

**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)**

**Financial Statements  
November 30, 2020**



**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)**

**November 30, 2020**

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Park Plaza Condominium Association  
Avon, Colorado**

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of Park Plaza Condominium Association (the "Association"), a Colorado non-profit corporation, which comprise the balance sheets as of November 30, 2020, 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 Responsibilities***

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 of material misstatement.

An audit includes 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 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 Park Plaza Condominium Association as of November 30, 2020, 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.

*Member: American Institute of Certified Public Accountants*

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**INDEPENDENT AUDITOR'S REPORT  
To the Board of Directors  
Park Plaza Condominium Association  
Avon, Colorado**

***Report on Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental schedules on pages 11 – 13 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information, except for that portion marked "unaudited", on which we express no opinion, is fairly stated in all material respects in relation to the financial statements as a whole.

***Disclaimer of Opinion on Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Schedule of Future Major Repairs and Replacements on pages 14 – 15 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.

***Report on Summarized Comparative Information***

We have previously audited the Association's November 30, 2019 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated January 13, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended November 30, 2019 is consistent, in all material respects, with the audited financial statements from which it has been derived.

**McMahan and Associates, L.L.C.  
January 14, 2021**

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Balance Sheets**  
**November 30, 2020**  
**(With Comparative Totals for 2019)**

	<b>2020</b>			<b>2019</b>	
	<b>Operating Fund</b>	<b>R-LCE Replacement Fund</b>	<b>GCE Replacement Fund</b>	<b>Total</b>	<b>Total</b>
<b>Assets:</b>					
Cash and cash equivalents	728,273	-	-	728,273	609,528
Investments	739,676	-	-	739,676	725,449
Owner receivables, net	20,482	-	-	20,482	-
Prepaid expenses	29,604	-	-	29,604	56,249
Inventory	10,000	-	-	10,000	10,000
Association owned time-span estates	55,000	-	-	55,000	55,000
Due from (to) other fund(s)	(810,390)	529,490	280,900	-	-
<b>Total Assets</b>	<b>772,645</b>	<b>529,490</b>	<b>280,900</b>	<b>1,583,035</b>	<b>1,456,226</b>
<b>Liabilities and Fund Balances:</b>					
<b>Liabilities:</b>					
Accounts payable	53,501	-	-	53,501	106,062
Accrued payroll	38,119	-	-	38,119	31,429
Other payable	951	-	-	951	1,257
Advance deposits	131,815	-	-	131,815	427,751
Prepaid assessments	61,044	-	-	61,044	36,267
Property taxes payable	133,129	-	-	133,129	133,575
Note payable	209,800	-	-	209,800	-
<b>Total Liabilities</b>	<b>628,359</b>	<b>-</b>	<b>-</b>	<b>628,359</b>	<b>736,341</b>
<b>Fund Balances</b>	<b>144,286</b>	<b>529,490</b>	<b>280,900</b>	<b>954,676</b>	<b>719,885</b>
<b>Total Liabilities and Fund Balances</b>	<b>772,645</b>	<b>529,490</b>	<b>280,900</b>	<b>1,583,035</b>	<b>1,456,226</b>

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

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Statements of Revenues, Expenses and Changes in Fund Balances**  
**For the Year Ended November 30, 2020**  
**(With Comparative Totals for 2019)**

