

Owens Realty Mortgage, Inc.  
Form 10-Q  
November 08, 2016  
UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT  
OF 1934

For the Quarterly Period Ended September 30, 2016

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF  
1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 000-54957

OWENS REALTY MORTGAGE, INC.  
(Exact Name of Registrant as Specified in Its Charter)

Maryland 46-0778087  
(State or Other Jurisdiction (I.R.S. Employer Identification No.)  
of Incorporation or Organization)

2221 Olympic Boulevard  
Walnut Creek, California 94595  
(Address of Principal Executive Offices) (Zip Code)

(925) 935-3840  
Registrant's Telephone Number, Including Area Code

NOT APPLICABLE

(Former Name, Former Address and Former Fiscal Year, if Changed Since Last Report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or such shorter period that the registrant was required to submit and post such files). Yes  No



Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer", "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check One):

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting company

(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act).

Yes  No

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the latest practicable date.

Class Outstanding as of November 4, 2016

Common Stock, \$.01 par value                      10,247,477 shares

2

---

TABLE OF CONTENTS

PART I – FINANCIAL INFORMATION

	<u>Page</u>
<u>Item 1. Financial Statements</u>	
<u>Consolidated Financial Statements (Unaudited):</u>	
<u>Consolidated Balance Sheets as of September 30, 2016 and December 31, 2015</u>	4
<u>Consolidated Statements of Income for the three and nine months ended September 30, 2016 and 2015</u>	5
<u>Consolidated Statements of Stockholders' Equity for the nine months ended September 30, 2016 and 2015</u>	6
<u>Consolidated Statements of Cash Flows for the nine months ended September 30, 2016 and 2015</u>	7
<u>Notes to Consolidated Financial Statements</u>	9
<u>Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	38
<u>Item 3. Quantitative and Qualitative Disclosures about Market Risk</u>	61
<u>Item 4. Controls and Procedures</u>	63

PART II – OTHER INFORMATION

<u>Item 1. Legal Proceedings</u>	64
<u>Item 1A. Risk Factors</u>	64
<u>Item 6. Exhibits</u>	64

Part I. FINANCIAL INFORMATIONItem 1. Financial Statements

## OWENS REALTY MORTGAGE, INC.

## Consolidated Balance Sheets

(UNAUDITED)

	September 30, 2016	December 31, 2015
<u>ASSETS</u>		
Cash and cash equivalents	\$10,702,632	\$1,255,842
Restricted cash	6,500,000	7,225,371
Loans, net of allowance for loan losses of \$1,741,955 in 2016 and \$1,842,446 in 2015	111,732,895	104,901,361
Interest and other receivables	2,117,376	1,764,918
Other assets, net of accumulated depreciation and amortization of \$318,013 in 2016 and \$275,277 in 2015	935,529	741,001
Deferred financing costs, net of accumulated amortization of \$305,007 in 2016 and \$323,325 in 2015	180,329	126,308
Deferred tax assets, net	7,629,683	—
Investment in limited liability company	2,187,146	2,141,032
Real estate held for sale	73,581,787	100,191,166
Real estate held for investment, net of accumulated depreciation of \$2,870,054 in 2016 and \$2,915,596 in 2015	37,315,319	53,647,246
Total assets	\$252,882,696	\$271,994,245
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES:</u>		
Dividends payable	\$819,798	\$2,133,455
Due to Manager	321,451	408,643
Accounts payable and accrued liabilities	4,918,575	3,359,294
Deferred gain on sale of real estate	209,662	209,662
Lines of credit payable	—	20,915,500
Notes and loans payable on real estate	28,474,266	45,458,844
Total liabilities	34,743,752	72,485,398
Commitments and Contingencies (Note 14)		
<u>EQUITY:</u>		
Stockholders' equity:		
Preferred stock, \$.01 par value per share, 5,000,000 shares authorized, no shares issued and outstanding at September 30, 2016 and December 31, 2015	—	—
Common stock, \$.01 par value per share, 50,000,000 shares authorized, 11,198,119 shares issued, 10,247,477 shares outstanding at September 30, 2016 and December 31, 2015	111,981	111,981
Additional paid-in capital	182,437,522	182,437,522
Treasury stock, at cost – 950,642 shares at September 30, 2016 and December 31, 2015	(12,852,058 )	(12,852,058 )
Retained earnings	48,408,815	25,282,553
Total stockholders' equity	218,106,260	194,979,998
Non-controlling interests	32,684	4,528,849
Total equity	218,138,944	199,508,847
Total liabilities and equity	\$252,882,696	\$271,994,245

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

OWENS REALTY MORTGAGE, INC.  
Consolidated Statements of Income  
(UNAUDITED)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2016	2015	2016	2015
<b>Revenues:</b>				
Interest income on loans	\$2,256,816	\$1,372,739	\$6,495,836	\$6,697,476
Rental and other income from real estate properties	2,191,357	2,996,873	6,782,758	9,983,138
Income from investment in limited liability company	45,804	44,605	133,114	130,483
Total revenues	4,493,977	4,414,217	13,411,708	16,811,097
<b>Expenses:</b>				
Management fees to Manager	808,247	513,292	2,398,911	1,410,293
Servicing fees to Manager	73,477	46,663	218,083	128,208
General and administrative expense	338,696	292,531	1,242,040	951,579
Rental and other expenses on real estate properties	2,045,722	2,070,680	5,885,029	6,420,490
Depreciation and amortization	305,105	526,178	958,025	1,712,136
Interest expense	960,861	354,163	2,649,616	1,413,109
Bad debt expense from uncollectible rent	—	150,402	—	150,537
(Recovery of) provision for loan losses	(38,966 )	44,316	347,029	472,359
Impairment losses on real estate properties	1,094,071	—	3,204,221	1,256,434
Total expenses	5,587,213	3,998,225	16,902,954	13,915,145
Operating (loss) income	(1,093,236 )	415,992	(3,491,246 )	2,895,952
Gain on sales of real estate, net	20,195,367	—	25,034,182	15,031,299
Net income before income tax benefit	19,102,131	415,992	21,542,936	17,927,251
Income tax benefit	260,848	—	7,629,683	—
Net income	19,362,979	415,992	29,172,619	17,927,251
Less: Net income attributable to non-controlling interests	(3,630,318 )	(31,671 )	(3,586,963 )	(2,630,434 )
Net income attributable to common stockholders	\$15,732,661	\$384,321	\$25,585,656	\$15,296,817
<b>Per common share data:</b>				
Basic and diluted earnings per common share	\$1.54	\$0.04	\$2.50	\$1.43
Basic and diluted weighted average number of common shares outstanding	10,247,477	10,538,735	10,247,477	10,690,736
Dividends declared per share of common stock	\$0.08	\$0.08	\$0.24	\$0.33

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

OWENS REALTY MORTGAGE, INC.  
 Consolidated Statements of Stockholders' Equity  
 Nine Months Ended September 30, 2016 and 2015  
 (UNAUDITED)

	Common Stock		Additional Paid-in Capital	Treasury Stock
	Shares	Amount		Shares
Balances, December 31, 2014	11,198,119	\$ 111,981	\$ 182,437,522	(430,118)

Net  
income — — —

Reaction Injection Molding (“RIM”) - This is a process whereby a composite injection of a two-component thermoset resin system utilizing dicyclopentadiene technology. DCPD technology involves injecting a liquid compound into mold cavities to form the part. In this process the mold is prepared, closed and the resin is injected into the tool then cured. Additional finishing is required when the part is painted or gel coat painting. The RIM process is an alternative to other closed mold processes for parts that require a high level of impact resistance.

#### Open Molded Products

The Company produces reinforced plastic products using both the hand lay-up and spray-up processes of open molding at our Batavia, Ohio and Matamoros, Mexico locations. Parts range in weight from a few pounds to several hundred pounds with surface quality tailored for the end user.

Hand Lay-Up - This process utilizes a shell mold, typically the cavity, where chopped strand or continuous strand glass mat, is introduced into the cavity. The mat is then rolled out to achieve a uniform wet-out from the glass and to remove any trapped air. The part is then allowed to cure and is removed from the mold. After removal, the part undergoes trimming to achieve the shape desired. Parts used for cosmetic purposes typically have a gel coat applied to the mold surface prior to the lay-up to improve the surface finish of the part. Parts produced from this process have a smooth outer surface and an unfinished interior surface. These fiberglass-reinforced products are typically non-cosmetic and used as structural reinforcements that are sold externally or used internally as composite assemblies.

Spray-Up - This process utilizes the same type of shell mold as hand-lay-up, but instead of glass cloth to produce the composite part, a chopper/spray system is employed. The resin feed the chopper/spray gun. The resin coated, chopped glass is sprayed into the mold to the desired thickness. The resin coated glass in the mold is then rolled out to ensure a uniform wet-out and to remove any trapped air. The part is then allowed to cure, is removed from the mold, and then trimmed to the desired shape. Parts used for cosmetic purposes typically have a gel coat applied to the mold surface prior to the resin-coated glass being sprayed into the mold. Parts produced from this process have a smooth outer surface and an unfinished or rough interior surface.

#### Assembly, Machining, and Paint Products

Many of the products molded by the Company are assembled, machined, and topcoat painted to result in a completed product used by the Company's customers.

The Company has demonstrated manufacturing flexibility that accommodates hand assembly and machining work, to high volume, highly automated assembly systems. Robotics are used as deemed productive for material handling, machining, and adhesive applications. In addition to conventional water-jet cutting technology is also used where appropriate. The Company also has and batch ovens in its facilities. The Company generally contracts with outside vendors for volume applications that require top coat paint.

#### RAW MATERIALS

The principal raw materials used in the Company's processes are unsaturated polyethylene, polypropylene and dicyclopentadiene resins; fiberglass; and fiberglass. Other raw materials include adhesives for assembly of molded components, in-molded prime paint for preparation of cosmetic surfaces, and hardware (primarily metal). Some of the raw materials used by the Company are crude oil based, natural gas based components, and therefore, the costs of certain raw materials can be affected by these underlying commodities. Due to fluctuating commodity prices, suppliers may be required to enter into long-term contracts. The Company generally has supplier alternatives for material, and regularly evaluates its supplier base for certain supplies, repairs, and services to improve its overall purchasing position.

#### BACKLOG

The Company relies on production schedules provided by its customers to plan production. These schedules are normally provided on a weekly basis and typically for approximately four weeks. Some customers update these



## Table of Contents

schedules daily for changes in demand, allowing them to run their inventories. The ordered backlog of four weeks of expected shipments was approximately \$13.2 million (which the Company shipped during the first month of 2019) and \$13.2 million in 2018 and 2017, respectively.

## CAPACITY CONSTRAINTS

Capacity utilization is measured based on standard cycle times and a standard work week range from five days per week, three-shifts per day to seven days per week, depending on the facility and molding process. During times when demand exceeds day, three-shift capacity, the Company will work weekends to create additional capacity to provide capacity utilization percentages greater than 100%. During 2018, the Company used various methods from overtime to a weekend manpower crew to support the increased requirements.

The approximate SMC production line capacity utilization was 77% and 54% for the years ended December 31, 2018 and 2017, respectively.

The Company measures facility capacity in terms of its large molding presses for the Columbus, Ohio, Gaffney, South Carolina, Winona, Minnesota and the Matamoros, Mexico facility. The Company owned 27 large molding presses for the year ended December 31, 2018. The combined approximate large press capacity utilization for all facilities was 91% and 63% for the years ended December 31, 2018 and 2017, respectively. The increased utilization mainly resulted from increase demand from customers in the marine markets.

The Company measures facility capacity in terms of its large molding presses for the Cobourg, Canada facility. The Company owned 8 large molding presses for the year ended December 31, 2018. The combined approximate large press capacity utilization for all facilities was 52% for the year ended December 31, 2018.

## CAPITAL EXPENDITURES AND RESEARCH AND DEVELOPMENT

Capital expenditures totaled approximately \$5.8 million, \$4.3 million and \$2.1 million for the years ended December 31, 2018, 2017 and 2016 respectively. These capital expenditures primarily consisted of building improvements and additional production equipment to manufacture parts.

The Company continuously engages in product development. Research and development focus on developing new material formulations, new structural composite products, new capabilities and processes, and improving existing products and manufacturing processes. The Company does not maintain a separate research and development organization. The Company uses production equipment, as necessary, to support these efforts and cooperates with suppliers in research and development efforts. Likewise, manpower to direct research and development is integrated with the existing manufacturing, engineering, and other organizations. Management of the Company has estimated that costs related to research and development were approximately \$1,032,000, \$848,000 and \$965,000 in 2018, 2017 and 2016 respectively.

## ENVIRONMENTAL COMPLIANCE

The Company's manufacturing operations are subject to federal, state, and local laws and regulations, which impose limitations on the discharge of hazardous and non-hazardous pollutants into the air and waterways. The Company has established and implemented policies for the treatment, storage, and disposal of hazardous waste. The Company's policies are consistent with its business with due regard for the preservation and protection of the environment. The Company's environmental waste management process involves the regular auditing of hazardous waste accumulation points, hazardous waste activities, authorized treatment, and storage facilities. As part of the Company's environmental policy, all manufacturing operations are subject to review on waste management and other environmental issues.

The Company holds various environmental operating permits for its production facilities in the United States, Mexico, and Canada as required by U.S., Mexican and Canadian state and federal laws. The Company has substantially complied with all requirements of these operating permits.

#### EMPLOYEES

As of December 31, 2018, the Company employed a total of 2,190 employees, including 1,157 employees in its United States operations, 1,033 employees in its Mexico operations, and 80 employees in its Canada operation. Of these 2,190 employees, 372 employees at the Columbus, Ohio facility are covered by a collective bargaining agreement with the International Brotherhood of the Association of Machinists and Aerospace Workers ("IAM"), which extends to all full-time employees at the Company's Columbus, Ohio facility.

### Table of Contents

Matamoros, Mexico facility are covered by a collective bargaining agreement with the Sindicato de Jornaleros y Obreros, which extends to December 31, 2019; 221 employees at the Cobourg, Canada facility are covered by a collective bargaining agreement with the Commercial Workers Canada ("UFCW"), which extends to November 1, 2020; the Company's Escobedo, Mexico facility are covered by a collective bargaining agreement with the Sindicato de trabajadores de la industria metalica y del comercio del estado de Coahuila de Zaragoza, Presidente Benito Juarez Garcia C.T.M., which extends to February 2020.

