

The Lodge at Lionshead III Condominium Association

Financial Report

October 31, 2017



**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
October 31, 2017**

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MCMAHAN AND ASSOCIATES, L.L.C.

Certified Public Accountants and Consultants

CHAPEL SQUARE, BLDG C
245 CHAPEL PLACE, SUITE 300
P.O. Box 5850, AVON, CO 81620

WEB SITE: WWW.MCMAHANCPA.COM
MAIN OFFICE: (970) 845-8800
FACSIMILE: (970) 845-8108
E-MAIL: MCMAHAN@MCMAHANCPA.COM

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

**To the Board of Directors
The Lodge at Lionshead III Condominium Association
Vail, Colorado**

Report on the Financial Statements

We have reviewed the accompanying balance sheets of The Lodge at Lionshead III Condominium Association (the "Association"), a Colorado non-profit corporation, as of October 31, 2017, and the related statements of revenues, expenses and changes in equity, and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of the Association's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such opinion.

Management Responsibility

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Accountant's Responsibility

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with U.S. generally accepted accounting principles.

Other Matters

Our review was made for the purpose of expressing a conclusion that there are no material modifications that should be made to the financial statements in order for them to be in conformity with U.S. generally accepted accounting principles. The information included in the accompanying supplemental schedules on pages 10 – 11 is presented only for the purposes of additional analysis. Such information (except the Association's budget, which was compiled from information that is the representation of management, without audit or review, and on which we do not express an opinion or provide any assurance) has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and we are not aware of any material modifications that should be made to it.

Member: American Institute of Certified Public Accountants

PAUL J. BACKES, CPA, CGMA
MICHAEL N. JENKINS, CA, CPA, CGMA
DANIEL R. CUDAHY, CPA, CGMA

AVON: (970) 845-8800
ASPEN: (970) 544-3996
FRISCO: (970) 668-3481

Other Matters

The supplementary Schedule of Future Major Repairs and Replacements on pages 12-16 is not a required part of the basic financial statements, but is supplementary information required by U.S. generally accepted accounting principles. We have compiled the supplementary information from information that is the representation of management the Association, without audit or review. Accordingly, we do not express an opinion or any other form of assurance on the supplementary information.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
January 22, 2018

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Balance Sheets
October 31, 2017
(With Comparative Totals for 2016)

	2017		2016	
	Operating Fund	Replacement Fund	Total	Total
Assets:				
Current Assets:				
Cash in bank	101,339	40,130	141,469	140,208
Accounts receivable	38,109	-	38,109	43,021
Prepaid expenses	19,014	-	19,014	13,602
Due (to) from other fund	(41,149)	41,149	-	-
Total Current Assets	<u>117,313</u>	<u>81,279</u>	<u>198,592</u>	<u>196,831</u>
Fixed Assets:				
Condominium Unit C-3	10,010	-	10,010	10,010
Condominium Unit 290	14,708	-	14,708	14,708
Accumulated depreciation	(19,962)	-	(19,962)	(19,344)
Net Fixed Assets	<u>4,756</u>	<u>-</u>	<u>4,756</u>	<u>5,374</u>
Total Assets	<u>122,069</u>	<u>81,279</u>	<u>203,348</u>	<u>202,205</u>
Liabilities and Equity:				
Liabilities:				
Current Liabilities:				
Accounts payable	14,421	-	14,421	16,281
Deferred assessments	64,889	-	64,889	64,889
Total Current Liabilities	<u>79,310</u>	<u>-</u>	<u>79,310</u>	<u>81,170</u>
Equity:				
Working capital	33,337	-	33,337	31,272
Fund balances	9,422	81,279	90,701	89,763
Total Equity	<u>42,759</u>	<u>81,279</u>	<u>124,038</u>	<u>121,035</u>
Total Liabilities and Equity	<u>122,069</u>	<u>81,279</u>	<u>203,348</u>	<u>202,205</u>

