

REESE HENRY & COMPANY, INC.
400 EAST MAIN STREET, SUITE 2
ASPEN, COLORADO 81611

THE HOMESTEAD AT SNOWMASS ASSOCIATION
c/o SNOWMASS LODGING COMPANY
PO BOX 6077
SNOWMASS VILLAGE, CO 81615

Dear Board Members:

Enclosed are your completed income tax returns for the year ended December 31, 2013 which include federal Form 1120 and state Form 112.

This return has qualified for electronic filing. After you have reviewed the return for completeness and accuracy, please sign, date and return Form 8879-C to our office. We will transmit your return electronically to the IRS, and no further action is required. Return federal Form 8879-C to us by March 17, 2014.

No payment is required with this return when filed.

The federal return has no tax due and no prepayments made. The return, however, must still be filed by the due date.

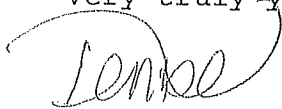
The Colorado Form 112 return has qualified for electronic filing. After you have reviewed your return for completeness and accuracy, please sign, date and return DR 8453-C to our office. We will then transmit your return electronically to the CDOR. Do not mail the paper copy of the return to the CDOR. Return DR 8453-C to us by April 15, 2014.

No payment is required with this return when filed.

We prepared the returns from information you furnished us without verification. Upon examination of the returns by taxing authorities, requests may be made for underlying data. We therefore recommend that you preserve all records which you may be called upon to produce in connection with such an examination.

We sincerely appreciate this opportunity to serve you. If you have any questions regarding the returns, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Denise", enclosed within a hand-drawn oval.

Denise Jurgens, CPA

U.S. Corporation Income Tax Return

For calendar year 2013 or tax year

beginning _____, ending _____

2013

Department of the Treasury
Internal Revenue Service

Information about Form 1120 and its separate instructions is at www.irs.gov/form1120.

| | | | |
|--|----------------------|---|---|
| A Check if: 1a Consolidated return (attach Form 951) <input type="checkbox"/> b Life/nonlife consolidated return <input type="checkbox"/> 2 Personal holding co. (attach Sch. PH) <input type="checkbox"/> 3 Personal service corp. (see instructions) <input type="checkbox"/> 4 Schedule M-3 attached <input type="checkbox"/> | TYPE OR PRINT | Name THE HOMESTEAD AT SNOWMASS ASSOCIATION C/O SNOWMASS LODGING COMPANY | B Employer identification number 8- XXXXXXXXXX |
| | | Number, street, and room or suite no. If a P.O. box, see instructions. PO BOX 6077 | C Date incorporated 10/13/1988 |
| | | City or town, state, or province, country and ZIP or foreign postal code SNOWMASS VILLAGE, CO 81615 | D Total assets (see Instructions) \$ 124,568. |
| | | E Check if: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change | |