### PATENTS, TRADE NAMES, AND TRADEMARKS

The Company will evaluate, apply for, and maintain patents, trade names, and trademarks and believes that such patents, trade names, and trademarks are reasonably required to protect its products. The Company has increased its activity related to trademark protection, including the federal registration of the trademarks N-sulGuard®, Featherlite®, FeatherliteXL®, Econolite®, and Hydrilite®. However, the Company does not believe that any single patent, trade name, or trademark or related group of such rights is material to the Company's business or its ability to compete.

### SEASONALITY & BUSINESS CYCLE

The Company's business is affected annually by the production schedules of its customers. The Company's customers typically shut down their operations on an annual basis for several weeks during the Company's third quarter. Certain customers also shut down their operations during the last week of December. As a result, demand for the Company's products typically decreases during the third and fourth quarters. Demand for medium density fiberboard, marine, automotive, and commercial products also fluctuates on an economic basis, causing a corresponding fluctuation for demand of the Company's products.

### AVAILABLE INFORMATION

We maintain a website at [www.coremt.com](http://www.coremt.com). Annual reports on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K, all amendments to those reports, and other information about us are available free of charge through this website as soon as reasonably practicable after reports are electronically filed with the SEC. These materials are also available on the SEC website at [www.sec.gov](http://www.sec.gov).

Table of Contents

ITEM 1A. RISK FACTORS

The following risk factors describe various risks that may affect our business and operations. References to “we,” “us,” and “our” in this “Risk Factors” section refer to Owens Realty Mortgage, Inc. and its subsidiaries, unless otherwise specified or unless the context otherwise requires.

Our business has concentration risks associated with significant customers.

Sales to four customers constituted approximately 65% of our 2018 total sales and accounted for more than 10% of our total sales for this period. The loss of any sales to any of our significant customers could have a material adverse effect on our operations, and financial condition.

Accounts receivable balances with four customers accounted for 64% of accounts receivable as of December 31, 2018. The Company performs ongoing credit evaluations of its customers' financial condition and maintains reserves for potential bad debt losses. If the financial condition of these customers were to deteriorate, impacting their ability to pay their receivables, it may not be adequate which could have a material adverse effect on our business, operations, and financial condition.

We are continuing to engage in efforts intended to strengthen and expand our relationships with significant customers, as well as provide support for our entire customer base. We maintain our position with customers through direct and active contact through our sales and operational personnel. We cannot make any assurances that we will maintain our customer relationships, whether these customers will continue to do business with us in the past or whether we will be able to supply these customers or any of our customers at current price levels.

Our business is affected by the cyclical and overall nature of the industries that we serve.

The North American heavy and medium-duty truck industries are highly cyclical. Approximately 56% of our product sales were in these industries. These industries fluctuate in response to factors that are beyond our control, such as general economic conditions, interest rates, federal and state regulations (including engine emissions regulations, and other taxes), consumer spending, fuel costs, and our customers' production rates. Our manufacturing operations have a significant fixed cost base. Accordingly, during periods of changing demands, including an increase or decrease in demand, the profitability of our operations may change proportionately more than our operations. In addition, our operations are typically seasonal as a result of regular maintenance shutdowns, which typically vary from year to year based on product demand and occur in the third and fourth quarter of each calendar year. This seasonality may impact net sales and profitability during the third and fourth fiscal quarters of each year, depending on overall economic conditions or in the markets that we serve, or significant changes in our customers' inventory levels or future production rates, could result in lower sales of our products and could have a material adverse effect on our business, results of operations, and financial condition.

Price increases in raw materials and availability of raw materials could adversely affect our operating results and financial condition.

We purchase resins and fiberglass for use in production as well as hardware for product assembly. The prices for purchased materials are affected by the prices of commodities such as crude oil, natural gas, and downstream components, as well as supply and demand. We attempt to reduce our exposure to increases by working with our suppliers to evaluate new suppliers, improving material efficiencies, and when necessary, making price adjustments to customers. If we are unsuccessful in developing ways to mitigate the impact of price increases we may not be able to improve productivity or realize savings from our cost reduction programs sufficiently to help offset the impact of these increased raw material costs. Higher raw material costs could result in declining margins and operating results.

Cost reduction and quality improvement initiatives by original equipment manufacturers could have a material adverse effect on our business, results of operations, or financial condition.

We are primarily a components supplier to the heavy and medium-duty truck market, which is characterized by a small number of original equipment manufacturers ("OEMs"). OEMs exert considerable pressure on components suppliers to reduce costs, improve quality, and provide additional design and engineering capabilities. Given the fragmented nature of the market, OEMs continue to demand and receive price reductions and measurable increases in quality. Their use of competitive selection processes, rating programs, and various other cost reduction programs may be unable to generate sufficient production cost savings in the future to offset price reductions. OEMs may also seek to save costs by purchasing components from suppliers that are geographically closer to their production facilities or relocating production to lower cost structures and

Table of Contents

purchasing components from suppliers with lower production costs. These demands may require us to shift production between our facilities, move production lines between facilities, or open new facilities to remain competitive. Shifting production, moving production lines, or opening new locations could result in significant costs required for capital investments, increased operating costs. Additionally, OEMs have generally required component suppliers to provide design engineering input at earlier stages of the product development process. These costs have, in some cases, been absorbed by the suppliers. To the extent that the Company's costs exceed the quality standards or demands of quality improvement initiatives sought by OEMs to match the quality of suppliers of comparable products, OEMs may choose to switch to alternative suppliers, and as a result the Company may lose existing or new customers. Future price reductions, increased quality standards, and additional engineering requirements by OEMs may reduce our profitability and have a material adverse effect on our operations, or financial condition.

We may be subject to product liability claims, recalls or warranty claims, which could have a material adverse effect on our business, results of operations, or financial condition.

As a components supplier to OEMs, we face a business risk of exposure to product liability claims in the event that our products malfunction and result in personal injury or death. Such claims could result in significant losses as a result of expenses incurred in defending ourselves, paying damages. In addition, we may be required to participate in recalls involving products that have been proven to be defective, or we may voluntarily initiate a recall or make payments to settle claims in order to maintain positive customer relationships. While we do maintain product liability insurance, it may not be sufficient to cover all product liability claims, and a large product liability claim brought against us could have a material adverse effect on our business. Further, we warrant the quality of our products under limited warranties, and such warranties expose us to risk of warranty claims in the event that our products do not conform to OEM specifications. Such warranty claims may result in costly product recalls, significant expenses, damage to our reputation, all of which would adversely affect our results of operations.

We operate in highly competitive markets, and if we are unable to effectively compete, this could negatively impact future operating results, sales, and earnings.

The markets in which we operate are highly competitive. We compete with other manufacturers that produce and sell similar products. Our products primarily compete on the basis of capability, product quality, cost, and delivery. Some of our competitors have greater financial resources, research and development facilities, design engineering, manufacturing capabilities. If we are unable to develop new and innovative products, diversify our product lines, materials, and processes we utilize and increase operational enhancements, we may lose customers to competitors or lose the ability to achieve competitive advantages. In the highly competitive markets in which we operate, this may negatively impact our ability to retain existing customers, and if that occurs, it may negatively impact future operating results.

We may be subject to additional shipping expense or late fees if we are not able to meet our customers' on-time demand for our products.

We must continue to meet our customers' demand for on-time delivery of our products. Factors that could result in our inability to meet customer demands include a failure by our suppliers to supply us with the raw materials and other resources that we need.

effectively and an unforeseen spike in demand for our products, which would be subject to supply constraints, among other factors. If this occurs, we may be required to incur additional expenses to ensure on-time delivery or otherwise be required to pay late fees. Such a situation could have a material adverse effect on our business, results of operations, or financial condition.

If we fail to attract and retain key personnel our business could be harmed.

Our success largely depends on the efforts and abilities of our key personnel and industry contacts significantly benefit us. The inability to retain key personnel could have a material adverse effect on our business, results of operations, or financial condition. Our success will also depend in part upon our continuing ability to attract and retain key personnel.

Work stoppages or other labor issues at our facilities or at our customers' facilities could have a material adverse effect on our operations.

As of December 31, 2018, unions at our Columbus, Ohio, Matamoros, Mexico and Escobedo, Mexico facilities represented approximately 68% of our entire workforce. We are subject to the risk of work stoppages and other labor-relations matters. There have been union contract negotiations in Columbus, Ohio, Matamoros and Escobedo, Mexico, and Cobourg, Canada union contracts in August 2019, August 10, 2019, December 31, 2019, February 2020 and November 1, 2020. A prolonged work stoppage or

Table of Contents

strike at either our Columbus, Ohio, Matamoros, Mexico, Cobourg, Canada unionized facilities could have a material adverse effect on our business, results of operations, and financial condition. Any failure by us to reach a new agreement upon expiration of our current contracts may have a material adverse effect on our business, results of operations, and financial condition.

In addition, if any of our customers or suppliers experience a material work stoppage, our business may halt or limit the purchase of our products or that supplier may interrupt production components. This could cause us to shut down production facilities, which could have a material adverse effect on our business, results of operations, and financial condition.

Changes in the legal, regulatory, and social responses to climate change, including increases in energy prices, could adversely affect our business and reduce our profitability.

It is possible that various proposed legislative or regulatory initiatives related to climate change, such as cap-and-trade systems, increased limits on emissions of greenhouse gases, or other measures, could in the future have a material impact on our business and the markets we serve, thereby resulting in a material adverse effect on our financial condition and results of operation. For example, customers in the transportation (automotive and trucking) industry may be required to incur greater costs in order to comply with such initiatives, which could have a material impact on their profitability or viability. This could in turn lead to further changes in the transportation industry that could reduce demand for our products. We are currently working to manufacture our products, with our operating costs being subject to increases in energy prices. During periods of higher energy costs we may not be able to recover our operating costs through production efficiencies and price increases. While we may hedge our energy costs through prices via future energy purchase contracts, increases in energy prices for an extended period (as a result of new initiatives related to climate change) will increase our operating costs and reduce our profitability.

Our foreign operations in Mexico and Canada subject us to risks that could have a material adverse effect on our business.

We operate a manufacturing facilities in Matamoros and Escobedo, Mexico. As a result, a significant portion of our business and operations is subject to risks associated with economic conditions, tax systems, consumer preferences, social conditions, political conditions, and political conditions inherent in Mexico and Canada, including changes in laws and policies that govern foreign investment, as well as changes in United States laws and policies relating to foreign trade and investment. Changes in laws and regulations relating to foreign investment may have an adverse effect on our results of operations, financial condition, and cash flows.

Fluctuations in foreign currency exchange rates could adversely affect our results of operations, cash flow, liquidity, or financial condition.

Because of our international operations, we are exposed to risk associated with fluctuations in foreign currencies, which may adversely affect our business. Historically, our results of operations, earnings, cash flow, and financial condition have been subjected to fluctuations in foreign exchange rates. Our primary exchange rate exposure is with the Canadian dollar and the



the U.S. dollar. While we actively manage the exposure of our foreign currency, under our overall financial risk management policy, we believe we may experience losses due to currency exchange rate fluctuations, and such losses could adversely affect our cash flow, liquidity, or financial condition.

Our business is subject to risks associated with manufacturing equipment and facilities.

We convert raw materials into molded products through a manufacturing process at our facility. While we maintain insurance covering our manufacturing and production, including business interruption insurance, a catastrophic loss of the use of all or part of our facilities due to accident, fire, explosion, or natural disaster, whether short or long-term, could have a material adverse effect on our business, results of operations, or financial condition.

Unexpected failures of our equipment and machinery may result in production delays and significant repair costs, as well as injuries to our employees. Any interruption of our production capability may require us to make large capital expenditures to remedy the situation, which could have a negative impact on our profitability and cash flows. Our business interruption insurance may not be sufficient to offset the lost revenues or increased costs that we may experience as a result of a disruption of our operations. Because we supply our products to OEMs, a temporary business disruption could result in a permanent loss of customers. If this were to occur, our sales levels and therefore our profitability could be materially adversely affected.

Table of Contents

Our business is subject to risks associated with new business awards. In order to succeed in new business, we must accurately estimate product costs as part of the process to implement effective and efficient manufacturing processes.

The success of our business relies on our ability to produce products which meet the quality, performance, and price expectations of our customers. Our ability to recognize and control costs is dependent upon accurately identifying the costs associated with the manufacturing process and executing the manufacturing process in a cost effective manner. There can be no assurance that all costs will be accurately identified during the Company's quoting process and that the level of manufacturing efficiency will be achieved. As a result we may not realize the operating results related to new business awards.

Our insurance coverage may be inadequate to protect against the potential hazards of our business.

We maintain property, business interruption, stop loss for healthcare and workers' compensation, director and officer, product liability, and casualty insurance coverage, but such coverage may not provide adequate coverage against potential claims, including losses resulting from terrorist acts, or product liability claims relating to products we manufacture. Market conditions in the insurance industry, premiums and deductibles for some of our insurance policies have been increasing and may continue to increase in the future. In some instances, insurance may become available only for reduced amounts of coverage, if at all. There can be no assurance that our insurers would not challenge coverage for certain claims or that we will incur a significant liability for which we were not fully insured or that our insurance coverage will have a material adverse effect on our financial position.

We face various risks arising from our recent acquisition of Horizon Plastics. We seek to realize growth opportunities and other benefits from the acquisition of Horizon Plastics and to successfully integrate the Horizon Plastics business with our existing business. There is no assurance that we will not adversely affect our financial condition and results of operations.

We may fail to realize growth opportunities and other benefits from the acquisition of Horizon Plastics, which we acquired on January 16, 2018. We have no prior experience with manufacturing operations in Canada, and we may not be as successful in operating our business in Canada as we have been in the United States and elsewhere. We may not be able to continue existing, or to develop new vendor and customer relationships, and other relationships in Canada. Further, our operations in Canada are subject to the various risks and uncertainties that our United States and Mexican operations are subject to.

Our ability to successfully integrate Horizon Plastics is subject to risks, including integration difficulties in completing integration and incurring higher than expected costs. If our integration efforts, our management's attention and our resources could be diverted to other business concerns. The integration process is underway and we expect integration to continue throughout 2019. However, if integration difficulties arise, the diversion of our resources may be increased. Horizon Plastics' production facilities are located in Canada and Mexico. We sell our products to customers in the United States, Canada, and Mexico. While a majority of Horizon Plastics' sales are denominated in the United States Dollar, the entity is subject to foreign exchange risk associated with certain operating costs in Canada and Mexico. Additionally, our operations are subject to the risk of changes in economic conditions, tax systems,

preferences, social conditions, safety and security conditions, and political conditions in Canada and Mexico. Any of these may adversely affect our financial condition and operations.