See accompanying notes and Independent Accountant's Review Report.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended October 31, 2017
(With Comparative Totals for 2016)

	2017		2016	
	Operating Fund	Replacement Fund	Total	Total
Revenues:				
Common assessment	219,712	-	219,712	219,712
Replacement assessments	-	39,840	39,840	39,840
Special assessments	-	48,000	48,000	35,000
Interest income	-	149	149	152
Total Revenues	219,712	87,989	307,701	294,704
Expenses:				
Owner's meeting	245	-	245	476
Building maintenance	14,487	-	14,487	16,844
Unit C-3 expenses	3,258	-	3,258	3,610
Cable TV	9,263	-	9,263	8,502
Common cleaning	6,367	-	6,367	7,008
Depreciation	618	-	618	618
Electricity	8,965	-	8,965	8,211
Elevator	10,966	-	10,966	11,708
Fire System - test & inspect	2,144	-	2,144	2,218
Unit 290 expenses	1,537	-	1,537	1,226
Gas - Snowmelt systems	4,022	-	4,022	5,474
Gas - Pool	3,913	-	3,913	3,447
Insurance	32,615	-	32,615	26,135
Landscape maintenance	13,037	-	13,037	11,882
Management fee	42,918	-	42,918	40,968
Internet service	2,019	-	2,019	1,895
Office	574	-	574	798
Legal fees	12,373	-	12,373	4,839
Accounting fees	3,860	-	3,860	3,750
Maintenance man	21,229	-	21,229	20,786
Pool maintenance	7,431	-	7,431	7,629
Snow removal	12,415	-	12,415	6,313
Trash removal	5,781	-	5,781	5,025
Water and sewer	11,110	-	11,110	11,840
Replacement expenses	-	75,616	75,616	92,954
Total Expenses	231,147	75,616	306,763	304,156
Excess of Revenues Over Expenses	(11,435)	12,373	938	(9,452)
Beginning Fund Balances	20,857	68,906	89,763	99,215
Ending Fund Balances	9,422	81,279	90,701	89,763

See accompanying notes and Independent Accountant's Review Report.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Statements of Cash Flows
For the Year Ended October 31, 2017
(With Comparative Totals for 2016)

	2017			2016
	Operating Fund	Replacement Fund	Total	Total
Cash Flows from Operating Activities:				
Cash received from owners	224,624	87,840	312,464	304,609
Cash received from interest	-	149	149	152
Transfers	12,353	(12,353)	-	-
Cash paid for goods and services	(237,801)	(75,616)	(313,417)	(297,712)
Net Cash Provided by Operating Activities	<u>(824)</u>	<u>20</u>	<u>(804)</u>	<u>7,049</u>
Cash Flows from Financing Activities:				
Cash received from members for working capital reserve	2,065	-	2,065	-
Net Cash Provided (Used) by Financing Activities	<u>2,065</u>	<u>-</u>	<u>2,065</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	1,241	20	1,261	7,049
Net Cash and Cash Equivalents - Beginning of Year	<u>100,098</u>	<u>40,110</u>	<u>140,208</u>	<u>133,159</u>
Net Cash and Cash Equivalents - End of Year	<u><u>101,339</u></u>	<u><u>40,130</u></u>	<u><u>141,469</u></u>	<u><u>140,208</u></u>
Reconciliation of Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities:				
Excess of revenues over expenses	<u>(11,435)</u>	<u>12,373</u>	<u>938</u>	<u>(9,452)</u>
Adjustments to reconcile:				
Depreciation	618	-	618	618
(Increase) decrease in accounts receivable	4,912	-	4,912	10,057
(Increase) decrease in prepaid expenses	(5,412)	-	(5,412)	(1,068)
Increase (decrease) in accounts payable	(1,860)	-	(1,860)	6,894
Transfers	12,353	(12,353)	-	-
Total Adjustments	<u>10,611</u>	<u>(12,353)</u>	<u>(1,742)</u>	<u>16,501</u>
Net Cash Provided by Operating Activities	<u><u>(824)</u></u>	<u><u>20</u></u>	<u><u>(804)</u></u>	<u><u>7,049</u></u>