	2020			2019	
	Operating Fund	R-LCE Replacement Fund	GCE Replacement Fund	Total	Total
<b>Revenues:</b>					
Assessments	1,674,507	400,000	425,000	2,499,507	2,380,623
Owner rebill and late charges	8,206	-	-	8,206	5,854
Interest income and realized gain/(loss)	33,367	-	-	33,367	52,145
Bonus night revenue	4,950	-	-	4,950	4,455
Net rental fees	324,482	-	-	324,482	355,331
Locker revenue	31,875	-	-	31,875	31,688
Other income	10,735	-	-	10,735	12,747
	-	-	-	-	-
<b>Total Revenues</b>	<u>2,088,122</u>	<u>400,000</u>	<u>425,000</u>	<u>2,913,122</u>	<u>2,842,843</u>
<b>Expenses:</b>					
Employee expenses	1,068,798	-	-	1,068,798	1,046,744
General and administrative	268,222	-	-	268,222	314,881
General maintenance	129,919	-	-	129,919	137,069
Limited common elements	209,955	-	-	209,955	266,720
Professional fees	50,994	-	-	50,994	43,412
Property insurance	35,470	-	-	35,470	33,231
Utilities	180,478	-	-	180,478	178,583
Replacement expenses	-	146,036	588,459	734,495	610,920
	-	-	-	-	-
<b>Total Expenses</b>	<u>1,943,836</u>	<u>146,036</u>	<u>588,459</u>	<u>2,678,331</u>	<u>2,631,560</u>
<b>Excess (Deficiency) of Revenues over Expenses</b>	144,286	253,964	(163,459)	234,791	211,283
<b>Fund Balances - Beginning of Year</b>	47,203	250,980	421,702	719,885	508,602
Transfers from (to) other fund(s)	(47,203)	24,546	22,657	-	-
<b>Fund Balances - End of Year</b>	<u>144,286</u>	<u>529,490</u>	<u>280,900</u>	<u>954,676</u>	<u>719,885</u>

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

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Statements of Cash Flows**  
**For the Year Ended November 30, 2020**  
**(With Comparative Totals for 2019)**

	2020			2019	
	Operating Fund	R-LCE Replacement Fund	GCE Replacement Fund	Total	Total
<b>Cash Flows From Operating Activities:</b>					
Cash received from residential owners	1,349,165	400,000	425,000	2,174,165	2,026,335
Cash received from commercial assessments	369,718	-	-	369,718	369,718
Cash received from rental operations	33,496	-	-	33,496	414,220
Cash received from interest and dividends	31,924	-	-	31,924	33,629
Other cash receipts	10,735	-	-	10,735	12,747
Cash paid for goods and services	(901,706)	(146,036)	(588,459)	(1,636,201)	(1,573,048)
Cash paid for salaries and benefits	(1,062,108)	-	-	(1,062,108)	(1,046,547)
Transfer (to) from other fund(s)	90,505	(253,964)	163,459	-	-
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(78,271)</u>	<u>-</u>	<u>-</u>	<u>(78,271)</u>	<u>237,054</u>
<b>Cash Flows From Investing Activities:</b>					
Proceeds on sale/redemption of investments	203,197	-	-	203,197	119,439
Cash paid to purchase investments	(215,981)	-	-	(215,981)	(107,086)
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>(12,784)</u>	<u>-</u>	<u>-</u>	<u>(12,784)</u>	<u>12,353</u>
<b>Cash Flows From Financing Activities:</b>					
Cash received as proceeds of notes payable	209,800	-	-	209,800	-
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>209,800</u>	<u>-</u>	<u>-</u>	<u>209,800</u>	<u>-</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	118,745	-	-	118,745	249,407
<b>Cash and Cash Equivalents - Beginning of Year</b>	<u>609,528</u>	<u>-</u>	<u>-</u>	<u>609,528</u>	<u>360,121</u>
<b>Cash and Cash Equivalents - End of Year</b>	<u><u>728,273</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>728,273</u></u>	<u><u>609,528</u></u>
<b>Reconciliation of Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities:</b>					
Excess (deficiency) of revenues over expenses	144,286	253,964	(163,459)	234,791	211,283
<b>Adjustments to reconcile:</b>					
Realized (gain)/loss on sales of investments	14,551	-	-	14,551	12,459
Unrealized (gain)/loss on investments	(15,994)	-	-	(15,994)	(30,975)
(Increase) decrease - Owner receivables	(20,482)	-	-	(20,482)	-
(Increase) decrease - Other assets	-	-	-	-	4,282
(Increase) decrease - Deposits and prepaids	26,645	-	-	26,645	(267)
Increase (decrease)					
- Accounts payable and accrued liabilities	(46,177)	-	-	(46,177)	7,037
Increase (decrease) - Accrued property tax	(446)	-	-	(446)	913
Increase (decrease) - Prepaid assessments	24,777	-	-	24,777	(22,112)
Increase (decrease) - Advance deposit	(295,936)	-	-	(295,936)	54,434
Transfer (to) from other fund(s)	90,505	(253,964)	163,459	-	-
<b>Total Adjustments</b>	<u>(222,557)</u>	<u>(253,964)</u>	<u>163,459</u>	<u>(313,062)</u>	<u>25,771</u>
<b>Net Cash Provided (Used) by Operating Activities</b>	<u><u>(78,271)</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>(78,271)</u></u>	<u><u>237,054</u></u>