In addition to Horizon Plastics, we have made acquisitions and may make additional acquisitions. We may not realize the operating results that we anticipate from these acquisitions, and we may experience difficulties in integrating the operations of any acquired businesses or may inherit significant liabilities related to such businesses.

We explore opportunities to acquire businesses that we believe are related to our business from time to time, some of which may be material to us. We expect such acquisitions to have operating results consistent with our other operations; however, we cannot guarantee that our assumption will prove correct with respect to any acquisition.

Any acquisitions, including the recent acquisition of Horizon Plastics, may present challenges for our management due to the increased time and resources required to integrate the management, employees, information systems, accounting controls, personnel, and other functions of the acquired business with those of ours and to manage the combined business on a going forward basis. The diversion of management's attention and any delays encountered in connection with the integration of these businesses could adversely affect our business, results of operations, and liquidity, and the benefits we anticipate from such acquisitions.

Table of Contents

Expected future sales from business awards may not materialize. We may not achieve the operating results that we anticipate from new business awards, and we may be unable to meet the production demands of new business awards.

We will continue to pursue, and may be awarded, new business from existing customers. The Company may make capital investments, which may be material to the Company, to meet the expected production requirements of existing or new customers related to new business awards and to support the potential production demands which may result from continued growth. The anticipated impact on the Company's sales and operating results related to these awards, for various reasons, may not materialize. Any delays or production difficulties in connection with these business awards, and any change in customer demand, could have a material impact on our business, results of operations, and liquidity, and the benefits we anticipated may not materialize.

If we are unable to meet future capital requirements, our business may be adversely affected.

As we grow our business, we may have to incur significant capital expenditures and make capital investments to, among other things, build new or upgrade our facilities, purchase new facilities and equipment, and enhance our production processes. We cannot be certain we will have, or be able to obtain, adequate funds to make all necessary capital expenditures, or that the amount of future capital expenditures will not be materially in excess of our current expenditures. If we are unable to make necessary capital expenditures, our ability to support our customer demands, which in turn could reduce our sales, and impair our ability to satisfy our customers' expectations. In addition, even if we have sufficient resources, these investments may not generate net sales that exceed the cost of any net sales at all, or result in any commercially acceptable products.

Our failure to comply with our debt covenants could have a material adverse effect on our financial condition, or results of operations.

Our debt agreements contain certain covenants. A breach of any of these covenants could constitute a default under the applicable agreement. If a default were to occur, we would be required to, at that default, attempt to reset the covenant, or refinance the instrument and accelerate the debt. If we were unable to obtain this relief, the default could result in the acceleration of the debt related to that debt obligation. If a default were to occur, we may not be able to obtain or borrow sufficient funds to refinance them. Any of these events, if they occur, could materially adversely affect our results of operations, financial condition, and cash flow.

We may not achieve expected efficiencies related to the proximity of our current facilities to our manufacturing facilities, or with respect to existing or future expansion plans.

Certain facilities are located in close proximity to our customers in order to reduce transportation costs for our customers' and our own costs. If any of our customers were to move or if new customers that may impact our ability to remain competitive. Additionally, our competitors may open a facility that is closer to our customers' facilities which may provide them with a competitive advantage. Any of these events might require us to move closer to our customers' facilities, or shift production between our current facilities to meet our customers' needs, which could result in additional cost and expense.

Our products may be rendered obsolete or less attractive if there are changes in technology, regulatory requirements, or competitive processes.

Changes in technology, regulatory requirements, and competitive processes may render our products obsolete or less attractive. Future chemical regulations may restrict our ability to manufacture products, cause us to incur substantial expenditures to comply with future regulations, or to liability for adverse environmental or health effects linked to the manufacture of our products. Failure to comply with future regulations may subject us to penalties or other adverse effects. Our ability to anticipate changes in these areas will be a significant factor in our competitive position. If we are unable to identify or compensate for any one of these risk factors, it may have a material adverse effect on our business, results of operations, or financial condition.

Our stock price can be volatile.

Our stock price can fluctuate widely in response to a variety of factors. Factors that may cause our stock price to fluctuate include anticipated variations in our quarterly operating results, our relatively small market capitalization, securities analysts' estimates of our future earnings, and the loss of major customers. Other factors include business developments relating to us or our competitors, and other factors, including those discussed in this "Risk Factors" section. Our common stock also has a low average daily trading volume, which limits a

Table of Contents

person's ability to quickly accumulate or quickly divest themselves of large quantities of shares. In addition, a low average trading volume can lead to significant price swings and volatility, even if a few number of shares are being traded.

We are subject to environmental, occupational health and safety rules and regulations that may require us to make substantial expenditures or expose us to financial or other liabilities, including substantial damages, penalties, fines, civil or criminal sanctions, and remediation costs, which may adversely affect our results.

Our operations, facilities, and personnel are subject to extensive and evolving environmental regulations pertaining to air emissions, wastewater discharges, the handling and disposal of hazardous materials and wastes, health and safety, the investigation and remediation of environmental contamination, and protection of the environment and natural resources. It is difficult to predict the timing and developments of environmental and health and safety laws and regulations, and their future results and cash flows. Continued compliance could result in significant capital expenditures and operating costs. In addition, we may be exposed to obligations to participate in time to time in administrative or legal proceedings relating to environmental and other regulatory matters, and may incur financial and other obligations relating to such matters.

Certain senior management employees have entered into potentially costly severance agreements with us if terminated by the employee for good reason.

We have entered into executive employment agreements with executive officers that provide for significant severance payments in the event such employee's employment with us is terminated by the employee for good reason (as defined in the employment agreement). Good reason is defined as one or more of the following occurring within one year of a change in control: (i) a material decrease in base salary, (ii) a material diminution in the executive's position and/or duties, (iii) a material change of the employment agreement by the person or other entity then controlling the Company, or (iv) a disavowal of the employment agreement by the person or other entity then controlling the Company. A change in control occurs when (a) one person (as defined in the employment agreement) or more than one person acting as a group, acquires ownership of stock of the Company that, together with the stock held by such person or group, constitutes more than 50% of the total outstanding shares of the total voting power of the stock of the Company, (b) a majority of the members of the Board of Directors (the "Board") are replaced during any twelve-month period, or (c) the appointment or election is not endorsed by a majority of the Board before the change in control, or (d) the election, or (e) the sale of all or substantially all of the Company's assets. These provisions may make it costly for the employment of certain of our senior management employees and such costs may also discourage potential acquisition proposals, which may in turn affect our stock price.

Economic conditions and disruptions in the financial markets could have an adverse effect on our business, financial condition, and results of operations.

Disruptions in the financial markets could have a material adverse effect on our financial condition if our ability to borrow money from our existing lenders is impaired. Disruptions in the financial markets may also have a material adverse impact on our cost of credit in the future. Our ability to pay our debt or refinance our obligations may be affected by future performance, which could be affected by, among other things, prevailing interest rates. Disruptions in the financial markets may also have an adverse effect on the economies, which would have a negative impact on demand for our products. Disruptions in the financial markets may have an adverse impact on our customers' ability to finance their operations.

trucks or our suppliers' ability to provide us with raw materials, either of which could affect our business and results of operations.

Our provision for income tax, adverse tax audits, or changes in tax policy could have a negative effect on our business, financial condition, and results of operations.

We are subject to income taxes in the United States and Mexico and, beginning in 2018, our provision for income taxes and cash flow related to taxes may be negatively impacted by (1) changes in the mix of earnings taxable in jurisdictions with different statutory tax rates, (2) changes in tax laws and accounting principles, (3) changes in the valuation of our deferred tax assets and liabilities, (4) discovery of new information during the course of tax return preparation, (5) changes in nondeductible expenses, or (6) difficulties in repatriating earnings held abroad in any manner.

Tax audits may also negatively impact our business, financial condition, and results of operations. We are subject to continued examination of our income tax returns, and tax authorities may disagree with our tax positions and assess additional tax. We regularly evaluate the likelihood of the outcomes resulting from these examinations to determine the adequacy of our provision for taxes. There can be no assurance that the outcomes from examinations will not have a negative impact on our future financial condition and operating results.

Table of Contents

Our ability to maintain effective internal control over financial reporting may prevent us from being able to accurately report our financial results or prevent fraud, and this could cause our financial statements to become materially misleading and adversely affect the trading price of our common stock.

We require effective internal control over financial reporting in order to provide investors with reliable information with respect to our financial reports and to effectively prevent fraud. Internal control over financial reporting may not prevent or detect misstatements because of its inherent limitations, including the possibility of human error, the circumvention or overriding of controls, or fraud. Even an effective internal controls can provide only reasonable assurance with respect to the accuracy and fair presentation of financial statements. If we cannot provide reasonable assurance that our financial statements are not materially misleading, our financial statements may be considered materially misleading, which could adversely affect the trading price of our common stock.

If we are not able to maintain the adequacy of our internal control over financial reporting, any failure to implement required new or improved controls or if we experience difficulties in the implementation, our business, financial condition, and operating results could be adversely affected. A material weakness could affect investor confidence in the accuracy and completeness of our financial statements. As a result, our ability to obtain any additional financing, or additional financing on favorable terms, could be materially and adversely affected. This, in turn, could adversely affect our business, financial condition, and the market value of our common stock. We may incur additional costs to improve our internal control systems and procedures. Our relationships and perceptions of the Company among customers, suppliers, lenders, investors, and other stakeholders could also be adversely affected. We cannot assure that any material weaknesses identified in the future due to our failure to implement and maintain adequate internal control over financial reporting.

Security breaches and other disruptions could compromise our information systems, which would cause our business and reputation to suffer.

In the ordinary course of our business, we collect and store sensitive data, including personal information, property, our proprietary business information and that of our customers, suppliers, and partners, and personally identifiable information of our employees, in our data centers and on our networks. The secure maintenance of this information is critical to our operations. Our security measures, our information technology and infrastructure may be vulnerable to cyberattacks by hackers or breached due to employee error, malfeasance, or other disruption. Such breaches could compromise our networks and the information stored there could be accessed, disclosed, lost, or stolen. Any such access, disclosure, or other loss of information could result in litigation or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties, disruption of our operations, damage to our reputation, and cause a decrease in demand for our products, which could adversely affect our business, revenues, and competitive position.

Our manufacturing capacity, labor force, and operations may not be appropriate to meet current and future demand and may materially adversely affect our gross margins and operating results.

When market demand increases, we must have available manufacturing capacity and labor force to meet increases in customer demand. We have continued to experience growth in overall demand in the heavy-duty truck market, along with the launch of new product programs. Given the current high demand levels, the Company has experienced



constraints and difficulty hiring, training and retaining labor in a tightening market have resulted in increased manufacturing inefficiencies and the inability to consistently meet customer delivery and quality requirements, including for several of the Company's major customers. Additional expenses that we have realized in 2018 as a result of these inefficiencies include hiring, training, wages, overtime, non-local third party contract labor, including travel, lodging, scrap, rework, expedited premium shipping, returns, customer charges, and equipment maintenance.

If we continue to experience manufacturing inefficiencies, we may continue to incur additional expenses as described above and may reduce demand through the possible relocation or move of business (which may include major customers' business) to other markets. This would adversely affect our gross margins and operating results.

Ongoing difficulty in hiring, training, and retaining skilled labor could result in production overruns, an inability to satisfy customer demands, and otherwise adversely affect our operating results.

We depend on skilled labor in the manufacturing of our products. Given the tight labor market levels in 2018, we have experienced difficulty hiring, training, and retaining skilled labor in the labor market, which has resulted in increased manufacturing inefficiencies and the inability to consistently meet customer delivery and quality requirements, including for several of our major customers. Recent difficulties in securing skilled labor have resulted in increased training costs, increased overtime to meet demand, increased wage rates to attract operators, the use of non-local third

Table of Contents

party contract labor, and higher scrap and rework costs due to inexperienced of such difficulties in securing labor could result in increased cost, an inability to meet customer demands, and an inability to maintain or increase production rates which would adversely affect our business.

In the event we engage in any restructuring of our manufacturing operations to improve efficiencies, such actions may be disruptive to our business and may not result in the savings we expect.

Management continuously evaluates our facilities and operations in an effort to make them more efficient. During 2018, we have continued to experience asset capacity constraints, difficulty hiring, training, and retaining labor in a tightening labor market, we have experienced increased manufacturing inefficiencies and the inability to consistently meet customer quality requirements, including for several of the Company's major customers. Management continues to evaluate our facilities and operations in an effort to make our business more efficient, as well as whether to move certain customers' business in order to minimize production costs. Such actions may incur additional costs, asset impairments, and restructuring charges in connection with such actions to operations, that to the extent incurred in the future could adversely affect our operating cash flows. Such actions may be disruptive to our business. Furthermore, we expect to realize savings that we expect to realize as a result of such actions.

We incurred an impairment charge as of December 31, 2018 that eliminated all of our goodwill associated with our traditional business reporting unit; in the future, we may be required to incur additional impairment charges on a portion or all of the carrying amount of goodwill or other intangible assets associated with our reporting units, which could adversely affect our financial condition and results of operations.

Each year, and more frequently on an interim basis if appropriate, we are required to perform ASC 350, "Intangibles--Goodwill and Other," to assess the carrying value of our intangible assets and goodwill to determine whether the carrying value of those assets is impaired. This assessment and determination involves significant judgments to estimate the fair value of our reporting units, including estimating future cash flows, near term and long term growth rates, and determining appropriate discount rates, among other assumptions. As part of our goodwill impairment assessment at December 31, 2018, we concluded that the carrying amount of goodwill associated with our traditional business reporting unit was greater than fair value, resulting in a goodwill impairment charge of \$2,403,000, representing all of the goodwill associated with our traditional business reporting unit. See Note 2. Summary of Significant Accounting Policies, and Note 7. Goodwill and Intangibles, within the notes to our accompanying consolidated financial statements for further discussion regarding goodwill impairment. The Company concluded that the goodwill assigned to the HPI reporting unit was not impaired as of December 31, 2018, and was 23% above the carrying value. The Company will continue to evaluate the fair value of our goodwill on an annual basis as required by ASC Topic 350. If operating earnings are consistently below forecasted operating earnings, we would perform an interim or annual impairment analysis. Should that analysis conclude that the reporting unit's fair value is less than carrying value a goodwill impairment charge would be necessary. Any such charges could adversely affect our financial results in the periods in which they are recorded.

We have substantial debt and may incur substantial additional debt, which could adversely affect our financial health, reduce our profitability, limit our ability to obtain financing, and increase our risk of default.

certain business opportunities and reduce the value of your investment.

