

**DOUGLAS B. GORMAN, P.C.**  
**Certified Public Accountant**  
**P O Box 149**  
**Crested Butte, Colorado 81224**  
**Phone (970) 349-6156**

**INDEPENDENT ACCOUNTANT'S COMPILATION REPORT**

To the Board of Directors and Members:  
Powderview Duplex Homeowner's Assoc.

Management is responsible for the accompanying financial statements of Powderview Duplex Homeowner's Association, which comprise the statements of assets, liabilities, and equity-tax basis as of December 31, 2020 and the related statement of revenue and expenses-tax basis for the year ended December 31, 2020, in accordance with the tax-basis of accounting, and for determining that the tax-basis of accounting is an acceptable financial reporting framework. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax-basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the tax-basis of accounting. If the omitted disclosures were included in the financial statements, they might, influence the user's conclusions about the Company's assets, liabilities, equity, revenue, and expenses. Accordingly, these financial statements are not designed for those who were not informed about such matters.

Douglas B. Gorman

Certified Public Accountant

June 11, 2021