| | | | | | |
|--|--|----|----------|----|----------|
| Income | 1a Gross receipts or sales | 1a | 229,261. | 1c | 229,261. |
| | b Returns and allowances | 1b | | 2 | 229,261. |
| | c Balance. Subtract line 1b from line 1a | | | 3 | |
| | 2 Cost of goods sold (attach Form 1125-A) | | | 4 | |
| | 3 Gross profit. Subtract line 2 from line 1c | | | 5 | 84. |
| | 4 Dividends (Schedule C, line 19) | | | 6 | |
| | 5 Interest | | | 7 | |
| | 6 Gross rents | | | 8 | |
| | 7 Gross royalties | | | 9 | |
| | 8 Capital gain net income (attach Schedule D (Form 1120)) | | | 10 | |
| | 9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) | | | 11 | 84. |
| 10 Other income (attach statement) | | | | | |
| 11 Total income. Add lines 3 through 10 | | | | | |
| Deductions (See instructions for limitations on deductions.) | 12 Compensation of officers (attach Form 1125-E) | | | 12 | |
| | 13 Salaries and wages (less employment credits) | | | 13 | |
| | 14 Repairs and maintenance | | | 14 | |
| | 15 Bad debts | | | 15 | |
| | 16 Rents | | | 16 | |
| | 17 Taxes and licenses | | | 17 | |
| | 18 Interest | | | 18 | |
| | 19 Charitable contributions | | | 19 | |
| | 20 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562) | | | 20 | |
| | 21 Depletion | | | 21 | |
| | 22 Advertising | | | 22 | |
| | 23 Pension, profit-sharing, etc., plans | | | 23 | |
| | 24 Employee benefit programs | | | 24 | |
| | 25 Domestic production activities deduction (attach Form 8903) | | | 25 | |
| | 26 Other deductions (attach statement) SEE STATEMENT 1 | | | 26 | 84. |
| | 27 Total deductions. Add lines 12 through 26 | | | 27 | 84. |
| | 28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11 | | | 28 | 0. |
| 29a Net operating loss deduction (see instructions) STATEMENT 2 | 29a | 0. | | | |
| b Special deductions (Schedule C, line 20) | 29b | | | | |
| c Add lines 29a and 29b | 29c | | | | |
| Tax, Refundable Credits, and Payments | 30 Taxable income. Subtract line 29c from line 28 (see instructions) | | | 30 | 0. |
| | 31 Total tax (Schedule J, Part I, line 11) | | | 31 | 0. |
| | 32 Total payments and refundable credits (Schedule J, Part II, line 21) | | | 32 | |
| | 33 Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/> | | | 33 | |
| | 34 Amount owed. If line 32 is smaller than the total of lines 31 and 33, enter amount owed | | | 34 | 0. |
| | 35 Overpayment. If line 32 is larger than the total of lines 31 and 33, enter amount overpaid | | | 35 | |
| | 36 Enter amount from line 35 you want: Credited to 2014 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/> | | | 36 | |

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than the taxpayer) is based on all information of which preparer has any knowledge.

TAXPAYER'S COPY

Signature of officer: _____ Date: _____ Title: **PRESIDENT**

Print/Type preparer's name: **DENISE JURGENS, CPA** Preparer's signature: _____ Date: **2/11/14** Check if self-employed PTIN: ~~XXXXXXXXXX~~

Firm's name: **REESE HENRY & COMPANY, INC.** Firm's EIN: ~~XXXXXXXXXX~~

Firm's address: **400 EAST MAIN STREET, SUITE 2 ASPEN, CO 81611** Phone no.: **(970) 925-3771**

| Schedule C Dividends and Special Deductions (see instructions) | (a) Dividends received | (b) % | (c) Special deductions (a) x (b) |
|---|------------------------|------------------|----------------------------------|
| 1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock) | | 70 | |
| 2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock) | | 80 | |
| 3 Dividends on debt-financed stock of domestic and foreign corporations | | see instructions | |
| 4 Dividends on certain preferred stock of less-than-20%-owned public utilities | | 42 | |
| 5 Dividends on certain preferred stock of 20%-or-more-owned public utilities | | 48 | |
| 6 Dividends from less-than-20%-owned foreign corporations and certain FSCs | | 70 | |
| 7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs | | 80 | |
| 8 Dividends from wholly owned foreign subsidiaries | | 100 | |
| 9 Total. Add lines 1 through 8 | | | |
| 10 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958 | | 100 | |
| 11 Dividends from affiliated group members | | 100 | |
| 12 Dividends from certain FSCs | | 100 | |
| 13 Dividends from foreign corporations not included on lines 3, 6, 7, 8, 11, or 12 | | | |
| 14 Income from controlled foreign corporations under subpart F (attach Form(s) 5471) | | | |
| 15 Foreign dividend gross-up | | | |
| 16 IC-DISC and former DISC dividends not included on lines 1, 2, or 3 | | | |
| 17 Other dividends | | | |
| 18 Deduction for dividends paid on certain preferred stock of public utilities | | | |
| 19 Total dividends. Add lines 1 through 17. Enter here and on page 1, line 4 | | | |
| 20 Total special deductions. Add lines 9, 10, 11, 12, and 18. Enter here and on page 1, line 29b | | | |

Schedule J Tax Computation and Payment (see instructions)