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

**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)  
Notes to the Financial Statements  
November 30, 2020**

**1. Organization**

Park Plaza Condominium Association (the "Association") was incorporated in the State of Colorado as a non-profit corporation organized for the purpose of maintaining and managing the common areas and facilities of the Association, pursuant to Articles of Incorporation filed January 9, 1985 and amended April 5, 1985. The Association includes nine commercial units and thirty – six residential units. The residential units are further divided into interval ownership units.

Interval owners that elect to participate in the rental program enter into individual rental management agreements with the Association. Rental income collected, net of related rental expenses, is split between the program and owners on a 30%-70% respective basis.

**2. Summary of Significant Accounting Policies**

**A. Basis of Accounting**

These financial statements have been prepared on the accrual basis of accounting which recognizes revenues when earned or assessed, and expenses when incurred.

**B. Recognition of Assets**

Real and personal common property acquired by the original homeowners from the Declarant is not recognized on the financial statements of the Association because it is commonly owned by individual owners and its disposition by the Board is restricted. Such property includes common-use facilities and improvements conveyed to the Association by the Declarant upon recording the Declarations.

The Association does not record replacements and improvements to real and personal common property as capitalized fixed assets because their disposition is restricted. Rather, such replacements and improvements are expensed in the period incurred.

**C. Cash and Cash Equivalents**

The Association considers all checking, money market, and savings accounts to be cash equivalents for the purposes of the Statement of Cash Flows, since all such funds are highly liquid.

**D. Investments**

The Association has invested in federal government agency securities to fund and finance projected repair and replacement projects determined by the Board of Directors. These investments are classified as trading for financial statement presentation purposes. Accordingly, these securities are reported on these financial statements at fair value and all realized and unrealized gains and losses are included in current period earnings.

**E. Allowance for Uncollectible Accounts**

The Association uses the allowance method for recognizing the potential future uncollectibility of delinquent assessments receivable from owners and others. An allowance for doubtful accounts of \$0 has been recorded at November 30, 2020 to provide for the possibility of some balances not being collected.



**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)  
Notes to the Financial Statements  
November 30, 2020  
(Continued)**

**2. Summary of Significant Accounting Policies (continued)**

**F. Inventory**

The Association's inventory includes maintenance supplies for units and is valued at the lower of cost or market using the first in first out method.

**G. Association Owned Interval**

The Association has assumed ownership through legal proceedings of an interval unit, and is currently rented through the rental program. The unit was recorded at the fair market value at the time of transfer to the Association.

**H. Prepaid Expenses**

Prepaid expenses represent expenses paid prior to November 30, 2020, which benefit future periods.

**I. Prepaid Assessment Revenue**

Prepaid assessment revenue represents assessments for the next fiscal year, which have collected from owners in advance. The Association bills interval and commercial owners semi-annually.

**J. Assessments**

Assessments are the primary source of revenue for the Association. The Board prepares an annual budget to estimate the annual expenses of maintaining the Association's common elements.

Since the Association is designed only to operate as a conduit to collect assessments and pay operating expenses on behalf of members, any excess or deficiency of revenues over expenses is repaid to or recovered from the members in a subsequent year by reducing or increasing assessments, or, with the approval of the Board, transferred to the Reserve Investment.

**K. Income Taxes**

While the Association has been organized under Colorado non-profit statutes as a corporation without capital stock or shareholders, the Association is not a tax-exempt organization. Consequently, the Association is subject to federal and state income taxes on net income derived from investments and other non-membership sources.