As of December 31, 2018, we had an aggregate principal amount of \$58.4 million of debt. In fiscal year 2018, we incurred \$2.4 million of interest expense, net of interest rate swaps, related to this debt.

The amount of our debt or such other obligations could have important consequences for our common stock, including, but not limited to: a substantial portion of our operations must be dedicated to the payment of principal and interest on our debt, reducing the funds available to us for other purposes; our ability to obtain additional working capital, capital expenditures, acquisitions, debt service requirements, and other purposes may be impaired in the future; we are exposed to fluctuations in interest rates because a portion of our borrowings is at variable rates of interest, which may put us at a competitive disadvantage compared to our competitors with less debt or with more favorable interest rates and that, as a result, may be better positioned to withstand downturns; our ability to refinance indebtedness may be limited or the associated costs may be higher; our ability to engage in acquisitions without raising additional equity or obtaining additional financing may be impaired in the future; it may be more difficult for us to satisfy our obligations to our creditors, resulting in possible defaults on and acceleration of such indebtedness; we may be more vulnerable to general adverse economic and industry conditions; and our ability to withstand changing market conditions and our ability to withstand competitive pressures may be impaired. As a result, we may be prevented from making capital investments that are necessary or desirable for our operations in general, growth strategy and efforts to improve operating margins.

Table of Contents

If our cash flow and capital resources are insufficient to fund our debt service, we may be forced to reduce or delay capital expenditures, sell assets, seek to obtain additional financing, or refinance our debt. We cannot make assurances that we will be able to refinance our debt on terms acceptable to us, or at all. In the future, our cash flow and capital resources may be insufficient to make payments of interest on and principal of our debt, and such alternative measures may not be successful and may not permit us to meet our scheduled debt service obligations. We cannot make assurances that we will be able to refinance any of our indebtedness or obtain additional financing, particularly because of our high levels of debt and the covenants and restrictions imposed by the agreements governing our debt, as well as prevailing market conditions. We could face substantial liquidity problems and might be required to dispose of assets or operations to meet our debt service and other obligations. Subject to certain restrictions under our Loans and Revolving Loans, which we have defined in “Note 9. Debt and Leases” in our financial statements, restrict our ability to dispose of assets and how we use the proceeds of such dispositions. We cannot make assurances that we will be able to consummate such dispositions or if we do, what the timing of the dispositions will be or whether the proceeds will be adequate to meet our debt service obligations, when due.

Cybersecurity attacks may threaten our confidential information, disrupt operations, and cause harm to our reputation and adversely impact our business and financial performance. Cybersecurity attacks across industries, including ours, are increasing in sophistication and may range from uncoordinated individual attempts to measures targeted at specific organizations. Attacks include but are not limited to, malicious software or viruses, attempts to gain unauthorized access to, or otherwise disrupt, our information systems, attempts to gain unauthorized access to our business, proprietary or other confidential information, and other electronic security breaches. Such attacks could lead to disruptions in critical systems, unauthorized release of confidential information, loss of protected information and corruption of data. Cybersecurity failures may be caused by human error, malfeasance, system errors or vulnerabilities, including vulnerabilities in our systems, suppliers, and their products. We have been subject to cybersecurity attacks in the past. Information known to date, past attacks have not had a material impact on our operations or results of operations. We may experience such attacks in the future, potentially with increased frequency or sophistication.

Failures of our IT systems as a result of cybersecurity attacks or other disruptions could result in a breach of critical operational or financial controls and lead to a disruption of our operations, commercial activities or financial processes. Cybersecurity attacks or other disruptions of our significant customers and/or suppliers could also lead to a disruption of our operations and commercial activities. Despite our attempts to implement safeguards on our systems and networks, there is no assurance that such actions will be sufficient to prevent cyberattacks. Attacks that manipulate or improperly use our systems or networks, compromise confidential information, destroy or corrupt data, or otherwise disrupt our operations, could result in such events could have a material adverse effect on our business financial condition and operations.

ITEM 1B. UNRESOLVED STAFF COMMENTS

None.

ITEM 2. PROPERTIES

The Company owned four production facilities as of December 31, 2018 that are located in Columbus, Ohio; Gaffney, South Carolina; Winona, Minnesota; and Matamoros, Mexico. The Company also has production facilities in Batavia, Ohio; Cobourg, Canada; and Escobedo, Mexico. The Company has a distribution center in Brownsville, Texas.

The Columbus, Ohio plant is located at 800 Manor Park Drive on approximately 100 acres. The Company acquired the property at 800 Manor Park Drive in 1996 as a result of a Purchase Agreement with Navistar. The Company added approximately 6,000 square feet of available floor space at the Columbus plant during 2014 in connection with its SMC capacity expansion. The total square feet of available floor space at the Columbus, Ohio plant is comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	322,000
Office	16,000
Total	338,000

Table of Contents

The Gaffney, South Carolina plant, which was opened in 1998, is located at Meadow Creek Industrial Park on approximately 21 acres of land. The Company transferred approximately 28,800 square feet to the Gaffney plant during 2016. The approximate 134,800 square feet of available floor space at the Gaffney, South Carolina plant is comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	134,800
Office	5,000
Total	139,800

The Winona, Minnesota plant which was acquired in 2015 is located at 1700 1st Street. The facility consists of approximately 87,000 square feet on approximately 7 acres and is comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	81,000
Office	6,000
Total	87,000

The Matamoros, Mexico plant which was opened in 2009 is located at Guillermo Camarena y Thomas Alva Edison Manzana, Matamoros, Tamaulipas, Mexico. The facility consists of approximately 478,000 square feet on approximately 22 acres comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	463,000
Office	15,000
Total	478,000

The Columbus, Ohio; Gaffney, South Carolina; Winona, Minnesota; and Matamoros, Mexico properties are subject to liens and security interests as a result of the properties being pledged to the Company as collateral for its debt as described in Note 9 of the “Notes to Consolidated Financial Statements” in Part II, Item 8 of this Annual Report on Form 10-K.

The Company leases a production plant in Batavia, Ohio located at 4174 Hamilton Road on approximately 9 acres of land. The current 7-year operating lease agreement expires in June 2017. The approximate 108,000 square feet of available floor space at the Batavia, Ohio plant is comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	104,000
Office	4,000
Total	108,000

The Company leases a production plant in Cobourg, Canada located at 3 West Street on approximately 10 acres of land. The current lease agreement expires in June 2017 with the option to extend the lease up to 10 years. The approximate 247,000 square feet of available floor space at the Cobourg, Canada plant is comprised of the following:

Approximate  
Square Feet

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Manufacturing/Warehouse	241,000
Office	6,000
Total	247,000

The Company leases a production plant in Escobedo, Mexico located at Ave. Parque Industrial VYNMSA Escobedo, C.P. 66053, Escobedo, Nuevo Leon approximately 3 acres of land. The current lease agreement expires in

20

---

Table of Contents

March 2021. The approximate 61,000 square feet of available floor space at plant is comprised of the following:

	Approximate Square Feet
Manufacturing/Warehouse	59,000
Office	2,000
Total	61,000

The Company leases a warehouse and distribution center in Brownsville, Texas, on Cheers Street on approximately 2 acres of land. The current lease agreement with an option to extend the lease for 36 months. The approximate 42,000 square feet of floor space at the Brownsville, Texas location is comprised of the following:

	Approximate Square Feet
Warehouse/Distribution	39,000
Office	3,000
Total	42,000

ITEM 3. LEGAL PROCEEDINGS

From time to time, the Company is involved in litigation incidental to the conduct of its business. The Company is presently not involved in any legal proceedings which in the opinion of management are likely to have a material adverse effect on the Company's competitive position or results of operations.

ITEM 4. MINE SAFETY DISCLOSURE

None.



Table of Contents

PART II

ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY, RELATED MATTERS, AND ISSUER PURCHASE OF EQUITY SECURITIES

The Company's common stock is traded on the NYSE American LLC under

The table below sets forth the high and low sale prices of the Company for each quarter within the two most recent fiscal years for which such stock was traded.

Core Molding Technologies, Inc.	High	Low
Fourth Quarter 2018	\$8.60	\$6.37
Third Quarter 2018	15.32	6.58
Second Quarter 2018	18.09	13.53
First Quarter 2018	22.36	16.47
Fourth Quarter 2017	\$23.85	\$19.74
Third Quarter 2017	24.50	18.85
Second Quarter 2017	22.83	16.38
First Quarter 2017	18.19	14.42

The Company's common stock was held by 351 holders of record on March 31, 2018.

The Company ended the \$0.05 per share quarterly dividend after the May 2017 dividend. The Company made payments of \$792,000 and \$786,000 for cash dividends during the first and second quarters of 2018, respectively. The Company made no payments for cash dividends in 2016.

Equity Compensation Plan Information

The following table shows certain information concerning our common stock in connection with our equity compensation plans as of December 31, 2018:

Plan Category	Number of Shares to be Issued Upon Exercise of Outstanding Options or Vesting of Restricted Grants	Weighted Average Exercise Price of Outstanding Options or Restricted Grants	Number of Shares Remaining Available for Future Issuance
Equity compensation plans approved by stockholders	349,885	\$ 10.62	1,078,000

There were no stock repurchases during the three months ended December 31, 2018.

Table of Contents

## ITEM 6. SELECTED FINANCIAL DATA

The following selected financial data is derived from the audited consolidated financial statements of the Company. The information set forth below should be read in conjunction with the "Discussion and Analysis of Financial Condition and Results of Operations," financial statements and related notes included elsewhere in this Annual Report on Form 10-K.

	Years Ended December 31,		
(In thousands, except per share data)	2018	2017	2016
<b>Operating Data:</b>			
Product sales	\$256,217	\$148,623	\$146,624
Tooling sales	13,268	13,050	28,258
Net sales	269,485	161,673	174,882
Gross margin	27,141	24,631	27,906
Operating income	(3,100 )	7,941	11,527
Net income	(4,782 )	5,459	7,411
<b>Earnings Per Share Data:</b>			
Net income per common share:			
Basic	\$(0.62 )	\$0.71	\$0.97
Diluted	\$(0.62 )	\$0.70	\$0.97
<b>Balance Sheet Data:</b>			
Total assets	\$201,198	\$138,578	\$133,455
Working capital	40,111	40,369	38,590
Long-term debt	55,159	3,750	6,750
Stockholders' equity	98,929	101,893	96,766
Return on beginning equity	(5 )%	6 %	8 %
Book value per share	\$12.72	\$13.21	\$12.67

Table of Contents

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL  
AND  
RESULTS OF OPERATIONS

Certain statements under this caption of this Annual Report on Form 10-K constitute forward-looking statements within the meaning of the federal securities laws. Forward-looking statements are those focused upon future plans, objectives or expectations, as opposed to historical items and include statements of anticipated events or trends and beliefs relating to matters not historical in nature. Such forward-looking statements involve known and unknown risks and are subject to uncertainties and factors relating to Core Molding Technologies' operations and business environment, all of which are difficult to predict, many of which are beyond Core Molding Technologies' control. Words such as "may," "should," "anticipate," "predict," "potential," "continue," "expect," "intend," "confident" and similar expressions are used to identify these forward-looking statements. These uncertainties and factors could cause Core Molding Technologies' actual results to differ from those matters expressed in or implied by such forward-looking statements.

Core Molding Technologies believes that the following factors, among others, could affect performance and cause actual results to differ materially from those expressed in the forward-looking statements made in this Annual Report on Form 10-K: business conditions in the plastics, transportation, marine and commercial product industries (including automotive for truck production); federal and state regulations (including engine emissions regulations); economic, social, regulatory (including foreign trade policy) and political events in the countries in which Core Molding Technologies operates; safety and security concerns in the United States and Canada; dependence upon certain major customers as the primary source of Core Molding Technologies' sales revenues; efforts of Core Molding Technologies to expand into new markets; ability to develop new and innovative products and to diversify markets, markets and increase operational enhancements; the actions of competitors, customers, and suppliers; Core Molding Technologies' suppliers to perform their obligations; the availability of capital; inflationary pressures; new technologies; regulatory matters; labor relations; the ability of Core Molding Technologies to attract and retain key personnel; the Company's ability to identify, evaluate and manage potential acquisitions and to benefit from and integrate completed acquisitions, including the recent acquisition of Horizon Plastics; the integration of Horizon Plastics may be more difficult, time-consuming or costly than expected; expected revenue synergies and cost savings from acquisition of Horizon Plastics may not be realized within the expected timeframe; revenues following the acquisition of Horizon Plastics may be lower than expected; customer and employee relationships and business operations may be disrupted by the acquisition of Horizon Plastics; federal, state and local environmental regulations; the availability of capital; the ability of Core Molding Technologies to deliver products to customers, which may require additional shipping expenses to ensure timely delivery, otherwise result in late fees; risk of cancellation or rescheduling of orders; the Company's ability to pursue new products or businesses which involve additional costs, risks or costs; the availability of adequate insurance coverage to protect against potential hazards; equipment and product liability and warranty claims; and other risks identified from time to time in Core Molding Technologies' other public documents on file with the Securities and Exchange Commission, including those described in Item 1A of this Annual Report on Form 10-K.

DESCRIPTION OF THE COMPANY

Core Molding Technologies is a manufacturer of sheet molding compound (SMC), thermoset and thermoplastic products. The Company specializes in large-format fiberglass processes, including compression molding of SMC, thermoplastics ("GMT"), bulk molding compounds ("BMC"), and direct lamination ("D-LFT"); spray-up, hand-lay-up, and resin transfer molding ("RTM"). Additionally, the Company offers structural foam and structural injection molding ("SIM") and reaction injection molding ("RIM"), utilizing dicyclopentadiene technology. Core Molding Technologies serves a variety of markets, including the medium and heavy-duty truck, marine, automotive, construction, and other commercial products. Product sales to medium and heavy-duty truck accounted for 56% of the Company's sales for the year ended December 31, 2017 and 2016, respectively. The demand for Core Molding Technologies' products is affected by economic conditions in the United States, Mexico, and other markets. Core Molding Technologies' manufacturing operations have a significant fixed cost component, and during periods of changing demand, the profitability of Core Molding Technologies' operations is proportionately more than revenues from operations.