Part I - Tax Computation

| | | | | |
|----|--|----|----|----|
| 1 | Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120)) | | | |
| 2 | Income tax. Check if a qualified personal service corporation (see instructions) | | 2 | 0. |
| 3 | Alternative minimum tax (attach Form 4626) | | 3 | |
| 4 | Add lines 2 and 3 | | 4 | 0. |
| 5a | Foreign tax credit (attach Form 1118) | 5a | | |
| b | Credit from Form 8834 (see instructions) | 5b | | |
| c | General business credit (attach Form 3800) | 5c | | |
| d | Credit for prior year minimum tax (attach Form 8827) | 5d | | |
| e | Bond credits from Form 8912 | 5e | | |
| 6 | Total credits. Add lines 5a through 5e | | 6 | |
| 7 | Subtract line 6 from line 4 | | 7 | 0. |
| 8 | Personal holding company tax (attach Schedule PH (Form 1120)) | | 8 | |
| 9a | Recapture of investment credit (attach Form 4255) | 9a | | |
| b | Recapture of low-income housing credit (attach Form 8611) | 9b | | |
| c | Interest due under the look-back method-completed long-term contracts (attach Form 8697) | 9c | | |
| d | Interest due under the look-back method-income forecast method (attach Form 8866) | 9d | | |
| e | Alternative tax on qualifying shipping activities (attach Form 8902) | 9e | | |
| f | Other (see instructions - attach statement) | 9f | | |
| 10 | Total. Add lines 9a through 9f | | 10 | |
| 11 | Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31 | | 11 | 0. |

Part II - Payments and Refundable Credits

| | | | | |
|----|--|-----|----|-----|
| 12 | 2012 overpayment credited to 2013 | | 12 | |
| 13 | 2013 estimated tax payments | | 13 | |
| 14 | 2013 refund applied for on Form 4466 | | 14 | () |
| 15 | Combine lines 12, 13, and 14 | | 15 | |
| 16 | Tax deposited with Form 7004 | | 16 | |
| 17 | Withholding (see instructions) | | 17 | |
| 18 | Total payments. Add lines 15, 16, and 17 | | 18 | |
| 19 | Refundable credits from: | | | |
| a | Form 2439 | 19a | | |
| b | Form 4136 | 19b | | |
| c | Form 8827, line 8c | 19c | | |
| d | Other (attach statement - see instructions) | 19d | | |
| 20 | Total credits. Add lines 19a through 19d | | 20 | |
| 21 | Total payments and credits. Add lines 18 and 20. Enter here and on page 1, line 32 | | 21 | |

Schedule K Other Information (see instructions)

| | | | |
|---|---|-----|----|
| 1 | Check accounting method: a <input type="checkbox"/> Cash b <input checked="" type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) ▶ | Yes | No |
| 2 | See the instructions and enter the: | | |
| a | Business activity code no. ▶ 813000 | | |
| b | Business activity ▶ CONDO ASSOC | | |
| c | Product or service ▶ MANAGEMENT | | |
| 3 | Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? If "Yes," enter name and EIN of the parent corporation ▶ | | X |
| 4 | At the end of the tax year: | | |
| a | Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) | | X |
| b | Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) | | X |

Schedule K Other Information continued (see instructions)

5 At the end of the tax year, did the corporation:
 a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions No
 If "Yes," complete (i) through (iv) below.

| (i) Name of Corporation | (ii) Employer Identification Number (if any) | (iii) Country of Incorporation | (iv) Percentage Owned in Voting Stock |
|-------------------------|--|--------------------------------|---------------------------------------|
| | | | |
| | | | |
| | | | |
| | | | |

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions No
 If "Yes," complete (i) through (iv) below.

| (i) Name of Entity | (ii) Employer Identification Number (if any) | (iii) Country of Organization | (iv) Maximum Percentage Owned in Profit, Loss, or Capital |
|--------------------|--|-------------------------------|---|
| | | | |
| | | | |
| | | | |
| | | | |

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? (See sections 301 and 316.) No
 If "Yes," file Form 5452, Corporate Report of Nondividend Distributions.
 If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.

7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of (a) the total voting power of all classes of the corporation's stock entitled to vote or (b) the total value of all classes of the corporation's stock? No
 For rules of attribution, see section 318. If "Yes," enter:
 (i) Percentage owned ▶ _____ and (ii) Owner's country ▶ _____
 (c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached ▶ _____

8 Check this box if the corporation issued publicly offered debt instruments with original issue discount
 If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

9 Enter the amount of tax-exempt interest received or accrued during the tax year ▶ \$ _____

10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) ▶ _____

11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here
 If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.

