,295,819
Cash at end of year	<u>\$ 328,446</u>	<u>\$ 72,750</u>	<u>\$ 561,536</u>	<u>\$ 460,803</u>	<u>\$ 29,343</u>	<u>\$ 1,452,878</u>	<u>\$ 1,067,334</u>
Cash	298,380	72,750	561,536	460,803	29,343	1,422,812	1,026,560
Restricted cash	<u>30,066</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,066</u>	<u>40,774</u>
	<u>\$ 328,446</u>	<u>\$ 72,750</u>	<u>\$ 561,536</u>	<u>\$ 460,803</u>	<u>\$ 29,343</u>	<u>\$ 1,452,878</u>	<u>\$ 1,067,334</u>

Supplemental Disclosures of Cash Flow Information

Cash paid during the year for:

Income taxes

Interest

	2020	2019
Income taxes	\$ -	\$ -
Interest	\$ 195,756	\$ 215,694

The accompanying notes are an integral part of these financial statements.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows:

1. Business Activity

Traverse Mountain Master Owners Association, Inc. (the Association) was organized in 2002 as a not-for-profit corporation to function as the master property owners association for a 2,771 acre planned community located in Lehi, Utah. At full development, it is anticipated that the Association will collectively govern several neighborhoods, subdivisions, condominium developments, townhouse developments, planned unit developments, and certain recreational areas. As of December 31, 2018, the Association consisted of 2,465 units.

2. Fund Accounting

The Association's governing documents provide certain guidelines for conducting 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:

- a) *Operating Fund* – used to account for financial resources available for the general operations of the Association.
- b) *Community Activities Fund* – used to accumulate financial resources designated for community activities and events.
- c) *Capital Projects Fund* – used to accumulate financial resources designated for additions to and improvements of common property.
- d) *Reserve Fund* – used to accumulate financial resources designated for future major repairs and replacements of common property.
- e) *Pool/Clubhouse Fund* – used to accumulate financial resources designated for the operations of the pool and the clubhouse.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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.

4. Basic Member Assessments

Each year a basic member assessment is determined based on advance estimates of the Association's expenses for maintenance and operation of common areas. Such estimated expenses may include expenses of management, property taxes, insurance premiums, repairs and maintenance, wages, utilities, legal and accounting fees, deficits remaining from previous periods (if any), creation of an adequate contingency reserve, creation of an adequate reserve fund, and any other expenses and liabilities allowed by the governing documents.

5. Special Member Assessments

In addition to the basic member assessment, the Association may levy special assessments at any time upon the affirmative vote of a majority of the neighborhood representatives. These assessments may be used for construction, reconstruction, repair or replacement and capital improvements, or other extraordinary expenses incurred by the Association. For the year ended December 31, 2020, there were no special assessments that were assessed the Association's members.

6. Community Enhancement Fees

The Association charges a community enhancement fee for all unit ownership transfers. These assessments may be used for construction, reconstruction, repair or replacement and capital improvements, or other extraordinary expenses incurred by the Association.

7. Fair Value of Financial Instruments

The Association's financial instruments consist of cash, receivables, prepaids and other receivables, payables and accruals. The carrying amount of cash, receivables, prepaids and other receivables, payables and accruals approximates fair value because of the short-term nature of these items. The carrying amount of notes payable approximates fair value as the payables bear interest at market rates.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

8. Common Property

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements. Those properties are owned by the individual members in common and not by the Association. The Association's policy for recognizing common property as assets in its balance sheet is to recognize the cost of common personal property, which it owns in excess of \$1,000.

Maintenance, repairs, and renewals, which neither materially add to the value of the property nor appreciably prolong its life, are charged to expense as incurred. Capitalized common property purchased with Reserve Fund monies is shown as a transfer from the Reserve Fund to the Operating Fund in the statement of revenues, expenses and changes in fund balances. This property is recorded as an asset on the Operating Fund balance sheet and is depreciated over its estimated useful life on a straight-line basis. The Association is responsible for the preservation and maintenance of common property.

9. Cash and Cash Equivalents

The Association considers all short-term instruments with an original maturity of three months or less when purchased to be cash equivalents.

10. Receivable from Members and Allowance for Bad Debt

As of December 31, 2020, the Association had recorded \$43,139 in assessments receivable for which an allowance for uncollectible accounts of \$13,235 has been recorded. Assessments receivable represent delinquent assessments from homeowners. The Association's policy is to levy against any assessment account which is not paid in full as of thirty days from its due date and a late fee in the amount of \$10 is assessed. Each additional 30 thirty days delinquency is assessed a late fee in the amount of \$40. The Association also retains legal counsel and places liens on the properties of members whose assessments are one hundred-ten days or more delinquent. The Association charges off uncollectible accounts when management estimates no possibility of collecting the related receivable.

11. Income Taxes

As of December 31, 2020, the Association has elected to file its income tax return as a homeowners' association in accordance with code section 528 of the internal revenue code. Under that section, the Association excludes from taxation exempt function income, which generally consists of revenues from uniform assessments from members.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

11. Income Taxes (Continued)

The Association utilizes the liability method of accounting for income taxes. Under the liability method, deferred tax assets and liabilities are provided based on the difference between the financial statements and tax bases of assets and liabilities as measured by the currently enacted tax rates in effect for the years in which these differences are expected to reverse. Deferred tax expense or benefit is the result of changes in deferred tax assets and liabilities. Because there is no material difference between the financial accounting and tax bases of the Association's assets and liabilities, the Association has not recorded any deferred tax assets or liabilities.