In 1996, Core Molding Technologies acquired substantially all of the assets and liabilities of Columbus Plastics, a wholly owned operating unit of Navistar's Columbus Plastics division since its formation in late 1980. Columbus Plastics, located in Columbus, Georgia, is a compounder and compression molder of SMC. In 1998, Core Molding Technologies moved its operations at its second facility in Gaffney, South Carolina, and in 2001, Core Molding Technologies added a production facility in Matamoros, Mexico by acquiring certain assets of Columbus Plastics Corporation. As a result of this acquisition, Core Molding

## Table of Contents

Technologies expanded its fiberglass molding capabilities to include the spray mold processes and RTM closed molding. In 2004, Core Molding Technologies acquired substantially all the operating assets of Keystone Restyling Products, Inc., a manufacturer and distributor of fiberglass reinforced products for the automotive industry. In 2005, Core Molding Technologies acquired certain assets of the Division of Diversified Glass, Inc., a Batavia, Ohio-based, privately held manufacturer and distributor of fiberglass reinforced plastic components supplied primarily to the automotive market. In 2009, the Company completed construction of a new production facility in Mexico that replaced its leased facility. In March 2015, the Company acquired certain assets of CPI Binani, Inc., a wholly owned subsidiary of Binani Industries Limited, Winona, Minnesota ("CPI"), which expanded the Company's process capabilities and diversified the customer base. In January 2018, the Company acquired certain assets of Horizon Plastics, which has manufacturing operations in Cobourg, Ontario. This acquisition expanded the Company's customer base, geographic footprint and process capabilities to include structural foam and structural web molding.

## BUSINESS OVERVIEW

### General

The Company's business and operating results are directly affected by changes in customer demand, operational costs and performance and leverage of our fixed cost and administrative ("SG&A") infrastructure.

Product sales fluctuate in response to several factors including many that are outside of our control, such as general economic conditions, interest rates, government regulations, spending, labor availability, and our customers' production rates and inventory levels. Demand consists of demand from customers in many different markets with different production cycles and seasonality. The North American truck market, which is highly cyclical, accounts for a significant portion of the Company's product revenue for the years ended December 31, 2018 and 2017.

Operating performance is dependent on the Company's ability to manage costs, including items such as raw materials, labor, and overhead operating costs. Performance is also dependent on manufacturing efficiencies, including items such as on time delivery, quality control, and scrap. Market factors of supply and demand can impact operating costs. In periods of high demand, decreases in customer demand, the Company is required to ramp operations up or down quickly which may impact manufacturing efficiencies more than in periods of stable demand.

Operating performance is also dependent on the Company's ability to effectively manage customer programs, which are typically extremely complex in nature. The start-up of a new program is the result of a process of developing new molds and assembly lines, design testing, manufacturing process design, development and testing, along with training and hiring employees. Meeting the targeted levels of manufacturing efficiency for a new program occurs over time as the Company gains experience with new tools and processes. During a new program launch period, start-up costs and inefficiencies can affect operating performance.

### Results of 2018 Overview

Core Molding Technologies recorded a net loss in 2018 of \$4,782,000, or \$(0.71) per diluted share, compared with net income of \$5,459,000, or \$0.71 per basic and diluted share in 2017. Product sales in 2018 increased 72% from 2017, and operating

New sales from the acquisition of Horizon Plastics and higher demand from were the primary drivers of the sales increase, while the decrease in operating due to increased manufacturing inefficiencies at several of the Company's facilities, impairment charge, and higher operating and SG&A costs.

As discussed above in Part I, Item 1, "Business," on January 16, 2018 the Company acquired substantially all of the assets and assumed certain liabilities of Horizon Plastics for approximately \$63,005,000 in cash. Horizon Plastics is a custom low-pressure foam molder, which utilizes both structural foam and structural web process technologies. It has two manufacturing facilities located in Cobourg, Canada and Escobedo, Mexico. The acquisition was funded through a combination of available cash on hand and borrowings under the Company's Restated Credit Agreement entered into with KeyBank National Association, which is discussed below under "Liquidity and Capital Resources." The integration process for Horizon Plastics is underway and management expects integration of business and financial systems throughout 2019.

Looking forward, the Company anticipates that 2019 product sales levels will increase over 2018, due to higher demand from heavy duty truck customers and additional product programs. Heavy duty truck customers as well as industry analysts are forecasting 2019 truck sales of approximately 5% in 2019 compared to 2018.

Table of Contents

2018 compared to 2017

Net sales for 2018 totaled \$269,485,000, which was an increase from the \$148,623,000 reported for 2017. Included in total sales were tooling project sales of \$13,268,000 for 2018 and \$28,258,000 for 2017. Tooling project sales result primarily from customer approval and assembly equipment specific to their products as well as other non-productive sales. These sales are sporadic in nature and fluctuate in regard to scope and related revenue on a project-by-project basis. Total product sales for 2018, excluding tooling project sales, totaled \$256,217,000, representing a 72% increase from the \$148,623,000 reported for 2017. The increase is primarily the result of new sales from the acquisition of Horizon Plastics totaling \$144,991,000 and higher demand from truck customers of \$44,991,000.

Gross margin was approximately 10.1% of sales in 2018 and 15.2% in 2017. The 5.1 percentage point decrease, as a percent of sales, was due to unfavorable product mix and product pricing of 3.1%, net changes in selling price and material costs of 1.1% and unfavorable changes in fixed costs of 2.5%, offset by higher leverage of fixed costs of 2.5% and favorable impact of 2.0% from the Horizon Plastics acquisition.

Selling, general and administrative expense (“SG&A”) totaled \$27,838,000 in 2018, an increase from \$16,690,000 in 2017. The increase in SG&A expense primarily resulted from higher SG&A costs of \$3,681,000 related to Horizon Plastics, higher professional and consulting fees of \$2,292,000, higher intangible amortization of \$1,819,000, higher labor and benefits of \$1,100,000, one-time severance costs of \$858,000 and one-time acquisition fees of \$693,000.

Goodwill impairment totaled \$2,403,000 in 2018, based on the Company’s annual impairment assessment for the Core Traditional reporting unit, see Note 2, Significant Accounting Policies, for further details.

Net interest expense totaled \$2,394,000 for the year ended December 31, 2018, an increase from interest expense of \$245,000 for the year ended December 31, 2017. The increase was primarily due to a higher average outstanding debt balance in 2018.

Income tax expense was approximately 12% of total income before income taxes in 2018, compared to 10% in 2017. The change in effective income tax rate primary relates to the net effect of lower statutory rate tax jurisdictions being offset by taxable income in higher tax jurisdictions.

Net loss for 2018 was \$4,782,000 or \$(0.62) per basic and diluted share, compared to net loss of \$5,459,000 or \$0.71 per basic and \$0.70 per diluted share for 2017.

Comprehensive loss totaled \$4,735,000 in 2018, compared to comprehensive loss of \$5,459,000 in 2017. The decrease was primarily related to lower net income of \$10,241,000 in 2018, offset by hedging derivatives of \$418,000 offset by a change in net actuarial adjustments of \$1,100,000 and post-retirement benefit obligations. In 2018, the Company recorded a net actuarial gain of \$417,000 compared to an actuarial loss of \$417,000 in 2017. The 2018 gain and the 2017 loss were due to a change in discount rate.

2017 compared to 2016

Net sales for 2017 and 2016 totaled \$161,673,000 and \$174,882,000, respectively. Included in total sales were tooling project sales of \$13,050,000 and \$28,258,000 for 2017 and 2016, respectively. These sales are sporadic in nature and fluctuate in regard to scope and related revenue on a project-by-project basis.

period-to-period basis. Product sales, excluding tooling project sales, for 2017 totaled \$148,623,000 compared to \$146,624,000 for 2016. In 2017, product sales were primarily driven by a change in demand from customers in the heavy truck and marine markets, which was partially offset by a change in demand from customers in the automotive market.

Gross margin was approximately 15.2% of sales for 2017, compared with 16.1% for 2016. The margin decrease, as a percent of sales, was due to unfavorable net changes in material costs of 1.3% and lower leverage of fixed costs of 0.4%. These decreases were partially offset by favorable product mix and production efficiencies of 0.6% and favorable foreign exchange effects of 0.3%.

Selling, general and administrative expense (“SG&A”) was \$16,690,000 for 2017, compared to \$16,379,000 for 2016. The increase in SG&A expense primarily resulted from higher consulting and outside services of \$880,000 of which \$596,000 is associated with the fee-based services of Horizon Plastics acquisition, and higher labor and benefit expenses of \$441,000, partially offset by lower profit sharing expense of \$1,203,000.

Net interest expense totaled \$245,000 for 2017, compared to net interest expense of \$445,000 for 2016. The decrease in interest expense was primarily due to a lower average debt balance in 2017.



Table of Contents

Income tax expense was approximately 30% of total income before income tax in 2017 and 34% in 2016. The decrease primary resulted from net benefits from provisions associated with provisions for the impact of The Tax Cut and Jobs Act of \$1,000,000 from vesting of restricted stock for \$126,000.

Net income for 2017 was \$5,459,000 or \$0.71 per basic and \$0.70 per diluted share with net income of \$7,411,000 or \$0.97 per basic and diluted share for 2016.

Comprehensive Income totaled \$4,953,000 in 2017, compared to \$7,180,000 in 2016. The decrease was primarily related to lower net income of \$1,952,000 and a change in net income of \$737,000 for other post-retirement benefit obligations. In 2017 the Company had a net loss of \$417,000, which was primarily driven by a change in discount rate, compared to an actuarial gain of \$320,000 in 2016, which was primarily associated with a change in mortality.

## LIQUIDITY AND CAPITAL RESOURCES

### Cash Flow

The Company's primary sources of funds have been cash generated from operations and borrowings from third parties. Primary cash requirements are for operating expenses, expenditures, repayments of debt, and acquisitions.

Cash used in operating activities totaled \$6,528,000 for the year ended December 31, 2018, compared to \$4,782,000 for the year ended December 31, 2017. The decrease of \$4,782,000 negatively impacted operating cash flows. Non-cash deductions for depreciation, amortization, and goodwill impairment charge included in net income amounted to \$2,403,000, respectively. Increased working capital resulted in cash used in operating activities of \$13,312,000. Changes in working capital primarily related to increases in accounts receivable, inventory, due to an increase in sales volume.

Cash used in investing activities totaled \$68,806,000 for the year ended December 31, 2018, compared to \$63,005,000 for the year ended December 31, 2017. The increase was primarily related to the acquisition of Horizon Plastics totaling \$63,005,000. The Company also invested \$5,801,000 related to purchases of property, plant and equipment for equipment improvements, and capacity expansion at the Company's production facilities. The Company anticipates spending approximately \$12,000,000 during 2019 on property and equipment purchases for all of the Company's operations. The Company anticipates using its operations and its revolving line of credit to finance this capital investment. The Company's purchase commitments for capital expenditures in progress were approximately \$10,000,000.

Cash provided by financing activities totaled \$50,445,000 for the year ended December 31, 2018, compared to \$45,000,000 for the year ended December 31, 2017. Cash activity primarily consisted of new term loan borrowings of \$45,000,000, revolving loans of \$17,375,000, offset by the payoff of a previous term loan of \$10,000,000, scheduled repayments of principal on outstanding term loans of \$3,375,000, dividends of \$792,000 and payment of deferred loan costs of \$763,000.

At December 31, 2018, the Company had cash on hand of \$1,891,000 and a revolving line of credit of \$22,625,000. If a material adverse change in the financial position of the Company should occur, or if actual sales or expenses are substantially different than what is expected, the Company's liquidity and ability to obtain further financing to fund future operations may be affected.

requirements could be negatively impacted.

#### Debt and Credit Facilities

On January 16, 2018, the Company entered into an A/R Credit Agreement with the Lenders Association as administrative agent and various financial institutions party to the Agreement ("Lenders"). Pursuant to the terms of the A/R Credit Agreement (i) the Company may borrow revolving loans in the aggregate principal amount of up to \$40,000,000 (the "Revolving Loans") from the Lenders and term loans in the aggregate principal amount of up to \$49,000,000 from the Lenders, (ii) the Company's wholly-owned subsidiary, Horizon Plastics International, Inc. ("Subsidiary") may borrow revolving loans in an aggregate principal amount of up to \$10,000,000 from the Lenders (which revolving loans shall reduce the availability of the Revolving Loans to the Company on a dollar-for-dollar basis) and term loans in the aggregate principal amount of up to \$13,000,000 from the Lenders, (iii) the Company has a Credit Commitment of \$250,000, of which \$160,000 has been issued and (iv) the outstanding term loan balance of \$6,750,000. The Credit Agreement is secured by a lien on each U.S. and Canadian subsidiary of the Company, and by a lien on substantial part of the present and future assets of the Company and its U.S. and Canadian subsidiaries, except for the stock issued by Corecomposites de Mexico, S. de R.L. de C.V. has been pledged to the Lenders. Concurrent with the closing of the A/R Credit Agreement the Company borrowed \$32,000,000 term loan and \$2,000,000 from the US Revolving loan and the Subsidiary borrowed \$13,000,000 term loan and \$2,500,000 from revolving loans to provide \$49,000,000 for the acquisition of Horizon Plastics.

## Table of Contents

On March 14, 2019, the Company entered into the first amendment (“First Amendment”) to the A/R Credit Agreement with the Lenders. Pursuant to the terms of the First Amendment, the Lenders agreed to modify certain terms of the A/R Credit Agreement. These modifications include: (1) implementation of an availability block on the U.S. Revolving Loans reduced from \$40,000,000 to \$32,500,000, (2) modification to the definition of EBITDA to exclude certain one-time expenses, (3) waiver of non-compliance with the leverage covenant as of December 31, 2018 and modification of the leverage ratio definition and covenant to eliminate the leverage ratio until December 31, 2019, (4) waiver of non-compliance with the fixed charge coverage ratio as of December 31, 2018 and modification of the fixed charge coverage ratio requirement, (5) implementation of a capital expenditure spend limit of \$7,500,000 for the first six months of 2019 and \$12,500,000 for the full year 2019, (6) an increase in the margin spread for existing term and revolving loans, and (7) an increase in the availability for any unused U.S. Revolving Loans.

### Bank Covenants

The Company is required to meet certain financial covenants included in the A/R Credit Agreement with respect to leverage ratios, fixed charge ratios, and capital expenditures. In addition, the A/R Credit Agreement includes other customary affirmative and negative covenants. As of December 31, 2018, the Company was not in compliance with its financial covenants associated with the loans made under the A/R Credit Agreement, but on March 14, 2019 entered into the First Amendment to the A/R Credit Agreement which waived the non-compliance as of December 31, 2018 and established new covenants. While management believes it will be able to meet its future covenants as established in the First Amendment, the ability to meet these covenants relies on certain operational and financial improvements consistent with our planned turn around and expected timetable. If these improvements do not materialize in the time frame planned, it could impact our ability to meet these covenants.