12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction on line 29a.) ▶ \$ 669

13 Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year and its total assets at the end of the tax year less than \$250,000? No
 If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year. ▶ \$ 0

14 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement (see instructions)? No
 If "Yes," complete and attach Schedule UTP.

15a Did the corporation make any payments in 2013 that would require it to file Form(s) 1099? No
 b If "Yes," did or will the corporation file required Forms 1099? No

16 During this tax year, did the corporation have an 80% or more change in ownership, including a change due to redemption of its own stock? No

17 During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction? No

18 Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million? No

| Schedule L | Balance Sheets per Books | Beginning of tax year | | End of tax year | |
|---|--|-----------------------|----------|-----------------|----------|
| | | (a) | (b) | (c) | (d) |
| Assets | | | | | |
| 1 | Cash | | 106,574. | | 124,568. |
| 2a | Trade notes and accounts receivable | | | | |
| | b Less allowance for bad debts | () | | () | |
| 3 | Inventories | | | | |
| 4 | U.S. government obligations | | | | |
| 5 | Tax-exempt securities | | | | |
| 6 | Other current assets (att. stmt.) | | | | |
| 7 | Loans to shareholders | | | | |
| 8 | Mortgage and real estate loans | | | | |
| 9 | Other investments (att. stmt.) | | | | |
| 10a | Buildings and other depreciable assets | | | | |
| | b Less accumulated depreciation | () | | () | |
| 11a | Depletable assets | | | | |
| | b Less accumulated depletion | () | | () | |
| 12 | Land (net of any amortization) | | | | |
| 13a | Intangible assets (amortizable only) | | | | |
| | b Less accumulated amortization | () | | () | |
| 14 | Other assets (att. stmt.) | | | | |
| 15 | Total assets | | 106,574. | | 124,568. |
| Liabilities and Shareholders' Equity | | | | | |
| 16 | Accounts payable | | 47,686. | | 18,759. |
| 17 | Mortgages, notes, bonds payable in less than 1 year | | | | |
| 18 | Other current liabilities (att. stmt.) | | | | |
| 19 | Loans from shareholders | | | | |
| 20 | Mortgages, notes, bonds payable in 1 year or more | | | | |
| 21 | Other liabilities (att. stmt.) | | | | |
| 22 | Capital stock: a Preferred stock | | | | |
| | b Common stock | | | | |
| 23 | Additional paid-in capital | | 58,888. | | 105,809. |
| 24 | Retained earnings - Appropriated (attach statement) | | | | |
| 25 | Retained earnings - Unappropriated | | | | |
| 26 | Adjustments to shareholders' equity (attach statement) | | | | |
| 27 | Less cost of treasury stock | () | | () | |
| 28 | Total liabilities and shareholders' equity | | 106,574. | | 124,568. |

Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return

Note: Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more - see instructions

| | | | | | |
|---|---|----|----|--|----|
| 1 | Net income (loss) per books | 0. | 7 | Income recorded on books this year not included on this return (itemize): | |
| 2 | Federal income tax per books | | | Tax-exempt interest \$ _____ | |
| 3 | Excess of capital losses over capital gains | | | _____ | |
| 4 | Income subject to tax not recorded on books this year (itemize): _____ | | 8 | Deductions on this return not charged against book income this year (itemize): | |
| 5 | Expenses recorded on books this year not deducted on this return (itemize): | | | a Depreciation \$ _____ | |
| | a Depreciation \$ _____ | | | b Charitable contributions \$ _____ | |
| | b Charitable contributions \$ _____ | | | c Travel and entertainment \$ _____ | |
| | c Travel and entertainment \$ _____ | | 9 | Add lines 7 and 8 | |
| 6 | Add lines 1 through 5 | 0. | 10 | Income (page 1, line 28) - line 6 less line 9 | 0. |

Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)

| | | | | | |
|---|------------------------------------|----|---|---|----|
| 1 | Balance at beginning of year | | 5 | Distributions: a Cash | |
| 2 | Net income (loss) per books | 0. | | b Stock | |
| 3 | Other increases (itemize): _____ | | | c Property | |
| | _____ | | 6 | Other decreases (itemize): _____ | |
| | _____ | | 7 | Add lines 5 and 6 | |
| 4 | Add lines 1, 2, and 3 | 0. | 8 | Balance at end of year (line 4 less line 7) | 0. |

Cost of Goods Sold

(Rev. December 2012)

▶ Attach to Form 1120, 1120-C, 1120-F, 1120S, 1065, or 1065-B.

