

PONDEROSA CONDOMINIUMS ASSOCIATION

FINANCIAL STATEMENTS

DECEMBER 31, 2019

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Ponderosa Condominiums Association
Mt. Crested Butte, Colorado

We have audited the accompanying financial statements of Ponderosa Condominiums Association, which comprise the balance sheet as of December 31, 2019, 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.

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 Ponderosa Condominiums Association as of December 31, 2019, 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.

McNurlin, Hitchcock & Associates, P.C.

McNurlin, Hitchcock & Associates, P.C.
Lakewood, Colorado
April 7, 2020

PONDEROSA CONDOMINIUMS ASSOCIATION

Balance Sheet
December 31, 2019

	Operating Fund	Replacement Fund	(Memo only) Total
ASSETS			
Current Assets			
Cash and cash equivalents	\$ 18,067	\$ 33,568	\$ 51,635
Assessments receivable	72	-	72
Prepaid expenses	648	-	648
Due from Replacement Fund	3,479	-	3,479
Total Current Assets	<u>22,266</u>	<u>33,568</u>	<u>55,834</u>
TOTAL ASSETS	<u>\$ 22,266</u>	<u>\$ 33,568</u>	<u>\$ 55,834</u>
LIABILITIES AND FUND BALANCES			
Current Liabilities			
Accounts payable	\$ 9,107	\$ -	\$ 9,107
Prepaid assessments	1,050	-	1,050
Due to Operating Fund	-	3,479	3,479
Total Current Liabilities	<u>10,157</u>	<u>3,479</u>	<u>13,636</u>
FUND BALANCES	<u>12,109</u>	<u>30,089</u>	<u>42,198</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 22,266</u>	<u>\$ 33,568</u>	<u>\$ 55,834</u>

See the accompanying notes to the financial statements and independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION
Statement of Revenues, Expenses and Changes in Fund Balances
Year Ended December 31, 2019

	Operating Fund	Replacement Fund	(Memo only) Total
REVENUES			
Member assessments	\$ 104,760	\$ 8,640	\$ 113,400
Special assessments	-	41,400	41,400
Late fees	726	-	726
Interest income	-	68	68
Miscellaneous income	424	-	424
Total Revenues	<u>105,910</u>	<u>50,108</u>	<u>156,018</u>
EXPENSES			
Cable television	5,777	-	5,777
Chimney cleaning	1,080	-	1,080
Contract labor	2,792	-	2,792
Electricity	3,523	-	3,523
Fire protection	1,585	-	1,585
Grounds	797	-	797
Legal fees	45	-	45
Miscellaneous	150	-	150
Hot tub maintenance and supplies	956	-	956
Insurance	16,135	-	16,135
Internet	5,605	-	5,605
Maintenance supplies	100	-	100
Management fees	34,800	-	34,800
Professional fees	3,350	-	3,350
Snow removal	6,275	-	6,275
Trash removal	1,807	-	1,807
Water and sanitation	19,393	-	19,393
Capital expenses	-	79,963	79,963
Total Expenses	<u>104,170</u>	<u>79,963</u>	<u>184,133</u>
REVENUES OVER (UNDER) EXPENSES	1,740	(29,855)	(28,115)
BEGINNING FUND BALANCES	10,369	59,944	70,313
ENDING FUND BALANCES	<u>\$ 12,109</u>	<u>\$ 30,089</u>	<u>\$ 42,198</u>

See the accompanying notes to the financial statements and independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION

Statement of Cash Flows
Year Ended December 31, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>(Memo only) Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES:			
Revenues over (under) expenses	\$ 1,740	\$ (29,855)	\$ (28,115)
Adjustments to reconcile revenues over (under) expenses to cash provided by (used in) operating activities:			
(Increase) decrease in assets:			
Assessments receivable	7,267	-	7,267
Due from Replacement Fund	(3,479)	2,999	(480)
Increase (decrease) in liabilities:			
Accounts payable	5,485	-	5,485
Prepaid assessments	100	-	100
Due to Operating Fund	(2,999)	3,479	480
Net cash provided by (used in) operating activities	<u>8,114</u>	<u>(23,377)</u>	<u>(15,263)</u>
Net increase (decrease) in cash and cash equivalents	8,114	(23,377)	(15,263)
Cash and cash equivalents, beginning of year	<u>9,953</u>	<u>56,945</u>	<u>66,898</u>
Cash and cash equivalents, end of year	<u><u>\$ 18,067</u></u>	<u><u>\$ 33,568</u></u>	<u><u>\$ 51,635</u></u>
 SUPPLEMENTAL INFORMATION:			
Cash paid for interest			<u><u>\$ -</u></u>
Cash paid for income taxes			<u><u>\$ -</u></u>

See the accompanying notes to the financial statements and independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION

Notes to the Financial Statements

December 31, 2019

Note 1 NATURE OF ORGANIZATION

Ponderosa Condominiums Association (the "Association") is a statutory condominium association organized as a non-profit corporation incorporated in the state of Colorado in December 1979. The Association is responsible for the operation and maintenance of the common property of Ponderosa Condominiums Association, an 18-unit residential condominium complex in Mt. Crested Butte, Colorado.