See accompanying notes and Independent Accountant's Review Report.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
October 31, 2017

1. Organization

The Lodge at Lionshead III Condominium Association ("Association") is a statutory condominium association organized as a not-for-profit corporation in the State of Colorado for the purposes of maintaining and preserving the common property. The Association consists of twelve (12) residential units and began operations in 1978.

2. Summary of Significant Accounting Policies

A. Basis of Accounting

The financial statements are prepared on the accrual basis of accounting. The common expenses of the Association are paid by the Association for its members. The Board of Managers estimates the expenses, and the Association's members are assessed for their pro-rata share.

B. Fund Accounting

The Association uses the fund method of accounting, which requires that funds, such as the Operating Fund and funds for future major repairs and replacements (Replacement Fund), be classified separately for accounting and reporting purposes. Disbursements from the Operating Fund are generally at the discretion of the Board of Managers or Property Manager. Disbursements from the Replacement Fund may be made only for their designated purposes.

C. Cash Equivalents

For purposes of the statements of cash flows, the Association defines cash equivalents as all highly liquid investments with a maturity of less than three months.

D. Interest Allocation

For the year ending October 31, 2017, all interest earnings have been allocated to the Replacement Fund.

E. Recognition of Assets

Real and personal property acquired by the Association is recognized on the Association's financial statements as capitalized fixed assets and is recorded at cost. The property is depreciated over its estimated useful life using the straight-line method of depreciation.

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

F. Accounts Receivable

The Association recognizes bad debts by the allowance method. No provision for doubtful accounts has been made because all amounts are considered collectable.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
October 31, 2017
(Continued)

2. Summary of Significant Accounting Policies (continued)

G. Prepaid Expenses

Prepaid expenses represent goods and services paid for in fiscal year 2017 for expenses associated with fiscal year 2018.

H. Accounts Payable

Accounts payable represented goods and services rendered in fiscal year 2017, but not paid for until fiscal year 2018.

I. Deferred Assessments

The Association bills owners for quarterly assessments in advance. The deferred assessments represent payments received for the quarter beginning November 1, 2017.

J. Due To/From Other Funds

At times cash is disbursed or received on behalf of another fund. Processing transactions in this manner results in a liability to or receivable from the other fund. All interfund receivables and payables are periodically settled.

K. Working Capital

According to the Declarations of the Association, each owner is required to pay two months of common assessments as working capital. The assessment is refunded when a unit is sold and the new unit owner is assessed for working capital.

L. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

M. Income Taxes

The income tax returns of the Association are subject to examination by the Internal Revenue Service and the Colorado Department of Revenue. The Association's returns are no longer subject to examination for tax years prior to 2014 by the Internal Revenue Service and for tax years prior to 2013 by the Colorado Department of Revenue.

3. Fixed Assets

On August 1, 1978, the Association purchased a 26% interest in the office space known as condominium Unit C-3, in The Lodge at Lionshead. The total purchase price was \$38,500. The Association's share of the cost was \$10,010.

On April 10, 1990, the Association purchased a 20% interest in an employee housing unit known as condominium Unit 290, in The Lodge at Lionshead. The total purchase price was \$73,000 and the Association's share of the cost was \$14,708.

The units are being depreciated over their estimated useful life of forty years.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
October 31, 2017
(Continued)**

4. Owners' Assessments

The annual budget and assessments of owners are determined by The Board of Managers and are approved by the owners. The Association retains excess operating funds at the end of the operating year for use in future operating periods.

5. Federal and State Taxes

The Association has filed for and obtained non-profit status from the State of Colorado. The Association is not tax exempt for Federal and State income tax purposes and therefore must file Federal and State income tax returns as a corporation for profit.