OMB No. 1545-2225

Department of the Treasury
Internal Revenue Service

▶ Information about Form 1125-A and its instructions is at www.irs.gov/form1125a.

Name **THE HOMESTEAD AT SNOWMASS ASSOCIATION
C/O SNOWMASS LODGING COMPANY**

Employer Identification number

[REDACTED]

| | | | |
|---|--|---|----------|
| 1 | Inventory at beginning of year | 1 | |
| 2 | Purchases | 2 | |
| 3 | Cost of labor | 3 | |
| 4 | Additional section 263A costs (attach schedule) | 4 | |
| 5 | Other costs (attach schedule) | 5 | 229,261. |
| 6 | Total. Add lines 1 through 5 | 6 | 229,261. |
| 7 | Inventory at end of year | 7 | |
| 8 | Cost of goods sold. Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return (see instructions) | 8 | 229,261. |

9a Check all methods used for valuing closing inventory:

- (i) Cost
- (ii) Lower of cost or market
- (iii) Other (Specify method used and attach explanation) ▶ _____

b Check if there was a writedown of subnormal goods

c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970)

d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO

e If property is produced or acquired for resale, do the rules of Section 263A apply to the corporation? Yes No

f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? Yes No
If "Yes," attach explanation.

THE HOMESTEAD AT SNOWMASS ASSOCIATION C/

8

| FORM 1120 | OTHER DEDUCTIONS | STATEMENT | 1 |
|-----------------------------|------------------|-----------|---|
| DESCRIPTION | | AMOUNT | |
| ADMINISTRATIVE FEES | | 84. | |
| TOTAL TO FORM 1120, LINE 26 | | 84. | |

| NET OPERATING LOSS DEDUCTION | | | | STATEMENT | 2 |
|------------------------------|----------------|-------------------------|----------------|---------------------|---|
| TAX YEAR | LOSS SUSTAINED | LOSS PREVIOUSLY APPLIED | LOSS REMAINING | AVAILABLE THIS YEAR | |
| 12/31/06 | 23. | 23. | 0. | 0. | |
| 12/31/08 | 589. | 47. | 542. | 542. | |
| 12/31/09 | 127. | | 127. | 127. | |
| NOL AVAILABLE THIS YEAR | | | 669. | 669. | |

| FORM 1125-A | OTHER COSTS | STATEMENT | 3 |
|-------------------------|-------------|-----------|---|
| DESCRIPTION | | AMOUNT | |
| ADMINISTRATIVE EXPENSES | | 51,156. | |
| MAINTENANCE EXPENSES | | 108,159. | |
| UTILITIES | | 69,946. | |
| TOTAL TO LINE 5 | | 229,261. | |

Form **8879-C**

IRS e-file Signature Authorization for Form 1120

OMB No. 1545-1864

Department of the Treasury
Internal Revenue Service

For calendar year 2013, or tax year beginning _____, 2013, ending _____, 20____

▶ Do not send to the IRS. Keep for your records.

2013

▶ Information about Form 8879-C and its instructions is at www.irs.gov/form8879c.

Name of corporation **THE HOMESTEAD AT SNOWMASS ASSOCIATION**
C/O SNOWMASS LODGING COMPANY Employer identification number
[REDACTED]

| Part I Tax Return Information (Whole dollars only) | | | |
|--|-------------------------------------|---|-----|
| 1 | Total income (Form 1120, line 11) | 1 | 84. |
| 2 | Taxable income (Form 1120, line 30) | 2 | |
| 3 | Total tax (Form 1120, line 31) | 3 | |
| 4 | Amount owed (Form 1120, line 34) | 4 | |
| 5 | Overpayment (Form 1120, line 35) | 5 | |

Part II Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2013 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

- I authorize REESE HENRY & COMPANY, INC. to enter my PIN 81611 as my signature on the corporation's 2013 electronically filed income tax return. do not enter all zeros
- As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2013 electronically filed income tax return.