12. Deferred Revenue

Assessments are billed to the members in advance of the period in which the expenses are to be incurred. Those assessments received in advance of the period of expense are shown in the accompanying financial statements as deferred revenue. Assessments are recognized as revenue as they are earned throughout the year. As of December 31, 2020, deferred revenue totaled \$104,651.

13. Financial Statement Presentation

The accounting and reporting policies of the Association conform with accounting principles generally accepted in the United States of America and with general practices in the Common Interest Realty Association industry.

14. Concentration of Credit Risk

The Association maintains cash balances at one financial institution. The Federal Deposit Insurance Corporation (FDIC) insures accounts at each bank for up to \$250,000. As of December 31, 2020, the Association had deposits of \$952, 878 in excess of FDIC insured limits. The Association has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

15. Comparative Totals for 2019

The 2019 total columns are for comparison only. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America; accordingly, such information should be read in conjunction with the Association's financial statements for the year ended December 31, 2019, from which the summarized information was derived.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

16. Interfund Transactions

As of the date of this report, transfers of funds from the operating fund to the community activities, capital projects, reserve, and pool/clubhouse funds totaled \$1,031,893.

NOTE B – FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require that funds be accumulated for future major repairs and replacements. The purpose of annual assessments is to provide the working capital necessary to meet the Association's annual operating expenses and to maintain a reserve for repair or replacement of the general common elements of the Association. Accumulated funds are held in separate bank accounts and generally are not available for expenditures for normal operations.

The Association's board authorized HOA Consultants to complete a reserve study in March of 2011 for the period of January 1, 2010 through December 31, 2010, to estimate the remaining useful lives and the replacement costs of the components of common property. The Association's board has not updated the reserve study for the period of January 1, 2020 through December 31, 2020. Accordingly, required supplementary information regarding future major repairs and replacements is not presented. However, the Association has budgeted for \$27,000 in reserve fund contributions from community enhancement fees in 2020. Actual expenditures and interest income may vary from the current estimates and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments or delay major repairs and replacements until funds are available. As of the date of this report, management was in the process of obtaining an updated reserve study.

NOTE C – RESTRICTED CASH

The Association collects damage deposits when any new homeowner is required to repair, construct or update any part of the homeowner's property. The deposit amount varies based on the work to be performed. The Association collects the deposit and approves the work to be performed. Upon completion of the work, the Association inspects the surrounding common property for any damage. Upon approval from management, the Association refunds the deposit to the homeowner. These deposits are maintained in a separate bank account and are shown as restricted cash and deposits payable on the balance sheet.

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE D – COMMON PROPERTY

Common property at December 31, 2020 consists of equipment and furnishings owned by the Association for the use and benefit of the Association's members. Equipment and furnishings are depreciated on a straight-line basis over periods of three to twenty years.

Equipment and furnishings	\$	238,000
Accumulated depreciation		(194,917)
	\$	<u>43,083</u>

Depreciation expense for the year ended December 31, 2018 was \$14,447.

NOTE E – DEBT

In March of 2015, the Association obtained a \$4,400,000 promissory note with a financial institution for the construction of a new clubhouse and recreation facility (“Vista Ridge Park”) on the common property of the Association. The promissory note bears interest at prime plus 3.00% (7.2% as of December 31, 2019). The monthly payment amount is \$41,677 and will continue until March 15, 2030, unless the lender demands satisfaction of full payment. During the year ended December 31, 2019, principal payments of \$469,083 were made on the note. The balance of the promissory note as of December 31, 2019 was \$2,831,850.

During the year ended December 31, 2019, the Association obtained a short-term loan TOTALING \$58,124 for the purpose of buying gym equipment. The note bears interest at 7.2% with monthly payments of \$2,614. The note was paid in full as of October 2020. Aggregate maturities of debt are summarized as follows:

	Principal
2017	\$ 278,207
2018	280,124
2019	287,341
2020	308,726
2021	331,703
Thereafter	<u>1,345,749</u>
Total	<u>\$ 2,541,960</u>

Traverse Mountain Master Owners Association, Inc.

Notes to Financial Statements

For the Year Ended December 31, 2020

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NOTE E – DEBT (CONTINUED)

As stated in note A, common property including real property such as the clubhouse and recreational facility building are not capitalized and recorded in the Association's financial statements. The deficit equity balance shown on the balance sheet on Page 4 in the Capital Projects Fund is a result of this property being expensed and the outstanding debt being recorded as a liability. The deficit equity balance is expected to decrease as the debt payments are financed by using member assessments determined by the Board of Directors.

NOTE F – ACCOUNTING FOR UNCERTAIN TAX POSITIONS

The Association adopted ASC 740-10-25, Income Taxes - Overall-Recognition, which provides criteria for the recognition, measurement, presentation and disclosure of uncertain tax positions. The Association must recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by the taxing authorities, based on the technical merits of the position. The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate resolution. The Association did not recognize any additional liabilities for uncertain tax positions as a result of the implementation of ASC 740-10-25. The Association is no longer subject to U.S. federal, state, and local, or non-U.S. income tax examinations by tax authorities for years before 2017.

NOTE G – SUBSEQUENT EVENTS

In accordance with FASB Accounting Standards Codification 855, Subsequent Events, the Company has evaluated subsequent events through January 14th, 2026 which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of January 14th, 2026, have been incorporated into these financial statements.