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 2017 by the Internal Revenue Service and for tax years prior to 2016 by the Colorado Department of Revenue.

**L. Subsequent Events**

Management has evaluated subsequent event through January 14, 2021; the date these financial statements were available to be issued.

**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)  
Notes to the Financial Statements  
November 30, 2020  
(Continued)**

**2. Summary of Significant Accounting Policies (continued)**

**M. Use of 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 that reporting period. Actual results could differ from those estimates.

**N. Comparative Information**

These financial statements include certain prior year comparative information in total, but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended November 30, 2019; from which such comparative totals were derived.

Certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

**3. Investments**

The following schedule summarizes the investment income in the Statements of Revenues, Expenses and Changes in Fund balances:

	<b>2020</b>
Interest income	\$ 31,924
Net realized and unrealized gains (losses)	1,443
<b>Total</b>	<b>\$ 31,924</b>

The Association measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1*: Quoted prices for identical investments in active markets;
- *Level 2*: Observable inputs other than quoted market prices; and,
- *Level 3*: Unobservable inputs.

At November 30, 2020, the Association had the following recurring fair value measurements:

	<b>Fair Value</b>	<b>Quoted Prices in Active Markets (Level 1)</b>
Government agency securities	\$ 739,676	739,676

**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)  
Notes to the Financial Statements  
November 30, 2020  
(Continued)**

**4. Note Payable**

In April 2020, the Association executed a promissory note with Alpine Bank, under the United States Small Business Administration's Payroll Protection Program, in the amount of \$209,800 (the "PPP Loan"). The PPP Loan, which is unsecured and bears interest at 1% per annum, matures in April 2022. No payments are due for the first six months of the loan term, and blended monthly payments of \$11,806 are to begin in November 2020. However, payments may be deferred under the guidelines of the Payroll Protection Program, and the PPP Loan and related interest is forgivable provided the Association uses the proceeds for qualified purposes within the timeframe prescribed by the Payroll Protection Program. The balance of the PPP Loan at November 30, 2020 was \$209,800.

Although the Association anticipates meeting the conditions for full forgiveness of the PPP Loan, the PPP Loan remains a liability of the Association at November 30, 2020.

Unless deferred or forgiven, principal payments on the notes are due in future years as follows:

<u>Fiscal year(s) ending</u>	
November 30, 2021	\$ 140,330
November 30, 2022	<u>69,470</u>
<b>Total</b>	<u><u>\$ 209,800</u></u>

**5. Replacement Funds and Reserve for Future Major Repairs and Replacements**

As required by the Association's Investment Policy, the Association is accumulating funds for future major repairs and replacement of the Association's common property. Accumulated funds are held in separate investment account and are generally not available for expenditures for normal operations.

The Association commissioned a study to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were made with input from the management company regarding previous experience with the property. The table included in the unaudited supplementary information on future major repairs and replacements is from the study.

In accordance with industry guidelines, it is the Association's primary duty to maintain and preserve the common property of the owners. Therefore, it is the Association's responsibility to determine a method for funding the costs of future major repairs and maintenance by assessing owners when funds are needed or by anticipating costs over extended time periods, assessing owners for the anticipated costs, and accumulating funds in reserves to meet the future funding requirements. The Board has chosen to fund 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 Reserve investment.

Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the investment account may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board has the right, subject to member approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Notes to the Financial Statements**  
**November 30, 2020**  
**(Continued)**

**6. Advertising Costs**

Advertising costs are expensed when incurred. The Association had advertising expenses of \$128 related to the rental operations fund for the year ended November 30, 2020.

**7. Ownership Interest Concentration**

A member of the Association owns 9 commercial units with a combined approximate 23.8% interest in the general common elements of the Association.

**8. Concentration of Credit Risk**

The Association has cash balances in financial institutions which are not covered by insurance provided by the federal government. The Federal Deposit Insurance Corporation insures single depositors up to \$250,000. At November 30, 2020, the Association's uninsured cash balance totaled \$299,370.

**9 Subsequent Event**

The spread of COVID-19 may have operational, economic, and financial impacts on the Association. The significance and duration of the potential impacts cannot be reasonably estimated at this time.