Officer's signature ▶ _____ Date ▶ _____ Title ▶ PRESIDENT

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. [REDACTED]
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2013 electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ _____ Date ▶ _____

ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see instructions.
LHA

Form 8879-C (2013)

Form 112 (08/13/13)
 COLORADO DEPARTMENT OF REVENUE
 Denver, CO 80261-0006
 (0023)

Colorado C Corporation
Income Tax Form 112

1019

Do not submit federal return, forms or
 schedules when filing this return.

2013



-or-

| | |
|-------------------------------|--------------------------|
| Fiscal Year Beginning (MM/DD) | Year Ending (MM/DD/YYYY) |
| 01/01 2013 | 12/31/2013 |

| | |
|--|-------------------------|
| Name of Corporation THE HOMESTEAD AT SNOWMASS ASSOCIATION C/O SNOWMASS LODGING COMPANY | Colorado Account Number |
|--|-------------------------|

| | |
|------------------------|------|
| Address PO BOX 6077 | FEIN |
|------------------------|------|

| | | |
|--------------------------|-------------|--------------|
| City SNOWMASS VILLAGE | State CO | ZIP 81615 |
|--------------------------|-------------|--------------|

| | |
|---------------------------------------|---|
| Final Return <input type="checkbox"/> | If you are submitting a statement disclosing a listed or reported transaction, mark this box <input type="checkbox"/> |
|---------------------------------------|---|

A. Apportionment of Income. This return is being filed for:

- (42) A corporation not apportioning income;
- (43) A corporation engaged in interstate business apportioning income using single-factor apportionment (Schedule SF required);
- (44) A corporation engaged in interstate business apportioning income using special regulation (Schedule SF required);
- (45) A corporation electing to pay a tax on its gross Colorado sales;
- (46) A corporation claiming an exemption under P.L. 86-272;
- (47) Other appointment method, must be pre-approved by the department (fill in below)

B. Separate/Consolidate/Combined Filing. This return is being filed for:

- A single corporation filing a separate return;
- An affiliated group of corporations required to file a combined return (Schedule C required.);
- An affiliated group of corporations electing to file a consolidated return. Warning: such election is binding for four years. If your election was made in a prior year, enter the year of election in line below. (Schedule C required);
- An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Schedule C required.)

Enter the year of election (yyyy)

| Federal Taxable Income | | Round to the nearest dollar |
|--|---|-----------------------------|
| 1. Federal taxable income from Federal form 1120 or 990-T | 1 | 0 00 |
| 2. Federal taxable income of companies not included in this return | 2 | 0 00 |
| 3. Net federal taxable income, line 1 minus line 2 | 3 | 0 00 |
| Additions | | |
| 4. Federal net operating loss deduction | 4 | 00 |
| 5. Colorado income tax deduction | 5 | 00 |
| 6. Other additions, include explanation | 6 | 00 |
| 7. Total of lines 3 through 6 | 7 | 0 00 |