### Shelf Registration

On November 14, 2017 the Company filed a universal shelf Registration Statement (the “Registration Statement”) with the SEC in accordance with the Securities Act of 1933, which became effective on November 20, 2017. The Registration Statement covers the offering of common stock, preferred stock, debt securities, warrants, depositary shares, rights, and other securities, and, of the foregoing, for a maximum aggregate offering price of up to \$50 million from time to time. The terms of any securities offered under the Registration Statement and the use of proceeds will be established at the times of the offerings and will be described in the prospectus supplements filed with the SEC at the times of the offerings. The Registration Statement has a three-year term.

## CONTRACTUAL OBLIGATIONS AND OFF-BALANCE SHEET TRANSACTIONS

The Company has the following minimum commitments under contractual obligations, including purchase obligations, as defined by the SEC. A “purchase obligation” is defined as a contract to purchase goods or services that is enforceable and legally binding on the Company, and includes all significant terms, including: fixed or minimum quantities to be purchased, fixed or variable price provisions; and the approximate timing of the transaction. Other contractual obligations are defined as long-term liabilities that are reflected on the Company’s balance sheet in accordance with accounting principles generally accepted in the United States. Based on this definition, the table below includes only those contracts which include fixed or minimum obligations that are not normal purchases, which are made in the ordinary course of business.

The following table provides aggregated information about the maturities of and other long-term liabilities as of December 31, 2018:

	2019	2020	2021	2022	2023
Long-term debt	\$3,375,000	\$4,500,000	\$5,625,000	\$5,625,000	\$5,625,000
Interest <sup>(A)</sup>	3,337,000	2,020,000	1,778,000	1,510,000	1,278,000
Operating lease obligations	1,579,000	1,387,000	1,128,000	1,055,000	982,000
Contractual commitments for capital expenditures <sup>(B)</sup>	3,461,000	—	—	—	—
Post retirement benefits	1,157,000	440,000	471,000	487,000	500,000
Total	\$12,909,000	\$8,347,000	\$9,002,000	\$8,677,000	\$8,485,000

<sup>(A)</sup> Variable interest rates were as of December 31, 2018.

<sup>(B)</sup> Includes \$871,000 recorded on the balance sheet in accounts payable at December 31, 2018.

## Table of Contents

As of December 31, 2018, the Company had no significant off-balance sheet  
CRITICAL ACCOUNTING POLICIES AND ESTIMATES

Management's Discussion and Analysis of Financial Condition and Results  
Company's consolidated financial statements, which have been prepared in  
accounting principles generally accepted in the United States. The preparation  
financial statements requires management to make estimates and assumptions  
amounts of assets and liabilities and the disclosure of contingent assets and  
the consolidated financial statements and the reported amounts of revenues and  
reporting period. On an on-going basis, management evaluates its estimates  
those related to accounts receivable, inventories, goodwill and other long-lived  
post retirement benefits, and income taxes. Management bases its estimates  
historical experience and on various other factors that are believed to be reasonable  
circumstances, the results of which form the basis for making judgments about  
assets and liabilities that are not readily apparent from other sources. Actual  
these estimates under different assumptions or conditions.

Management believes the following critical accounting policies, among other  
significant judgments and estimates used in the preparation of its consolidated

### Accounts Receivable Allowances

Management maintains allowances for doubtful accounts for estimated losses  
inability of its customers to make required payments. If the financial condition  
customers were to deteriorate, resulting in an impairment of their ability to make  
additional allowances may be required. The Company has determined that a  
doubtful accounts is needed at December 31, 2018 and no allowance was needed  
2017. Management also records estimates for customer returns and deductions  
customers, and for price adjustments. Should customer returns and deductions  
adjustments fluctuate from the estimated amounts, additional allowances may  
Company had an allowance for estimated chargebacks of \$2,344,000 at December  
\$857,000 at December 31, 2017. There have been no material changes in the  
calculations.

### Inventories

Inventories, which include material, labor and manufacturing overhead, are  
cost or net realizable value. The inventories are accounted for using the first  
(FIFO) method of determining inventory costs. Inventory quantities on-hand  
and where necessary, provisions for excess and obsolete inventory are recorded  
and anticipated usage. The Company has recorded an allowance for slow moving  
inventory of \$957,000 at December 31, 2018 and \$624,000 at December 31,

### Long-Lived Assets

Long-lived assets consist primarily of property, plant and equipment and  
Company acquired substantially all of the assets of Horizon Plastics on January  
resulted in approximately \$16,770,000 of finite-lived intangibles and \$12,990,000  
and equipment, all of which were recorded at fair value. The recoverability of  
evaluated by an analysis of operating results and consideration of other significant  
in the business environment. The Company evaluates, whether impairment exists  
assets on the basis of undiscounted expected future cash flows from operations

was no impairment of the Company's long-lived assets for the years ended D and 2016.

#### Goodwill

The purchase consideration of acquired businesses have been allocated to the acquired based on the estimated fair values on the respective acquisition date. values, the excess purchase consideration over the fair value of the net assets to goodwill. The Company accounts for goodwill in accordance with FASB 350, Intangibles - Goodwill and Other. FASB ASC Topic 350 prohibits the and requires these assets be reviewed for impairment at each reporting unit. Horizon Plastics acquisition on January 16, 2018 and the status of its integration established two reporting units, Core Traditional and Horizon Plastics.

The annual impairment tests of goodwill may be completed through qualitative however the Company may elect to bypass the qualitative assessment and perform quantitative impairment test for any reporting unit in any period. The Company qualitative assessment for any reporting unit in any subsequent period. Under a qualitative and quantitative approach, the impairment test for goodwill assessment of whether it is more-likely-than-not that a reporting unit's fair value carrying amount. As part of the qualitative assessment, the Company considers circumstances that affect the fair value or carrying amount of the Company. circumstances could include macroeconomic conditions, industry and market overall financial

### Table of Contents

performance, reporting unit specific events and capital markets pricing. The weight on the events and circumstances that most affect the Company's fair value is given to the events and circumstances that most affect the Company's fair value amount. These factors are all considered by management in reaching its conclusion to perform step one of the impairment test. If the Company elects to bypass the test for any reporting unit, or if a qualitative assessment indicates it is more-likely-than-not that the estimated carrying value of a reporting unit exceeds its fair value, the Company uses the quantitative approach.

As part of the quantitative assessment, the Company determines fair values using a combination of the market approach and the income approach. The Company uses a valuation methodology based upon the relevance and availability of the data used in the valuation. If multiple valuation methodologies are used, the results are weighted. Valuations using the market approach are derived from metrics of publicly traded companies and historically completed transactions of comparable businesses. Under the income approach, fair value is determined based on the present value of estimated future cash flows, discounted at a risk-adjusted rate. We use our internal forecasts to estimate future cash flows and we use a range of long-term future growth rates based on our most recent views of the long-term growth rate of the reporting unit. Determining the fair value of a reporting unit requires judgment and the use of significant estimates and assumptions. The Company based its fair value estimates on assumptions that it believes are reasonable, but are uncertain and subject to changes in market conditions. The Company's annual impairment assessment at December 31, 2018 consisted of a qualitative analysis for both reporting units. It concluded that the carrying value of Core Molding Technologies was greater than the fair value, which resulted in a goodwill impairment charge of \$2,400,000 related to the goodwill related to the Core Traditional reporting unit. The analysis of the reporting unit, Horizon Plastics, indicated no goodwill impairment charge as the estimated fair value over the carrying value of its invested capital was approximately equal to the book value of its net assets.

There was no impairment of the Company's goodwill for the years ended December 31, 2018 and 2016.

### Self-Insurance

The Company is self-insured with respect to its Columbus and Batavia, Ohio; and Carolina; Winona, Minnesota; and Brownsville, Texas medical, dental, and vision claims, and Columbus and Batavia, Ohio workers' compensation claims, all of which are subject to self-insurance thresholds. The Company has recorded an estimated liability for self-insured medical, dental and vision claims incurred but not reported and worker's compensation claims incurred but not reported at December 31, 2018 and December 31, 2017 of \$960,000 and \$860,000, respectively.

### Post Retirement Benefits

Management records an accrual for post retirement costs associated with the Company's pension plans sponsored by the Company for certain employees. Should actual results differ from the assumptions used to determine the reserves, additional provisions may be required. In particular, if actual future healthcare costs above the assumptions could have an adverse effect on the Company's operations. The effect of a change in healthcare costs is described in Note 12 of the Company's Consolidated Financial Statements. Core Molding Technologies had a liability for post retirement healthcare benefits based on actuarially computed estimates of \$8,076,000 and \$9,050,000 at December 31, 2017.

### Revenue Recognition

The Company historically has recognized revenue from two streams, product revenue and tooling revenue. Product revenue is earned from the manufacture and sale of sheet metal, thermoset and thermoplastic products. Revenue from product sales is generally recognized when the products are shipped, as the Company transfers control to the customer and title passes upon shipment. In limited circumstances, the Company recognizes revenue from product sales when the products are produced and the customer takes control at our production facility.

Tooling revenue is earned from manufacturing multiple tools, molds and assemblies as part of a tooling program for a customer. Given that the Company is providing a service of producing highly interdependent component parts of the tooling program, each part of the program consists of a single performance obligation to provide the customer the capability to produce the product. Based on the arrangement with the customer, the Company recognizes tooling revenue at a point in time or over time. When the Company does not have an enforceable contract with the customer, the Company recognizes tooling revenue at a point in time. In such cases, the Company recognizes revenue upon customer acceptance, which is when the customer has legal title to the tooling. The Company historically recognized all tooling revenue at a point in time, upon customer acceptance, before the adoption of ASU 2014-09.

Certain tooling programs include an enforceable right to payment. In those cases, the Company recognizes revenue over time based on the extent of progress towards completion of the performance obligation. The Company uses a cost-to-cost measure of progress for such cases, which depicts the transfer of value to the customer and also correlates with the amount of consideration which the entity expects to be entitled in exchange for transferring the promised service to the customer.



## Table of Contents

Under the cost-to-cost measure of progress, progress towards completion is the ratio of costs incurred to date to the total estimated costs at completion of the obligation. Revenues are recorded proportionally as costs are incurred.

### Income Taxes

Management assesses the need for a valuation allowance to reduce its deferred tax asset to the amount that it believes is more likely than not to be realized. The Company uses its historical taxable income in assessing the need for a valuation allowance and has not recorded a valuation allowance due to anticipating it being more likely than not that the Company will realize the tax benefits.

An analysis is performed to determine the amount of the deferred tax asset that is not recognized. This analysis is based upon the premise that deferred tax benefits will be realized from the amount of future taxable income. Management reviews all available evidence, both past and present, to assess the long-term earnings potential of the Company using a number of assumptions, including financial results in economic cycles at various industry volume conditions. Considerations include the Company's relationships with its major customers, and any recent customer cancellations or efforts. The projected availability of taxable income to realize the tax benefits from the Company's temporary differences before expiration of these benefits are also considered. Management believes that, with the combination of available tax planning strategies and the maintenance of the Company's relationships with its key customers, earnings are achievable in order to realize the deferred tax asset.

Management recognizes the financial statement effects of a tax position when it is more likely than not the position will be sustained upon examination.

### Recent Accounting Pronouncements

In May 2014, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") No. 2014-09, Revenue from Contracts with Customers (Topic 606), which updates the revenue recognition requirements in ASC 605, Revenue Recognition. ASC 606 is based on the principle that revenue is recognized to depict the transfer of goods or services to a customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for the goods or services. ASC Topic 606 also requires additional disclosure about the timing and uncertainty of revenue and cash flows arising from customer contracts, as well as significant judgments and changes in judgments and assets recognized from contracts that do not or fulfill a contract. The effective date for ASC Topic 606, as updated by ASU 2014-09, is the first quarter of fiscal year 2018. ASU 2014-09 affects the timing of certain revenue recognition transactions primarily resulting from the earlier recognition of the Company's revenue. The Company adopted this update as required through a cumulative adjustment to contract assets of \$1,069,000 on January 1, 2018. The transitional practical expedient for contract modifications has been applied and the Company has not retrospectively adjusted that were modified prior to January 1, 2018. Therefore, the comparative information is not adjusted and continues to be reported under Topic 605. See Note 2, Summary of Significant Accounting Policies, for the Company's policy on Revenue Recognition and Note 3, Summary of Significant Accounting Policies, for further discussion on the effect of the adoption of ASC 606 on the Company's Consolidated Financial Statements.

In February 2016, the FASB issued ASU No. 2016-02, Leases (Topic 842), which requires all organizations to recognize lease assets and lease liabilities on the balance sheet.

information about leasing arrangements. This ASU is effective for annual reporting periods beginning on or after December 15, 2018, and interim periods within those annual periods. Early application is permitted for all entities as of the beginning of an interim or annual reporting period.

In accordance with ASU 2016-02, we plan to elect not to recognize lease assets and liabilities for leases with a term of twelve months or less. The ASU requires a modified retrospective method, or a transition method option under ASU 2018-11, with the option to apply certain practical expedients that permits the Company to: a.) not reassess whether existing contracts contain leases, b.) not reassess lease classification for existing or new leases, and c.) not consider whether previously capitalized initial direct costs would be appropriate under the new standard. We expect to elect the 'package of practical expedients', which permits us to apply under the new standard our prior conclusions about lease identification, lease classification, and initial direct costs. We do not expect to elect the use-of hindsight.

The Company is finalizing its assessment of the impact of this pronouncement and anticipates it will impact the presentation of our lease assets and liabilities disclosures related to the recognition of lease assets and liabilities that are not reflected in our Consolidated Balance Sheets under existing accounting guidance. The adoption of this standard will have a significant impact on our consolidated balance sheet, but is not expected to have a significant impact on our consolidated statement of income or statement of cash flows. We will adopt this new accounting standard on its effective date of January 1, 2019 and will begin recording the impact beginning on the effective date. We anticipate the dollar impact of recording the adoption on our consolidated balance sheet to be within a range of \$6,000,000 to \$7,000,000.

Table of Contents

In January 2017, FASB issued ASU No. 2017-04, Intangible - Goodwill and Simplifying the Test for Goodwill Impairment. The amendments in this update simplify the step of the goodwill impairment test that require a hypothetical purchase price premium and require that, if a reporting unit's carrying value exceeds its fair value, an impairment charge be recognized for the excess amount, not to exceed the carrying amount of goodwill. The Company adopted this ASU during the fourth quarter of 2018. See Note 2, Summary of Accounting Policies, for discussion of our 2018 goodwill impairment charge.