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Schedule of Operating Fund - Budget to Actual Comparison**  
**For the Year Ended November 30, 2020**  
**(With Comparative Actual Amounts for 2019)**

	<u>2020</u>		<b>Variance Positive (Negative)</b>	<u>2019</u>
	<b>Budget (Unaudited)</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>				
Assessments	1,674,654	1,674,507	(147)	1,605,623
Owner rebill and late charges	2,000	8,206	6,206	5,854
Interest income and realized gain/(loss)	15,000	33,367	18,367	52,145
Bonus night revenue	5,000	4,950	(50)	4,455
Net rental fees	385,000	324,482	(60,518)	355,331
Locker revenue	32,000	31,875	(125)	31,688
Other income	3,000	10,735	7,735	12,747
<b>Total Revenues</b>	<u>2,116,654</u>	<u>2,088,122</u>	<u>(28,532)</u>	<u>2,067,843</u>
<b>Expenses:</b>				
<b>Employee expenses:</b>				
Front desk	186,000	177,510	8,490	181,424
Health insurance	75,000	75,541	(541)	70,338
Housekeeping	515,000	495,303	19,697	486,925
Maintenance personnel	115,000	116,044	(1,044)	97,906
Management	112,000	117,062	(5,062)	117,235
Payroll taxes	72,000	72,263	(263)	70,855
Ski Passes	3,500	1,456	2,044	2,002
Workers Compensation Insurance	16,000	8,740	7,260	13,358
<b>Total - Employee expenses</b>	<u>1,094,500</u>	<u>1,063,919</u>	<u>30,581</u>	<u>1,040,043</u>
<b>Employee miscellaneous expenses:</b>				
Employee Relations	5,000	3,319	1,681	5,348
Recruiting	2,000	-	2,000	13
Uniforms	1,000	1,560	(560)	1,341
<b>Total - Employee miscellaneous expense</b>	<u>8,000</u>	<u>4,879</u>	<u>3,121</u>	<u>6,702</u>
<b>General and administrative expenses:</b>				
Computer Expenses	25,000	24,543	457	23,938
Office Supplies	8,000	5,212	2,788	7,331
Postage	600	254	346	314
Telephone Charges	7,000	5,619	1,381	5,766
Bank charges and misc.	400	385	15	400
Board expenses	3,000	1,514	1,486	2,664
Credit card discount	32,000	29,750	2,250	31,857
Marketing and promotion	5,000	128	4,872	17,795
Real property tax	150,000	144,786	5,214	145,635
Travel agent commissions	90,000	56,031	33,969	73,985
Other	-	-	-	5,196
<b>Total - General and administrative expenses</b>	<u>321,000</u>	<u>268,222</u>	<u>52,778</u>	<u>314,881</u>

(continued)

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

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Schedule of Operating Fund - Budget to Actual Comparison**  
**For the Year Ended November 30, 2020**  
**(With Comparative Actual Amounts for 2019)**  
**(Continued)**