6. Management Contract

Peak Resorts Services, Inc. has been the managing agent for the Association since 1983. The current contract term is from May 2016 through April 2019. The contract includes a monthly management fee for services to maintain and upkeep the common elements of the Association. The contract also includes a 5% Capital Replacement Project Planning and Supervision Fee, based on the actual expenditures of all capital replacement projects.

The Association incurred the following expenses to Peak Resort Services, Inc. for the year ended October 31, 2017:

Management fee	42,918
Employee housing costs	85
Snow removal	4,365
Trash removal	135
Lawn care	2,953
Office expense	278
Pool maintenance	5,625
Building maintenance	9,493
Maintenance man	21,227
Common area cleaning	5,166
	\$ 92,245

At October 31, 2017, the Association had \$4,508 payable to Peak Resort Services, Inc.

7. Future Major Repairs and Replacements

The Association's governing documents allow for the accumulation of funds for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures for operations.

The Board of Managers commissioned an independent engineering study to estimate the remaining useful lives and the replacement costs of the components of common property. The table included in the unaudited Supplementary Information for the Schedule of Future Major Repairs and Replacements is based on the study.

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the Replacement Fund. The Replacement Fund assessments for the year ended October 31, 2017 were \$39,840.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
October 31, 2017
(Continued)**

7. Future Major Repairs and Replacements (continued)

Funds are being accumulated in the Replacement Fund based on estimates of future needs for repairs and replacements of common property components. Actual expenditures may vary from the estimated future expenditures, 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, subject to the Board's approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The Replacement Fund had a balance of \$81,279 at October 31, 2017.

8. Cost Sharing and Related Associations

The Association is located adjacent to Lionshead Phase I and Phase II condominium associations. Common expenses are shared between the associations and management company as follows:

<u>Expense</u>	<u>Lionshead Phase I</u>	<u>Lionshead Phase II</u>	<u>Lodge at Lionshead III</u>	<u>Peak Resort Service, Inc.</u>
General use <i>(includes maintenance man, supplies, equipment and tools)</i>	37%	37%	26%	-
Driveway <i>(includes operating and capital expenses)</i>	-	66%	34%	-
Unit 290 Employee housing <i>(includes assessments, taxes and maintenance)</i>	37%	37%	20%	6%
Unit C-3 Office space <i>(includes assessments, taxes and maintenance)</i>	37%	37%	26%	-
Fitness center equipment	37%	37%	26%	-

9. Special Assessments

The Association levied Special Assessments of \$48,000 in 2017, which were used to pay for upcoming capital replacement projects.

10. Subsequent Events

Management has evaluated subsequent events through January 22, 2018; the date these financial statements were available to be issued.

11. Pending Litigation

The Association has updated and modernized documents to conform to Colorado Common Interest Ownership Act ("CCIOA") statutes. The Association's membership voted in March 2012 to approve the Association's amended and restated Declaration, By-laws, and Articles of Incorporation. An owner sued the Association objecting to certain provisions of the approved documents. The litigation has been resolved and the Association has set a date of March 2018 to approve final copies of the documents.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Comparison of Operating Fund Revenues and Expenses
Budget (Non-GAAP Basis) to Actual
With Reconciliation to GAAP Basis
For the Year Ended October 31, 2017
(With Comparative Totals for 2016)**