In March 2017, FASB issued ASU No. 2017-07, Compensation - Retirement Benefits - Improving the Presentation of Net Periodic Pension Cost and Net Periodic Benefit or Cost ("ASU 2017-07"). The amendments in this update require that an employer's net periodic pension cost component from the other components of net periodic cost (benefit) be presented in the same line item as other compensation costs arising from services rendered by employees during the period. The other components of net periodic cost (benefit) shall be presented in the statement of operations separately from the service cost component and net operating earnings. The amendment also allows for the service cost component (benefit) to be eligible for capitalization when applicable. The guidance was adopted by the Company on January 1, 2018 and interim periods within that reporting period. The presentation of the components of net periodic cost (benefit) was applied retrospectively, limiting the capitalization of net periodic cost (benefit) in assets to the service cost component applied prospectively. The Company adopted this standard update as required. The impact of adoption resulted in a reclassification of all components of net periodic pension cost and operating earnings to other income in the amount of \$48,000, \$49,000 and \$49,000 for the periods ended December 31, 2018, 2017 and 2016, respectively.

In August 2018, the SEC adopted the final rule under SEC Release No. 33-10532, Disclosure Requirements and Simplification, amending certain disclosure requirements that were redundant, overlapping, outdated or superseded. In addition, the amendments expanded the disclosure requirements on the analysis of stockholders' equity for interim financial statements. Pursuant to the amendments, an analysis of changes in each caption of stockholders' equity on the balance sheet must be provided in a note or separate statement. The analysis should provide a reconciliation of the beginning balance to the ending balance of each period for which a statement of comprehensive income is required to be filed. This final rule was effective October 1, 2018. The adoption of SEC Release No. 33-10532 does not result in a material change to the Company's disclosures.

**ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK**

Core Molding Technologies' primary market risk results from changes in the price of raw materials used in its manufacturing operations. Core Molding Technologies is also exposed to the risk of changes in interest rates and foreign currency fluctuations associated with the Mexican Peso and the United States Dollar. Core Molding Technologies does not hold any material market risk instruments for hedging or trading purposes.

Core Molding Technologies has the following three items that are sensitive to changes in interest rates as of December 31, 2018: (1) Revolving Loans and the Term Loan under the Credit Agreement, both of which bears a variable interest rate; (2) foreign currency purchases in which the Company uses Mexican Pesos or Canadian Dollars with United States dollars to meet certain obligations; and (3) raw materials used in operations at the facilities located in Mexico or Canada; and (3) raw materials used in operations at the facilities located in Mexico or Canada.

which Core Molding Technologies purchases various resins and fiberglass fibers. The prices and availability of these materials are affected by the prices of crude oil and natural gas, as well as processing capacity versus demand.

Assuming a hypothetical 10% change in short-term interest rates, interest paid on the Revolving Loan and Term Loan would impact the interest paid by the Company. Interest on these loans is based upon LIBOR; however, it would not have a material impact on the Company's income tax expense.

Assuming a hypothetical 10% decrease in the United States dollar to Mexican and Canadian Dollar exchange rates, the Company would be impacted by an increase in operating expenses, which would have an adverse effect on operating margins. To mitigate risk associated with currency exchange, the Company from time to time will enter into forward contracts to purchase a certain amount of U.S. dollars for a fixed amount of Mexican Pesos or Canadian Dollars. For more information on the Company's use of forward contracts to fund future Mexican Peso or Canadian Dollar cash flows, see Note 14.

Assuming a hypothetical 10% increase in commodity prices, Core Molding Technologies would be impacted by an increase in raw material costs, which would have an adverse effect on operating margins.

Table of Contents

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Shareholders and the Board of Directors of Core Molding Technologies, Inc.  
Columbus, Ohio

Opinions on the Financial Statements and Internal Control over Financial Reporting

We have audited the accompanying consolidated balance sheets of Core Molding Technologies, Inc. and Subsidiaries (the "Company") as of December 31, 2018 and 2017, the related consolidated statements of income (loss), comprehensive income (loss), stockholders' equity, and cash flows for each of the years in the three-year period ended December 31, 2018, and the related notes to Schedule II (collectively referred to as the "financial statements"). We also have audited the Company's internal control over financial reporting as of December 31, 2018, based on criteria established in Internal Control - Integrated Framework: (2013) issued by the American Institute of Certified Public Accountants and the Sponsoring Organizations of the Treadway Commission (COSO).

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2018 and 2017, and the results of its operations and their cash flows for each of the years in the three-year period ended December 31, 2018 in conformity with accounting principles generally accepted in the United States of America. Also in our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2018, based on criteria established in Internal Control - Integrated Framework: (2013) issued by COSO.

Basis for Opinions

The Company's management is responsible for these financial statements, for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management's Report on Internal Control Over Financial Reporting. Our responsibility is to express an opinion on the financial statements and an opinion on the Company's internal control over financial reporting based on our audits. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) ("PCAOB") and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud, and whether internal control over financial reporting was maintained in all material respects.

Our audits of the financial statements included performing procedures to assess the risk of material misstatement of the financial statements, whether due to error or fraud, and to respond to those risks. Such procedures included examining, on a test basis, the amounts and disclosures in the financial statements. Our audits also included testing the accounting principles used and significant estimates made by management, and evaluating the overall presentation of the financial statements. Our audit of internal control

included obtaining an understanding of internal control over financial reporting that a material weakness exists, and testing and evaluating the design and operation of internal control based on the assessed risk. As permitted, the Company has excluded from the scope of our audits certain subsidiaries of Horizon Plastics International Inc. acquired during 2018, which is described in the consolidated financial statements, from the scope of management's report on internal control over financial reporting. As such, it has also been excluded from the scope of our audits over financial reporting. Our audits also included performing such other procedures as we deemed necessary in the circumstances. We believe that our audits provide a reasonable basis for our opinions.

#### Definition and Limitations of Internal Control Over Financial Reporting

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. Internal control over financial reporting includes those policies and procedures that: (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, disposition of the company's assets that could have a material effect on the financial statements.

Table of Contents

Because of its inherent limitations, internal control over financial reporting is susceptible to errors and misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, and the degree of compliance with the policies or procedures may deteriorate.

/s/ Crowe LLP

We have served as the Company's auditor since 2009.

Columbus, Ohio  
March 18, 2019

34

---

Table of ContentsCore Molding Technologies, Inc. and Subsidiaries  
Consolidated Statements of Income (Loss)

	Years Ended December 31,	
	2018	2017
Net sales:		
Products	\$256,217,000	\$148,623,000
Tooling	13,268,000	13,050,000
Total net sales	269,485,000	161,673,000
Total cost of sales	242,344,000	137,042,000
Gross margin	27,141,000	24,631,000
Selling, general and administrative expense	27,838,000	16,690,000
Goodwill impairment	2,403,000	—
Total expenses	30,241,000	16,690,000
Operating income (loss)	(3,100,000)	) 7,941,000
Other income and expense		
Net periodic post-retirement benefit	(48,000)	) (49,000)
Net interest expense	2,394,000	245,000
Total other income and expense	2,346,000	196,000
Income (Loss) before income taxes	(5,446,000)	) 7,745,000
Income Taxes:		
Current	1,048,000	2,630,000
Deferred	(1,712,000)	) (344,000)
Total income taxes	(664,000)	) 2,286,000
Net income (loss)	\$(4,782,000)	) \$5,459,000
Net income (loss) per common share:		
Basic	\$(0.62)	) \$0.71
Diluted	\$(0.62)	) \$0.70
Weighted average shares outstanding:		
Basic	7,750,000	7,690,000
Diluted	7,750,000	7,747,000
See notes to consolidated financial statements.		



Table of Contents

Core Molding Technologies, Inc. and Subsidiaries  
Consolidated Statements of Comprehensive Income (Loss)

	Years Ended December 31,		
	2018	2017	2016
Net income (loss)	\$ (4,782,000)	\$ 5,459,000	\$ 7,410,000
Other comprehensive income:			
Foreign currency hedging derivatives:			
Unrealized hedge gain (loss)	(452,000 )	5,000	(303,000)
Income tax benefit (expense)	87,000	(2,000 )	103,000
Interest rate hedging derivatives:			
Unrealized hedge gain (loss)	(65,000 )	—	5,000
Income tax benefit (expense)	15,000	—	(2,000)
Post retirement benefit plan adjustments:			
Net actuarial (loss) gain	1,081,000	(268,000 )	474,000
Prior service costs	(496,000 )	(496,000 )	(496,000)
Income tax benefit (expense)	(123,000 )	255,000	(12,000)
Comprehensive income (loss)	\$ (4,735,000)	\$ 4,953,000	\$ 7,180,000
See notes to consolidated financial statements.			

Table of ContentsCore Molding Technologies, Inc. and Subsidiaries  
Consolidated Balance Sheets

	December 2018
Assets:	
Current assets:	
Cash and cash equivalents	\$1,89
Accounts receivable, net	45,46
Inventories:	
Finished goods	6,453
Work in process	2,034
Raw materials and components	17,27
Total inventories, net	25,76
Contract assets	3,915
Foreign sales tax receivable	1,789
Prepaid expenses and other current assets	1,474
Total current assets	80,30
Property, plant and equipment, net	80,65
Deferred tax asset	1,153
Goodwill	21,47
Intangibles, net	15,41
Other non-current assets	2,197
Total Assets	\$201,
Liabilities and Stockholders' Equity:	
Liabilities:	
Current liabilities:	
Current portion of long-term debt	\$3,23
Accounts payable	25,45
Contract liabilities	1,686
Current portion of post retirement benefits liability	1,157
Accrued liabilities:	
Compensation and related benefits	5,154
Other	3,514
Total current liabilities	40,19
Long-term debt	37,78
Revolving debt	17,37
Deferred tax liability	—
Post retirement benefits liability	6,919
Total Liabilities	102,2
Commitments and Contingencies	—
Stockholders' Equity:	
Preferred stock — \$0.01 par value, authorized shares - 10,000,000; no shares outstanding at December 31, 2018 and December 31, 2017	—
	78,00

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Common stock — \$0.01 par value, authorized shares - 20,000,000; outstanding shares: 7,776,164 at December 31, 2018 and 7,711,277 at December 31, 2017	
Paid-in capital	33,200
Accumulated other comprehensive income, net of income taxes	2,117
Treasury stock — at cost, 3,790,308 shares at December 31, 2018 and 3,773,128 shares at December 31, 2017	(28,400)
Retained earnings	91,920
Total Stockholders' Equity	98,927
Total Liabilities and Stockholders' Equity	\$201,000

See notes to consolidated financial statements.

37

---

Table of ContentsCore Molding Technologies, Inc. and Subsidiaries  
Consolidated Statement of Stockholders' Equity

	Common Stock Outstanding		Paid-In Capital	Accumulated Other Comprehensive Income	Treasury Stock
	Shares	Amount			
Balance at January 1, 2016	7,596,500	\$76,000	\$29,147,000	\$2,645,000	\$(27,647,000)
Net income					
Change in post retirement benefits, net of tax of \$12,000				(34,000)	
Change in interest rate swaps, net of tax of \$2,000				3,000	
Unrealized foreign currency hedge (loss), net of tax of \$103,000				(200,000)	
Excess tax benefit — equity transactions			(16,000)		
Purchase of treasury stock	(10,590)				(134,000)
Restricted stock vested	49,183				
Share-based compensation			1,003,000		
Balance at December 31, 2016	7,635,093	\$76,000	\$30,134,000	\$2,414,000	\$(27,781,000)
Net income					
Cash Dividends Paid					
Change in post retirement benefits, net of tax of \$255,000				(509,000)	

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Unrealized foreign currency hedge (loss), net of tax of \$2,000				3,000	
Adoption of Accounting Standards Update 2018-02				162,000	
Purchase of treasury stock	(19,533 )				(372,000)
Restricted stock vested	95,717	1,000			
Share-based compensation			1,331,000		
Balance at December 31, 2017	7,711,277	\$77,000	\$31,465,000	\$2,070,000	\$(28,153,000)
Impact of change in accounting policy					
Balance at January 1, 2018	7,711,277	\$77,000	\$31,465,000	\$2,070,000	\$(28,153,000)
Net loss					
Cash					
Dividends Paid					
Change in post retirement benefits, net of tax of \$123,000				462,000	
Unrealized foreign currency hedge gain, net of tax of \$87,000				(365,000 )	
Change in interest rate swaps, net of tax of \$15,000				(50,000 )	
Purchase of treasury stock	(17,180 )				(250,000)
Restricted stock vested	82,067	1,000			

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Share-based compensation			1,743,000		
Balance at December 31, 2018	7,776,164	\$78,000	\$33,208,000	\$2,117,000	\$(28,403,000)

See notes to consolidated financial statements.

38

---

Table of ContentsCore Molding Technologies, Inc. and Subsidiaries  
Consolidated Statements of Cash Flows

	Years Ended	
	2018	2017
Cash flows from operating activities:		
Net income (loss)	\$(4,782,000)	\$5,000,000
Adjustments to reconcile net income (loss) to net cash (used in) provided by operating activities:		
Depreciation and amortization	9,384,000	6,200,000
Deferred income taxes	(1,739,000)	(590,000)
Goodwill impairment	2,403,000	—
Mark-to-market of interest rate swap	159,000	—
Share-based compensation	1,743,000	1,300,000
(Gain) loss on foreign currency	5,000	8,000
Change in operating assets and liabilities, net of effects of acquisition:		
Accounts receivable	(17,945,000)	(29,000,000)
Inventories	(5,783,000)	(2,500,000)
Income taxes receivable	—	—
Prepaid and other assets	(528,000)	(2,900,000)
Accounts payable	7,822,000	5,300,000
Accrued and other liabilities	3,122,000	(4,700,000)
Post retirement benefits liability	(389,000)	(380,000)
Net cash (used in) provided by operating activities	(6,528,000)	6,900,000
Cash flows from investing activities:		
Purchase of property, plant and equipment	(5,801,000)	(4,200,000)
Purchase of assets of Horizon Plastics	(63,005,000)	—
Net cash used in investing activities	(68,806,000)	(4,200,000)
Cash flows from financing activities:		
Gross borrowings on revolving loans	133,848,000	—
Gross repayment on revolving loans	(116,473,000)	—
Proceeds from term loan	45,000,000	—
Payment of principal of term loan	(10,125,000)	(3,000,000)
Payment of deferred loan costs	(763,000)	—
Excess tax payable from equity incentive plans	—	—
Payments related to the purchase of treasury stock	(250,000)	(370,000)
Cash dividends paid	(792,000)	(780,000)
Net cash (used in) provided by financing activities	50,445,000	(4,150,000)
Net change in cash and cash equivalents	(24,889,000)	(1,500,000)
Cash and cash equivalents at beginning of year	26,780,000	28,280,000
Cash and cash equivalents at end of year	\$1,891,000	\$26,780,000
Cash paid for:		

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Interest (net of amounts capitalized)	\$2,261,000	\$24
Income taxes	\$1,033,000	\$2,
Non Cash:		
Fixed asset purchases in accounts payable	\$871,000	\$27
See notes to consolidated financial statements.		