Note 2 DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated subsequent events and transactions for potential required recognition or disclosure through the date on the audit report.

Note 3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("US GAAP"). Revenues are recognized when earned and expenses are recognized when the product or service has been received and the liability incurred.

Fund Accounting

In accordance with US GAAP, the Association uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the Operating Fund are generally at the discretion of the Board of Directors and property manager. Disbursements from the Replacement Fund generally may be made for designated purposes. 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 operation of the Association.

Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs, replacements and acquisitions.

Estimates

The preparation of financial statements in conformity with US GAAP 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.

See accompanying independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION

Notes to the Financial Statements

December 31, 2019

Note 3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisition, and major repairs and replacement. The Board of Directors determines the annual budget and the assessment of owners. The Association retains excess operating funds at the end of the operating year, if any, for use in future operating periods. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association has the right to enforce the collection of assessments by placing a lien on the underlying title to the property. As such, there is no allowance for uncollectible accounts at December 31, 2019.

Prepaid Assessments

Prepaid assessments are subsequent year's member assessments received prior to the current year end.

Collection Policy

Monthly installments are due by the last day of the calendar month in which billed. Any assessment not paid by the last day of the month billed shall be charged a late fee of \$25 or 1.5% per month, whichever is greater. A first notice is sent when the balance becomes 30 days delinquent. A second notice is sent when the balance is 60 days delinquent which includes notice of intent to file a lien and the possibility that the account will be turned over to a collection agency if the delinquency is not cured within 30 days. Once an account delinquency exceeds 6 months, and a payment plan has not been entered into or failed to be followed, the Board may formally resolve for the Association's lien to foreclose.

Cash and Cash Equivalents

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

Recognition of Assets and Depreciation Policy

Real property and common areas acquired from the developer and related improvements to such property is owned by the individual unit owners in common and not by the Association. Accordingly, these assets are not recorded on the Association's financial statements. Common property includes the building and all related components, outside walkways, furniture and landscaping, etc.

See accompanying independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION

Notes to the Financial Statements

December 31, 2019

Note 4 MANAGING CONTRACT

Crested Butte Condominium Management manages the Association's daily operations on a three-year contract that was in effect through December 31, 2018. The contract has been renewed through 2020. The contracted management fee paid for the year ended December 31, 2019, was \$34,800. Portions of the expenses incurred by the Association are paid directly to Crested Butte Condominium Management for current operations and maintenance fees. Fees paid to management regarding other operational expenses for the year ended December 31, 2019, totaled \$401.

Note 5 SPECIAL ASSESSMENTS

In December 2012, the Board voted to levy a special assessment in the amount of \$500 per unit due in July of 2013, and in each July thereafter through 2017 for a total of \$2,500 per unit. The special assessment was used to increase reserves in the Association's Replacement Fund. During 2017 the board voted to extend the special assessment levy for another 5 years. The board also levied a one-time special assessment in the amount of \$32,400 for a retaining wall renovation as a part of their capital plan. Special assessments totaled \$41,400 for year ended December 31, 2019.

Note 6 INCOME TAXES

Homeowner associations may be taxed as regular corporations, subject to the provisions of the Internal Revenue Code Section 277, or as homeowner associations subject to Internal Revenue Code Section 528. For the year ended December 31, 2019, the Association elected to be taxed as a homeowner association and filled form 1120-H. As a homeowner association, exempt function income is not taxable. Nonexempt function income less nonexempt function expenses are taxable if it exceeds \$100. The Association did not report taxable income for the year ended December 31, 2019.

The standards on accounting for uncertainty in income taxes addresses the determination of whether tax benefits claimed or expected to be claimed on a tax return should be recorded in the financial statements. Under that guidance, the Association may 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 taxing authorities based on the technical merits of the position. Examples of tax positions include deciding on an allocation of income and expenses between member and nonmember activities and deciding whether to file Form 1120 or Form 1120-H. 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 percent likelihood of being realized upon ultimate settlement. The Association has assessed its tax positions for all open tax years and has concluded that there are currently no significant unrecognized tax benefits or liabilities to be recognized. As of December 31, 2019, the Association's tax years for 2016, 2017 and 2018 are open to examination by taxing authorities.

As of December 31, 2019, the Association has a deferred tax asset of approximately \$1,944, which does not expire. However, the Association has established a valuation allowance against the deferred tax assets, resulting in no effect on the accompanying financial statements.

See accompanying independent auditors' report.

PONDEROSA CONDOMINIUMS ASSOCIATION

Notes to the Financial Statements

December 31, 2019

Note 7 FUTURE MAJOR REPAIRS

The Association's governing documents do not require that funds be accumulated for future major repairs and replacements. During the year ended December 31, 2019, the Association received \$8,640 in reserve assessments designated for future repairs and replacements. The Association spent \$79,963 from the Replacement Fund, primarily to repave and stripe parking lots, and to rebuild the front steps of a building. The Association also received special assessments to fund capital projects and accumulated reserve funds (See Note 5).