Form 112

THE HOMESTEAD AT SNOWMASS ASSOCIATI
1019



130112 21019

| Subtractions | | | |
|--|------|--|------|
| 8. Exempt federal interest | • 8 | | 00 |
| 9. Excludable foreign source income | • 9 | | 00 |
| 10. Colorado source capital gain (assets acquired on or after 5/9/94, held five years) | • 10 | | 00 |
| 11. Other subtractions, include explanation | • 11 | | 00 |
| 12. Total of lines 8 through 11 | 12 | | 0 00 |
| Taxable Income | | | |
| 13. Modified federal taxable income, line 7 minus line 12 | 13 | | 0 00 |
| 14. Colorado taxable income before net operating loss deduction | • 14 | | 0 00 |
| 15. Colorado net operating loss deduction (May not exceed \$250,000) | • 15 | | 00 |
| 16. Colorado taxable income, line 14 minus line 15 | 16 | | 0 00 |
| 17. Tax, 4.63% of the amount on line 16 | • 17 | | 0 00 |
| Credits | | | |
| 18. Total nonrefundable credits from line 22, Form 112CR (may not exceed tax on line 17) | • 18 | | 00 |
| 19. Total Enterprise Zone credits used - as calculated, or from DR 1366 line 70 | • 19 | | 00 |
| 20. Net tax, line 17 minus lines 18 and 19 | 20 | | 0 00 |
| 21. Recapture of prior year credits | • 21 | | 00 |
| 22. Total of lines 20 and 21 | 22 | | 0 00 |
| 23. Estimated tax and extension payments and credits | • 23 | | 0 00 |
| 24. W-2G Withholding from lottery winnings | • 24 | | 00 |
| 25. Innovative Motor Vehicle Credit from line 36 form DR 0617 | • 25 | | 00 |
| 26. Authorized Instream Flow Incentive Credit | • 26 | | 00 |
| 27. Total of lines 23 through 26 | 27 | | 00 |
| 28. Net tax due. Subtract line 27 from line 22 | 28 | | 00 |
| 29. Penalty | • 29 | | 00 |
| 30. Interest | • 30 | | 00 |
| 31. Estimated tax penalty due | • 31 | | 00 |
| 32. Total due. Enter the sum of lines 28 through 31 | • 32 | | 0 00 |

Do Not Submit Federal Return, Forms or Schedules when Filing this Return

Form 112

THE HOMESTEAD AT SNOWMASS ASSOCIATI
1019



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| | | | | | | | | | | |
|--|--------------------|--|------------------------------|--------------------|----------------|------------------------------|--------------------------|--|--------------------------|-----------------------|
| 33. Overpayment, line 27 minus line 22 | 33 | 00 | | | | | | | | |
| 34. Amount from line 33 to carry forward for future year estimated tax | • 34 | 00 | | | | | | | | |
| 35. Amount from line 33 to be refunded | • 35 | 00 | | | | | | | | |
| <p>Direct Deposit</p> <p>Routing Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p> <p>Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings</p> <p>Account Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p> | | | | | | | | | | |
| <p>Pay electronically at www.Colorado.gov/RevenueOnline or Mail and Make Checks Payable to: Colorado Department of Revenue Denver, CO 80261-0006</p> | | | | | | | | | | |
| <p>The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment directly from your bank account electronically.</p> | | | | | | | | | | |
| <p>G. The corporation's books are in care of:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Last Name GEORGE</td> <td style="width:30%;">First Name MIKE</td> <td style="width:10%;">Middle Initial</td> <td style="width:30%;">Phone Number 970-922-4959</td> </tr> <tr> <td colspan="2">Address 425 WOOD ROAD</td> <td>City SNOWMASS VILLAGE</td> <td>State ZIP CO 81615</td> </tr> </table> | | | Last Name GEORGE | First Name MIKE | Middle Initial | Phone Number 970-922-4959 | Address 425 WOOD ROAD | | City SNOWMASS VILLAGE | State ZIP CO 81615 |
| Last Name GEORGE | First Name MIKE | Middle Initial | Phone Number 970-922-4959 | | | | | | | |
| Address 425 WOOD ROAD | | City SNOWMASS VILLAGE | State ZIP CO 81615 | | | | | | | |
| <p>D. Business code number per federal return (NAICS)</p> <p>• 813000</p> | | <p>E. Year corporation began doing business in Colorado</p> <p>• 1988</p> | | | | | | | | |
| <p>F. May the Colorado Department of Revenue discuss this return with the paid preparer shown below (see instructions)</p> | | <p>• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | | | | | | |
| <p>G. Kind of business in detail CONDO ASSOC</p> | | | | | | | | | | |
| <p>H. Has the Internal Revenue Service made any adjustments in the corporation's income or tax or have you filed amended federal income tax returns at any time during the last four years?</p> | | <p>• <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | | | | | | |
| <p>If yes, for which year(s)? (YYYY)</p> | | | | | | | | | | |
| <p>Did you file amended Colorado returns to reflect changes or submit copies of the Federal Agent's reports?</p> | | <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | | | | | | |
| <p>Last Name of person or firm preparing return • JURGENS CPA</p> | | <p>First name • DENISE</p> <p>Middle Initial •</p> | | | | | | | | |
| <p>Address of person or firm preparing return • 400 EAST MAIN STREET, SUITE 2</p> | | <p>Phone Number • (970) 925-3771</p> | | | | | | | | |
| <p>City • ASPEN</p> | | <p>State ZIP • CO • 81611</p> | | | | | | | | |
| <p>Under penalties of perjury in the second degree, I declare that I have examined this return and to the best of my knowledge is true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.</p> | | | | | | | | | | |
| <p>Signature and Title of Officer PRESIDENT</p> | | <p>Date (MM/DD/YY) 2/11/14</p> | | | | | | | | |