	<u>2020</u>		<u>Variance Positive (Negative)</u>	<u>2019</u>
	<u>Budget (Unaudited)</u>	<u>Actual</u>		<u>Actual</u>
<b>Expenses (continued):</b>				
<b>General Maintenance:</b>				
Christmas decorations	500	406	94	353
Elevator	17,000	22,481	(5,481)	16,876
GCE repairs and maintenance	140,000	99,864	40,136	116,906
Landscaping	500	-	500	-
Snow removal	5,000	7,168	(2,168)	2,933
<b>Total - General Maintenance</b>	<u>163,000</u>	<u>129,919</u>	<u>33,081</u>	<u>137,068</u>
<b>Limited common elements:</b>				
Cable television	50,000	47,045	2,955	45,879
Cleaning supplies	18,000	19,528	(1,528)	21,471
Continental breakfast	60,000	25,493	34,507	66,287
Contract cleaning	15,000	120	14,880	14,821
Laundry supplies	12,000	12,644	(644)	10,104
Linen	12,000	14,947	(2,947)	12,412
Pool and spa maintenance	10,000	4,599	5,401	7,423
Res. Repair and maintenance	45,000	41,016	3,984	43,400
Res. Replacement items	-	162	(162)	-
Room amenities	45,000	44,401	599	44,923
<b>Total - Limited common elements</b>	<u>267,000</u>	<u>209,955</u>	<u>57,045</u>	<u>266,720</u>
<b>Professional Fees:</b>				
Legal	6,000	7,526	(1,526)	5,327
Other accounting	38,000	34,170	3,830	35,344
Payroll accounting fees	3,500	2,938	562	2,741
Other professional fees	10,000	6,360	3,640	-
<b>Total - Professional fees</b>	<u>57,500</u>	<u>50,994</u>	<u>6,506</u>	<u>43,412</u>
<b>Property Insurance</b>	<u>33,000</u>	<u>35,470</u>	<u>(2,470)</u>	<u>33,231</u>
<b>Utilities:</b>				
Electricity	55,000	56,307	(1,307)	61,888
Electricity credit	-	(2,171)	2,171	(2,037)
Fire, life and safety	10,000	18,140	(8,140)	5,101
Natural gas	45,500	44,080	1,420	51,570
Trash removal	9,000	8,276	724	10,783
Water and sewer	53,000	55,846	(2,846)	51,278
<b>Total - Utilities</b>	<u>172,500</u>	<u>180,478</u>	<u>(7,978)</u>	<u>178,583</u>
<b>Total Expenses</b>	<u>2,116,500</u>	<u>1,943,836</u>	<u>172,664</u>	<u>2,020,640</u>
<b>Excess (Deficiency) of Revenues over Expenses</b>	<u>154</u>	<u>144,286</u>	<u>144,132</u>	<u>47,203</u>

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

**Park Plaza Condominium Association  
(A Colorado Non-Profit Corporation)  
Schedule of Replacement Funds -  
Revenues and Expenses  
For the Year Ended November 30, 2020**

	<b>R-LCE Replacement Fund</b>	<b>GCE Replacement Fund</b>
<b>Revenues:</b>		
Assessments	400,000	425,000
<b>Expenses:</b>		
General common elements:		
Plumbing & mechanical systems	-	145,260
Upper roof underlayment	-	443,199
Limited common elements:		
Bathroom remodel	123,400	-
Professional fees	22,636	-
<b>Total Expenses</b>	<b>146,036</b>	<b>588,459</b>

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

**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Schedule of Future Major Repairs and Replacements**  
**November 30, 2020**  
**(Unaudited)**

In 2018, the Association's Board commissioned a study to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were prepared by reserve study engineers, based upon inspection of the property, and input from the Association's Managing Agent. The reserve study engineers updated their study in 2020 to split components between residential limited common elements and general common elements.

The Board has elected not to allocate Replacement Fund balances to individual components of common property.

The following table is based on the study performed in 2020 and presents significant information about the components of the Association's common property.