The Association has conducted an informal study in 2019 to estimate the remaining useful lives and replacement costs of the components of common property and current estimates of costs of major future repairs and replacements. Funds are being accumulated in the Replacement Fund, based on estimates of future needs for repairs and replacements. Actual expenditures may vary from these estimates, and the variations may be material. Therefore, amounts accumulated in the Replacement 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, pass special assessments, borrow funds, or delay major repairs and replacements until funds are available. The effect on future assessments has not been determined.

See accompanying independent auditors' report.

SUPPLEMENTAL INFORMATION

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**INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTAL INFORMATION**

Board of Directors
Ponderosa Condominiums Association
Mt. Crested Butte, Colorado

We have audited the financial statements of Ponderosa Condominiums Association as of and for the year ended December 31, 2019, and our report thereon dated April 7, 2020, which expressed an unmodified opinion on those financial statements, appears on page 1. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The statement of revenues and expenses-budget versus actual, which is the responsibility of the Association's management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to auditing procedures applied in the audit of the financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Accounting principles generally accepted in the United States of America require that supplemental 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, 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. 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.

McNurlin, Hitchcock & Associates, P.C.

McNurlin, Hitchcock & Associates, P.C.
Lakewood, Colorado
April 7, 2020

PONDEROSA CONDOMINIUMS ASSOCIATION
Statement of Revenues and Expenses - Budget Versus Actual (Non-GAAP)
Year Ended December 31, 2019

	Unaudited Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Member assessments	\$ 122,400	\$ 113,400	\$ (9,000)
Special assessments	32,400	41,400	9,000
Late fees	600	726	126
Interest income	60	68	8
Miscellaneous income	-	424	424
Total Revenues	<u>155,460</u>	<u>156,018</u>	<u>558</u>
EXPENSES			
Cable television	5,736	5,777	(41)
Chimney cleaning	800	1,080	(280)
Contract labor	3,500	2,792	708
Electricity	3,650	3,523	127
Fire protection	1,440	1,585	(145)
Grounds	1,150	797	353
Legal fees	50	45	5
Miscellaneous	110	150	(40)
Painting projects	100	-	100
Hot tub maintenance and supplies	1,400	956	444
Insurance	15,816	16,135	(319)
Internet	5,415	5,605	(190)
Maintenance supplies	450	100	350
Management fees	34,800	34,800	-
Professional fees	3,850	3,350	500
Snow removal	4,500	6,275	(1,775)
Trash removal	1,840	1,807	33
Water and sanitation	19,587	19,393	194
Capital expenses	91,606	79,963	11,643
Total Expenses	<u>195,800</u>	<u>184,133</u>	<u>11,667</u>
REVENUES OVER (UNDER) EXPENSES	<u>\$ (40,340)</u>	<u>\$ (28,115)</u>	<u>\$ 12,225</u>

See accompanying independent auditors' report on supplemental information.

PONDEROSA CONDOMINIUMS ASSOCIATION

Supplemental Information on Future Major Repairs and Replacements (Compiled)
December 31, 2019

The Association's management company conducted an informal study in 2019 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on prior costs (if known) and estimates to repair or replace the common property components adjusted by the Bureau of Labor Statistics Inflation Calculator. The following information was extracted from this study and presents significant information about the components of common property to be repaired or replaced.

Project	Estimated Remaining Useful Life (Years)	Estimated Cost to Repair / Replace
Repave parking lots and walks	0	\$ 73,649
Rebuild building 3 front stairs	0	2,500
Unit entry doors	0	7,442
Seal exterior natural wood	0	10,783
Cultured stone veneer Building 3 foundation	0	2,400
Bear-resistant dumpster	0	2,600
Seal coat and re-stripe parking lot	0	6,450
Alarm system	1	4,830
Paint exterior stucco and painted wood trim	2	23,405
Paint interior hallways doors and trim	3	4,265
Carpet hallways	3	7,124
Electrical equipment (per building)	4	8,000
Patio furniture	4	800
Hot tub	4	10,000
Garage man doors	5	2,086
Crawl space vapor barrier	6	1,387
Overhead Doors-building 2	10	6,466
Front entry doors (3)	11	2,118
Deck railings	11	-
Patio - level pavers	11	3,553
Water heaters-sauna showers (3)	11	2,181
Seal chimney chases and natural wood trim	11	5,246
Backflow preventers	11	4,814
Overhead doors-building 1	12	6,466
Rear entry doors (4)	13	2,841
Garage roof snow brakes	18	8,090
Retaining walls - north	21	49,735
Metal trim - chimney chases	24	1,273
Decks/roof extension	Not given	356,717
Concrete floor Building 1	Not given	26,025
Hot tub renovation, shed, stairs	Not given	148,056
Roofs	Not given	133,784
Building 3 porch supports and retaining wall	Not given	31,652
Windows and patio doors	Not given	179,011
Attic insulation	Not given	3,007
Crawl space and exterior drainage repairs	Not given	86,307
Main water shutoff	Not given	840
Retaining walls - front parking lot	Not given	72,875
Total		\$ 1,298,778

See accompanying independent auditors' report on supplemental information.