TAXPAYER'S COPY

DO NOT MAIL

DR 8453C (10/17/13)
COLORADO DEPARTMENT OF REVENUE
Denver, CO 80261-0006
www.TaxColorado.com



138453C 11019

State of Colorado Corporate Income Tax Declaration for Electronic Filing

When feasible attach in PDF format to your e-filed return
Do not mail this form to the IRS or the Colorado Department of Revenue
Retain with your records

| | | | |
|--|-------------|---|-------------------------------------|
| | | Tax Year Beginning (MM/DD/YY) 01/01/13 | Tax Year End (MM/DD/YY) 12/31/13 |
| Last Name THE HOMESTEAD AT SNOWMASS | First Name | Middle Initial | Colorado Account Number |
| Address PO BOX 6077 | | | FEIN [REDACTED] |
| City SNOWMASS VILLAGE | State CO | ZIP 81615 | Phone Number 970-923-3232 |

Part I - Tax Return Information

| | | | |
|--|---|----|----|
| 1. Total Income, from federal Form 1120 | 1 | \$ | 84 |
| 2. Federal Taxable Income from federal Form 1120 | 2 | \$ | |
| 3. Colorado Tax, line 17 on Colorado Form 112 | 3 | \$ | |
| 4. Colorado Payments, line 23 on Colorado Form 112 | 4 | \$ | |
| 5. Amount You Owe, line 32 on Colorado Form 112 | 5 | \$ | |
| 6. Refund, line 35 Colorado Form 112 | 6 | \$ | |

Part II - Declaration of Tax Payer

Under penalties of perjury, I declare that I am an officer of the company listed above and the information provided for electronic filing and the amounts shown in Part I above agree with the amounts shown on the company's 2013 Federal/Colorado income tax returns, and that said tax returns, statements, schedules and attachments are true, correct, and complete to the best of my knowledge and belief. I understand that I (or my Electronic Return Originator (ERO) if applicable) may be required to provide paper copies of this declaration, my returns, withholding statements, schedules and attachments upon request by the Colorado Department of Revenue at any time during the period covered by the Colorado statute of limitations.

| | | |
|-----------|-----------------|--------------------|
| Signature | Date (MM/DD/YY) | Title PRESIDENT |
|-----------|-----------------|--------------------|

Part III - Declaration of ERO/Preparer/Transmitter

If the transmitter did not prepare the tax return, check here

If I am not the preparer, I declare only that the amounts shown in Part I above agree with the amounts shown on the taxpayer's 2013 Federal/Colorado income tax returns. If I am the preparer, under penalties of perjury I declare that I have reviewed the above taxpayer's 2013 Federal/Colorado income tax returns and that the information provided to me by the taxpayer and the amounts shown in Part I above agree with the amounts shown on said tax returns, and that said tax returns, statements, schedules, and attachments are true, correct, and complete to the best of my knowledge and belief. As preparer, I further declare that I have obtained the taxpayer's signature on this form at the time of filing and have provided the taxpayer with copies of all forms and information filed. I also agree to maintain this signed Form (DR 8453C) for the period covered by the Colorado statute of limitations, and to provide paper copies of this declaration, said returns, withholding statements, schedules and attachments upon request by the Colorado Department of Revenue at any time during this period.

340151
10-30-13

| | |
|--|--|
| ERO's Signature | Preparer Identification Number or Your SSN P00087338 |
| Check if also Preparer <input checked="" type="checkbox"/> | Date (MM/DD/YY) |

DO NOT MAIL

DO NOT MAIL