



**WEIDNER
& ASSOCIATES, P.C.**
CERTIFIED PUBLIC ACCOUNTANTS
8157 CHAPARRAL ROAD
LONE TREE, CO 80124



To the Board of Directors of
PineRidge Homeowners Association
7525 PineRidge Trail
Castle Pines, CO 80108

July 18, 2018

Dear Board of Directors,

We recently completed our audit of the Association's financial statements for the three years ended December 31, 2017. During our procedures we noted the following matters to bring to the attention of the Board.

Reserve Fund Savings

The Association maintained its reserve savings in a KeyBank checking account which doesn't charge any bank fees, but also doesn't pay any interest. The Board may want to consider moving at least a portion of this money into an interest-bearing account.

Additionally, professional standards require that we provide you with the following information related to our audit:

Qualitative Aspects of Accounting Practices

The Board of Directors is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used within the audited financial statements are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the three years ended December 31, 2017. We noted no transactions entered into by the Association during the period for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period after audit adjustments proposed by us. The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with the Board or with management company personnel in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the Board of Directors. We have provided the Board with schedules supporting the correction of misstatements identified in the audit. Those adjustments are shown at workpaper B-1 which is included in the documents captioned "Drafts for Board" which have been made available to the Board. The Board should review these adjustments. By signing the Representation Letter the Board expressly indicates an understanding and approval of these adjustments. Our expectation is that those corrections will be posted to the financial statements as appropriate.

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Disagreements with the Board or with Management Company Personnel

For purposes of this letter, professional standards define a "disagreement" as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Supplementary Information Accompanying the Audited Financial Statements

With respect to the supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB), we have applied certain limited procedures with respect to that information. However, we have not audited the information and have not expressed an opinion or provided any assurance on such required information.

This letter is intended solely for the use of the Board of the Association and is not to be used by third parties for any other purposes. We considered the foregoing in our procedures, and this report does not affect the report on the financial statements. We would be pleased to discuss the above paragraphs with the Board, and to answer any other questions concerning the financial statements and tax returns.

Sincerely,

A handwritten signature in black ink that reads "Weidner & Associates, P.C." with a stylized flourish at the end.

Weidner & Associates, P.C.