<b>Components</b>	<b>Estimated Remaining Useful Lives (Years)</b>	<b>Range of Estimated Current Replacement Costs</b>	<b>Replacement Fund Balances 2020</b>
<b>General Common Elements:</b>			
<b>Sites &amp; Grounds</b>			
Garage Walls - Paint/Seal	9	10,000 -	14,000
Garage Lights (Utility) - Replace	22	15,000 -	17,000
Dock Garage Doors - Replace	7	2,700 -	4,400
Entry Drive Pavers - Replace - 10%	0	5,500 -	6,600
Brick Decking - Repair - 5%	0	3,400 -	4,300
Site Fencing: Metal - Replace	2	3,000 -	3,900
Site Fencing: Wood - Replace	7	2,500 -	3,200
Monument Signs - Refurbish	2	4,400 -	5,500
Drop Ceiling Panels - Replace - 15%	2	12,000 -	19,000
<b>Building Exteriors</b>			
Exterior Wall Lights - Replace	2	2,500 -	3,000
Balcony Deck Brick - Repair - 5%	0	5,200 -	6,600
Balcony Rails - Paint	3	4,400 -	6,600
Balcony Rails - Replace	7	40,000 -	52,000
Wood Exterior - Seal/Paint	3	51,000 -	54,000
Stucco/EIFS - Seal/Paint	3	60,000 -	80,000
Wood Siding - Replace	25	110,000 -	150,000
Windows - Replace	6	2,500,000 -	3,500,000
Balcony Doors - Replace	6	90,000 -	120,000
Roof: Tile Underlayment - Replace	24	700,000 -	800,000
Roof: Tile Underlay-Replace (Pool)	2	37,500 -	45,000
Gutters/Downspouts - Replace	24	45,000 -	55,000
Heat Tape - Replace	7	19,000 -	27,000
<b>Building Interiors</b>			
Interior Surface - Repaint	3	190,000 -	210,000
Chandelier - Replace	3	11,000 -	14,000
Interior Wall Lights - Replace	3	20,000 -	25,000
Lobby Lights - Replace	3	5,200 -	7,900
Tile Flooring - Replace	5	38,000 -	54,000
Carpet - Replace	3	130,000 -	160,000
Corridor Decor - Update	3	33,000 -	38,000
Loading Dock Bathrooms - Remodel	3	6,600 -	11,000
Lobby Bathrooms - Remodel	3	33,000 -	38,000
Manager Offices - Refurbish	3	5,000 -	6,200
Guest Bell Carts - Replace	7	4,400 -	6,600
Employee Appliances - Replace	3	2,700 -	3,800
<b>Mechanical Systems</b>			
Keypads - Replace	3	7,600 -	13,000
Door Lock System - Replace	3	15,000 -	20,000
Barrier Arm Operators - Replace	3	7,900 -	8,700
Loop Detectors - Replace	3	4,300 -	4,900
Automatic Door Operators - Replace	11	21,000 -	24,000
Elevator #1 - Modernize	19	150,000 -	170,000
Elevator #2 - Modernize	24	150,000 -	170,000
Elevator #3 - Modernize	18	150,000 -	170,000
Elevator Cabs - Remodel	18	49,000 -	60,000
Air Handler #1 - Replace	21	33,000 -	37,000
Air Handler #2 - Replace	21	33,000 -	37,000
Laundry Make Up Air - Replace	22	6,600 -	8,700
Garage Exhaust Fans - Allowance	5	4,400 -	5,500
Air Compressors - Replace	7	3,300 -	4,900
Boiler Pumps - Replace - 20%	0	5,500 -	6,600
Pressure Reducing Valves - Rebuild	3	13,000 -	16,000
Pumps - Rebuild	2	33,000 -	49,000
Air Handler VFDs - Replace	12	33,000 -	37,000
Variable Frequency Drives - Replace	8	16,000 -	19,000
Sump Pump - Replace - 50%	4	44,000 -	55,000

(continued)

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



**Park Plaza Condominium Association**  
**(A Colorado Non-Profit Corporation)**  
**Schedule of Future Major Repairs and Replacements**  
**November 30, 2020**  
**(Unaudited)**  
**(Continued)**