	<u>2017</u>			<u>2016</u>
	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>	<u>Actual</u>
Revenues:				
Assessments	219,712	219,712	-	219,712
Total Revenues	<u>219,712</u>	<u>219,712</u>	<u>-</u>	<u>219,712</u>
Expenses:				
Owner's meeting	600	245	355	476
Building maintenance	14,000	14,487	(487)	16,844
Unit C-3 expenses	3,200	3,258	(58)	3,610
Cable TV	8,900	9,263	(363)	8,502
Common cleaning	6,500	6,367	133	7,008
Contingency	168	-	168	-
Electricity	8,500	8,965	(465)	8,211
Elevator	9,500	10,966	(1,466)	11,708
Fire System - Test & Inspect	2,500	2,144	356	2,218
Unit 290 expense	1,100	1,537	(437)	1,226
Gas - Snowmelt systems	5,675	4,022	1,653	5,474
Gas - Pool	4,500	3,913	587	3,447
Insurance	29,000	32,615	(3,615)	26,135
Landscape maintenance	13,000	13,037	(37)	11,882
Management fee	42,919	42,918	1	40,968
Internet service	1,750	2,019	(269)	1,895
Office	750	574	176	798
Legal fees	10,000	12,373	(2,373)	4,839
Accounting fees	3,750	3,860	(110)	3,750
Maintenance man	20,000	21,229	(1,229)	20,786
Pool maintenance	8,000	7,431	569	7,629
Snow removal	10,000	12,415	(2,415)	6,313
Trash removal	4,900	5,781	(881)	5,025
Water and sewer	10,500	11,110	(610)	11,840
Total Expenses (Budget Basis)	<u>219,712</u>	<u>230,529</u>	<u>(10,817)</u>	<u>210,584</u>
Reconciliation to GAAP Basis:				
Depreciation		618		618
Total Expenses (GAAP Basis)		<u>231,147</u>		<u>211,202</u>

See accompanying notes and Independent Accountant's Review Report.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Schedule of Replacement Fund Expenses
For the Year Ended October 31, 2017
(With Comparative Totals for 2016)

	<u>2017</u>	<u>2016</u>
Replacement Fund Expenses:		
Mechanical systems	2,495	3,067
Project planning & supervision	4,491	3,104
Driveway snowmelt system	47,556	-
Alarm system	300	
Building re-key	4,474	
Electrical	5,846	-
Landscaping	775	19,694
Office flooring	945	-
Fitness equipment	170	-
Fencing	1,683	-
Roof / Decks	2,940	-
Pool / Spa	1,859	2,780
Exterior stairwell	-	61,584
Miscellaneous equipment	1,518	183
Interior painting	-	2,065
Garage door	-	477
Wi-Fi	564	-
Total Expenses (Budget Basis)	<u>75,616</u>	<u>92,954</u>

See accompanying notes and Independent Accountant's Review Report.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Supplementary Information
Schedule of Future Major Repairs and Replacements
October 31, 2017**

The Association commissioned a study in 2017 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were prepared by Peak Resort Services, Inc.

The Board has elected not to allocate the balance of the Replacement Fund at October 31, 2017 to individual components of the general common elements.

The following table is based on the study and presents significant information about the components of common property.

Components	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs	Components of Fund Balance at October 31, 2017
Pool/Spa heat exchangers	1	5,150	
Pool/Filter system	1	1,648	
Exterior building resurfacing	1	59,740	
Exterior stucco major patch	1	5,150	
Fire alarm panel	1	15,450	
Fire escapes north spiral stairs	2	31,827	
Lighting exterior lamps	2	2,884	
Pool/Spa cover	2	309	
Ski lockers	2	6,180	
Common area heaters	2	9,548	
Fire system engineering	2	9,785	
Front entry door replacement	2	10,300	
Garage wall resurfacing	2	2,652	
Pool/Spa pumps	2	796	
Elevator modernization	3	113,300	
Elevator/Hydraulic jacks	3	92,700	
Garage floor resurfacing	3	8,755	
Garage overhead lighting	3	5,150	
Building sprinkler and fire alarm retrofit	3	795,675	
Carport roof	3	16,444	
Deck and waterproofing replacement	3	42,436	

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Supplementary Information
Schedule of Future Major Repairs and Replacements
October 31, 2017
(Continued)**