Components	Estimated Remaining Useful Lives (Years)	Range of Estimated Current Replacement Costs		Replacement Fund Balances 2020
<b>General Common Elements (continued):</b>				
<b>Mechanical Systems (continued)</b>				
Trash Compactor - Replace	2	40,000	-	65,000
Flatwork Ironer - Replace	7	20,000	-	24,000
Laundry Machines - Replace	3	40,000	-	47,000
Mechanical Monitor System - Replace	2	76,000	-	81,000
Generator - Replace	2	22,000	-	33,000
Fire Control Panel - Update/Replace	11	24,000	-	33,000
Exit/Emergency Lights - Replace	11	2,200	-	2,700
CO Monitors - Replace	9	11,000	-	16,000
Boilers - Replace	18	220,000	-	270,000
Glycol Heater/Tank - Replace	14	11,000	-	16,000
Water Softener Tanks - Replace	0	45,000	-	55,000
Water Storage Tanks - Replace	27	76,000	-	87,000
Heat Exchanger - Replace	11	27,000	-	38,000
Heat Exchanger - Replace	17	27,000	-	38,000
Expansion Tank - Replace	27	15,000	-	20,000
<b>Total - General Common Elements</b>		<u>5,637,800</u>	<u>7,293,600</u>	<u>280,900</u>
<b>Residential Limited Common Elements:</b>				
<b>Building Interiors</b>				
Ski Lockers - Replace	2	24,000	-	32,000
Breakfast Room Furnishings - Update	2	12,000	-	31,000
Lobby Furniture and Décor - Update	2	16,000	-	22,000
Breakfast Kitchen - Remodel	2	22,000	-	44,000
Kitchen Appliances - Replace	2	7,600	-	11,000
<b>Mechanical</b>				
Door Lock System - Replace	2	64,800	-	90,000
<b>Amenities</b>				
Fitness Equipment - Replace	5	8,700	-	13,000
Steam Generator - Replace	7	9,800	-	11,000
Sauna Heater - Replace	1	3,300	-	5,500
Steam Room - Refurbish	1	13,000	-	22,000
Sauna Room - Refurbish	1	11,000	-	22,000
<b>Pool / Spa</b>				
Bathroom - Refurbish	13	11,000	-	16,000
Shower - Refurbish	5	2,200	-	5,500
Patio Furniture - Replace	2	6,600	-	11,000
Tile Deck - Replace	5	55,000	-	82,000
Pool - Resurface	4	27,000	-	38,000
Spa - Resurface	1	4,400	-	6,600
Pool Heat Exchanger - Replace	10	1,100	-	2,200
Spa Heat Exchanger - Replace	10	1,100	-	1,300
Pool Filter - Replace	17	2,700	-	4,400
Spa Filter - Replace	17	1,600	-	3,300
Pumps - Replace	7	2,200	-	4,400
<b>Unit Interiors</b>				
Interior Surfaces - Repaint	6	680,000	-	680,000
Tile Flooring - Replace	14	690,000	-	1,000,000
Carpeting - Replace	1	490,000	-	570,000
Lighting: Wall Fixtures - Replace	4	34,000	-	37,000
Lighting: Floor Lamps - Replace	7	26,000	-	32,000
Lighting: Table Lamps - Replace	7	97,000	-	110,000
Ceiling Fans - Replace	3	30,000	-	35,000
Artwork/Décor - Replace	2	35,000	-	51,000
Window Shades - Replace	4	120,000	-	130,000
Window Blinds - Replace	4	210,000	-	240,000
Mattresses - Replace	5	82,000	-	93,000
Furniture: Fold Out Sofa - Replace	9	93,000	-	100,000
Furniture: Loveseats - Replace	9	91,000	-	98,000
Furniture: Lounges - Replace	9	110,000	-	130,000
Furniture: Bar Stools - Replace	7	25,000	-	26,000
Furniture: Dining Chairs - Replace	7	84,000	-	86,000
Furniture: Dining Table - Replace	7	98,000	-	120,000
Furniture: Coffee Table - Replace	7	46,000	-	67,000
Furniture: Side Table - Replace	7	37,000	-	79,000
Furniture: Night Stand - Replace	7	310,000	-	380,000
Furniture: Buffet/Side Board - Replace	7	50,000	-	75,000
Furniture: Large Dresser - Replace	7	130,000	-	140,000
Guest Bath (Final Phase) - Remodel	29	540,000	-	560,000
Master Bathrooms - Remodel	24	940,000	-	1,300,000
Kitchens - Remodel/Refurbish	14	1,100,000	-	1,400,000
Kitchen Appliances - Annual Replace	0	15,000	-	17,000
Telephones - Replace	2	5,700	-	8,500
Bedroom TVs - Replace	6	32,000	-	33,000
Living Room TV's - Replace	4	76,000	-	82,000
Fireplace - Replace	18	250,000	-	254,000
Laundry Machines - Replace - 10%	0	6,300	-	7,100
Furniture: Patio Cushions - Replace	4	8,700	-	13,000
Furniture: Patio - Replace	4	52,000	-	72,000
<b>Total - Residential Common Elements</b>		<u>6,541,700</u>	<u>7,953,600</u>	<u>529,490</u>

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