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>	<u>Components of Fund Balance at October 31, 2017</u>
Fire sprinkler system garage	3	15,913	
Garage door	3	4,456	
Main roof chimney caps	3	12,731	
Pool furniture	3	13,261	
Roof	3	62,063	
Roof skylight replacement	3	10,609	
Snowmelt system west walk and steps	3	31,827	
East and west exterior side doors	3	7,649	
Garage owner storage lockers	3	1,311	
Handrail at south stairs	3	820	
Interior single access doors	3	4,917	
Pool/Spa cover	3	338	
Carport snowmelt system	4	75,353	
Common area interior flooring	4	23,185	
Common area renovation	4	57,964	
Elevator cab rebuild	4	17,389	
Pool/Spa pumps	4	869	
Property signage	4	2,898	
Perimeter fence stain	5	4,244	
Concrete retaining wall at driveway	5	1,463	
Electrical panel replacements	5	9,552	

See accompanying notes and Independent Accountant's Review Report.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Supplementary Information
Schedule of Future Major Repairs and Replacements
October 31, 2017
(Continued)**

Components	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs	Components of Fund Balance at October 31, 2017
Patio stone flatwork	5	18,269	
Plaza membrane and brick pavers	5	119,405	
Plaza snowmelt system	5	2,985	
Pool/Spa heat exchangers	5	5,970	
Pool/Filter system	5	1,910	
Perimeter fence stain	6	4,919	
Pool/Spa cover	6	369	
Building re-key	7	5,004	
Fencing perimeter replacement	7	31,669	
Garage door opener	7	5,067	
Pool/Spa - replastering and tile replace	7	44,337	
Pool/Spa pumps	7	950	
Exterior building resurfacing	8	75,677	
Exterior stucco major patch	8	6,524	
Fire escape east and west side stairs	8	91,334	
Garage wall resurfacing	8	3,262	
Pool/Spa cover	9	403	
Brick pavers around pool	10	12,458	
Pool/Spa heat exchangers	10	6,921	
Pool/Filter system	10	2,215	
Pool/Spa pumps	10	1,038	

See accompanying notes and Independent Accountant's Review Report.

**The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Supplementary Information
Schedule of Future Major Repairs and Replacements
October 31, 2017
(Continued)**

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>	<u>Components of Fund Balance at October 31, 2017</u>
Garage overhead exit and signage	11	1,711	
Perimeter fence stain	11	5,703	
Pool furniture	11	17,822	
Garage runners	12	3,671	
Pool/Spa cover	12	441	
Pool/Spa pumps	13	1,134	
Common area interior flooring	14	31,159	
Common area renovation	14	77,898	
Elevator cab rebuild	14	23,370	
Property signage	14	3,895	
Building re-key	15	6,339	
Fire alarm panel	15	24,071	
Garage floor resurfacing	15	13,640	
Garage overhead lighting	15	8,024	
Garage wall resurfacing	15	4,012	
Metal roof pool equipment building	15	24,071	
Pool/Spa heat exchangers	15	8,024	
Pool/Filter system	15	2,568	
Pool/Spa cover	15	481	
Exterior building resurfacing	16	95,865	
Exterior stucco major patch	16	8,264	

See accompanying notes and Independent Accountant's Review Report.

The Lodge at Lionshead III Condominium Association
(A Colorado Non-Profit Corporation)
Supplementary Information
Schedule of Future Major Repairs and Replacements
October 31, 2017
(Continued)

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>	<u>Components of Fund Balance at October 31, 2017</u>
Garage door	16	6,942	
Perimeter fence stain	16	6,611	
Pool/Spa pumps	16	1,240	
Roof	16	96,692	
Fencing perimeter replacement	17	42,561	
Garage door opener	17	6,810	
Pool/Spa - replastering and tile replace	17	59,585	
Fire escape east and west side stairs	18	122,745	
Pool/Spa cover	18	526	
Total		<u><u>2,741,252</u></u>	<u><u>81,279</u></u>

See accompanying notes and Independent Accountant's Review Report.