39

---



Table of Contents

Core Molding Technologies, Inc. and Subsidiaries  
Notes to Consolidated Financial Statements

1. Basis of Presentation

Core Molding Technologies and its subsidiaries operate in the composites market manufacturing structural composite products known as “structural composites.” Structural composites are combinations of resin and sometimes reinforcing fibers (typically glass or carbon) that are molded to shape. Core Molding Technologies is a manufacturer of sheet molding compound (“SMC”) and thermoplastic products. The Company specializes in large-format moldings using a variety of fiberglass processes, including compression molding of SMC, glass mat thermoplastic, bulk molding compounds (“BMC”) and direct long-fiber thermoplastics (“DLFT”) using hand-lay-up, and resin transfer molding (“RTM”). Additionally, the Company manufactures structural injection molding (“SIM”) and reaction injection molding (“RIM”) using dicyclopentadiene technology. As of December 31, 2018, Core Molding Technologies operated seven production facilities located in Columbus, Ohio; Batavia, Ohio; Gaffney, South Carolina; Winona, Minnesota; Matamoros and Escobedo, Mexico; and Cobourg, Canada, manufacturing structural composite products.

The Company operates in one business segment as a manufacturer of SMC and thermoplastic and thermoset structural composite products. The Company produces and molds products for varied markets, including medium and heavy-duty commercial, marine, construction and other commercial markets.

2. Summary of Significant Accounting Policies

**Principles of Consolidation** - The accompanying consolidated financial statements include the accounts of all subsidiaries after elimination of all intercompany accounts, transactions and balances.

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, and reported amounts of revenues and expenses during the reporting period. Significant estimates relate to allowances for doubtful accounts, inventory reserves related to healthcare and workers compensation, deferred taxes, post-retirement benefits, progress billings for tooling, goodwill and long-lived assets. Actual results could differ from estimates.

**Revenue Recognition** - The Company historically has recognized revenue from product revenue and tooling revenue. Product revenue is earned from the manufacturing of sheet molding compound and thermoset and thermoplastic products. Revenue from tooling is generally recognized as products are shipped, as the Company transfers control of the tooling and is entitled to payment upon shipment. In limited circumstances, the Company recognizes revenue from product sales when products are produced and the customer takes control of the tooling facility.

Tooling revenue is earned from manufacturing multiple tools, molds and assemblies for a customer of a tooling program for a customer. Given that the Company is providing a tooling program producing highly interdependent component parts of the tooling program, each

consists of a single performance obligation to provide the customer the capital product. Based on the arrangement with the customer, the Company recognizes revenue at a point in time or over time. When the Company does not have an enforceable right to payment, the Company recognizes tooling revenue at a point in time. In such cases, the Company recognizes revenue upon customer acceptance, which is when the customer has legal title to the product. The Company historically recognized all tooling revenue at a point in time, upon customer acceptance, before the adoption of ASU 2014-09.

Certain tooling programs include an enforceable right to payment. In those cases, the Company recognizes revenue over time based on the extent of progress towards completion of the performance obligation. The Company uses a cost-to-cost measure of progress for such cases. The cost-to-cost measure depicts the transfer of value to the customer and also correlates with the amount of consideration which the entity expects to be entitled in exchange for transferring the promise to the customer.

Under the cost-to-cost measure of progress, progress towards completion is measured as the ratio of costs incurred to date to the total estimated costs at completion of the performance obligation. Revenues are recorded proportionally as costs are incurred.

Cash and Cash Equivalents - The Company considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. Cash is held in bank accounts. The Company had cash on hand of \$1,891,000 at December 31, 2018 and \$2,100,000 at December 31, 2017.

Table of Contents

Accounts Receivable Allowances - Management maintains allowances for doubtful accounts for estimated losses resulting from the inability of its customers to make required payments. If the financial condition of the Company's customers were to deteriorate, resulting in an impairment of their ability to make payments, additional allowances may be required. The Company estimates that a \$25,000 allowance for doubtful accounts is needed at December 31, 2018 and \$25,000 was needed at December 31, 2017. Management also records estimates for discounts and price adjustments. Should actual discounts, discounts, and price adjustments fluctuate from the estimated amounts, additional allowances may be required. The Company had an allowance for estimated doubtful accounts of \$2,344,000 at December 31, 2018 and \$857,000 at December 31, 2017. The Company has not made any changes in the methodology of these calculations.

Inventories - Inventories, which include material, labor and manufacturing overhead, are valued at the lower of cost or net realizable value. The inventories are accounted for using the first-in, first-out (FIFO) method of determining inventory costs. Inventory quantities on-hand and where necessary, provisions for excess and obsolete inventory are recorded. Inventory quantities and anticipated usage. The Company has recorded an allowance for slow moving inventory of \$957,000 at December 31, 2018 and \$624,000 at December 31, 2017.

Contract Assets/Liabilities - Contract assets and liabilities represent the net of customer billings, vendor payments and revenue recognized for tooling programs. For tooling programs where net revenue recognized and vendor payments exceed customer billings, the Company recognizes a contract asset. For tooling programs where net customer billings exceed revenue recognized and vendor payments, the Company recognizes a contract liability. Customer payments on contract and can range from progress payments based on work performed on the contract to full payment when the contract is completed. Contract assets are generally classified as current. At December 31, 2018, the Company recognized no impairments on contract assets. Contract liabilities are also generally classified as current. For the year ended December 31, 2018, the Company recognized revenue of \$449,000 related to contract liabilities.

Property, Plant, and Equipment - Property, plant, and equipment are recorded at cost and depreciated on a straight-line method over the estimated useful lives of the assets. The useful lives of long-lived assets is evaluated annually to determine if adjustment to the depreciation expense and the unamortized balance is warranted.

Ranges of estimated useful lives for computing depreciation are as follows:

Land improvements	20 years
Buildings and improvements	20 - 40 years
Machinery and equipment	3 - 15 years
Tools, dies and patterns	3 - 5 years

Depreciation expense was \$7,361,000, \$6,190,000 and \$6,217,000 for the years ended December 31, 2018, 2017 and 2016, respectively.

Long-Lived Assets - Long-lived assets consist primarily of property, plant and equipment and finite-lived intangibles. The Company acquired substantially all of the assets of Owens Realty Mortgage, Inc. on January 16, 2018, which resulted in approximately \$16,770,000 of finite-lived intangibles and \$12,994,000 of property, plant and equipment, all of which were recorded at fair value.

recoverability of long-lived assets is evaluated by an analysis of operating results and other significant events or changes in the business environment. The Company does not test for impairment of long-lived assets unless there is an indication that impairment may exist. An impairment exists for long-lived assets on the basis of undiscounted expected future cash flows from operations before interest. There was no impairment of the Company's long-lived assets as of the year ended December 31, 2018, 2017 and 2016.

**Goodwill** - The purchase consideration of acquired businesses have been allocated to identifiable intangible liabilities acquired based on the estimated fair values on the respective acquisition dates. In the absence of these values, the excess purchase consideration over the fair value of the net identifiable intangible assets is allocated to goodwill. The Company accounts for goodwill in accordance with ASC 350, Intangibles - Goodwill and Other. FASB ASC Topic 350 prohibits the amortization of goodwill and requires these assets be reviewed for impairment at each reporting unit. Upon the Horizon Plastics acquisition on January 16, 2018 and the status of its integration, the Company established two reporting units, Core Traditional and Horizon Plastics.

The annual impairment tests of goodwill may be completed through qualitative assessment; however the Company may elect to bypass the qualitative assessment and perform a quantitative impairment test for any reporting unit in any period. The Company performs a qualitative assessment for any reporting unit in any subsequent period.

Table of Contents

Under a qualitative and quantitative approach, the impairment test for goodwill is an assessment of whether it is more-likely-than-not that a reporting unit's fair value is less than its carrying amount. As part of the qualitative assessment, the Company considers various circumstances that affect the fair value or carrying amount of the Company. These circumstances could include macroeconomic conditions, industry and market conditions, the Company's overall financial performance, reporting unit specific events and capital market conditions. The Company places more weight on the events and circumstances that most affect the fair value or carrying amount. These factors are all considered by management in its qualitative assessment about whether to perform step one of the impairment test. If the Company elects to perform a qualitative assessment for any reporting unit, or if a qualitative assessment indicates it is more-likely-than-not that the estimated carrying value of a reporting unit exceeds its fair value, the Company proceeds to a quantitative approach.

As part of the quantitative assessment, the Company determines fair values using a combination of the market approach and the income approach. The Company's valuation methodology is based upon the relevance and availability of the data used in the valuation. If multiple valuation methodologies are used, the results are weighted. Valuations using the market approach are derived from metrics of publicly traded companies and historically completed transactions of comparable businesses. Under the income approach, fair value is determined based on the present value of estimated future cash flows, discounted at a market risk-adjusted rate. We use our internal forecasts to estimate future cash flows and discount rates of long-term future growth rates based on our most recent views of the long-term prospects of the reporting unit. Determining the fair value of a reporting unit requires judgment and the use of significant estimates and assumptions. The Company based its fair value estimates on assumptions that it believes are reasonable, but are uncertain and subject to changes in market conditions. The Company's annual impairment assessment at December 31, 2018 consisted of a quantitative analysis for both reporting units. It concluded that the carrying value of Core Traditional was greater than the fair value, which resulted in a goodwill impairment charge of \$2,400,000, representing 100% of the goodwill related to the Core Traditional reporting unit. The analysis of the other reporting unit, Horizon Plastics, indicated no goodwill impairment charge as the carrying value of its estimated fair value over the carrying value of its invested capital was approximately equal to its book value of its net assets.

There was no impairment of the Company's goodwill for the years ended December 31, 2017 and 2016.

**Income Taxes** - The Company records deferred income taxes for differences between the carrying amount of assets and liabilities on the reporting basis and income tax basis of assets and liabilities. A detailed breakdown of the Company's deferred tax assets and liabilities is included in Note 11.

**Self-Insurance** - The Company is self-insured with respect to its Columbus and Batavia, Ohio; Gaffney, South Carolina; Winona, Minnesota; and Brownsville, Texas medical claims and Columbus and Batavia, Ohio workers' compensation claims, all subject to self-insured retention and stop-loss insurance thresholds. The Company has recorded an estimated liability for self-insured medical, dental and vision claims incurred but not reported and worker's compensation claims incurred but not reported at December 31, 2018 and December 31, 2017 of \$1,000,000 and \$1,000,000, respectively.

**Post Retirement Benefits** - Management records an accrual for post retirement benefits for the health care plan sponsored by the Company for certain employees. Should the assumptions used to determine the reserves, additional provisions are

particular, increases in future healthcare costs above the assumptions could impact the Company's operations. The effect of a change in healthcare costs is described in the Notes to Consolidated Financial Statements. Core Molding Technologies has retirement healthcare benefits based on actuarially computed estimates of \$8,050,000 at December 31, 2018 and \$9,050,000 at December 31, 2017.

**Fair Value of Financial Instruments** - The Company's financial instruments consist of revolving loans, interest rate swaps, foreign currency hedges, accounts receivable and payable. The carrying amount of these financial instruments approximated their fair value. Detail is located in Note 14.

**Concentration Risks** - The Company has concentration risk related to significant accounts receivable and accounts receivable with certain customers. The Company had four major customers in 2018, Navistar, Volvo, PACCAR, and UFP. Major customers are defined as customers whose year sales individually consist of more than ten percent of total sales during the reporting period in the current year. Sales to four major customers comprised 32% of total sales in 2018, 2017 and 2016, respectively (see Note 4). Concentrations of accounts receivable balances with four customers accounted for 64% and 74% of accounts receivable at December 31, 2018 and 2017, respectively. The Company performs ongoing credit evaluations of its customers' financial condition. The Company maintains reserves for potential bad debt losses have been historically within the Company's expectations. Sales to customers in manufacturing and service locations in Mexico and Canada totaled 32%, 36% and 36% for 2018, 2017 and 2016, respectively.

## Table of Contents

As of December 31, 2018, the Company employed a total of 2,190 employees: 886 employees in its United States operations, 1,033 employees in its Mexico operations and 71 employees in its Canadian operation. Of these 2,190 employees, 372 are covered by a collective bargaining agreement with the International Association of Machinists and Aerospace Workers ("IAM"), which extends to August 10, 2019, and 876 are covered by a collective bargaining agreement with Sindicato de Jornaleros y Obreros, which extends to December 31, 2018. All 1,248 employees at the Company's Cobourg, Canada facility are covered by a collective bargaining agreement with United Food & Commercial Workers Canada ("UFCW"), which extends to November 1, 2021; and 26 employees at the Company's Escobedo, Mexico facility are covered by a collective bargaining agreement with Sindicato de trabajadores de la industria del comercio del estado de Nuevo Leon Presidente Benito Juarez Garcia C.T.M. which extends to February 2020.

**Earnings Per Common Share** - Basic earnings per common share is computed as net income divided by the average number of common shares outstanding during the period. Diluted earnings per share are computed similarly but include the effect of the assumed exercise and vesting of restricted stock under the treasury stock method. A detailed computation of earnings per share is located in Note 3.

**Research and Development** - Research and development activities focus on product formulations, new products, new production capabilities and processes, and process improvements for existing products and manufacturing processes. The Company does not maintain a separate research and development organization or facility, but uses its production equipment, as well as its facilities, for these efforts and cooperates with its customers and its suppliers in research and development. Likewise, manpower to direct and advance research and development is integrated with manufacturing, engineering, production, and quality organizations. Research and development expenses, which are expensed as incurred, totaled approximately \$1,032,000, \$848,000 and \$848,000 in 2018, 2017 and 2016.

**Foreign Currency Adjustments** - The functional currency for the Mexican operations is the Mexican peso and the United States dollar. All foreign currency asset and liability amounts are translated into United States dollars at end-of-period exchange rates. Income statement accounts are translated at weighted monthly average rates. Gains and losses resulting from translation adjustments are included in financial statements into United States dollars and gains and losses resulting from foreign currency transactions are included in current results of operations. Net foreign currency transaction activity is included in selling, general and administrative expenses and totaled a gain of \$88,000, \$30,000 and \$89,000 in 2018, 2017 and 2016, respectively.

## Recent Accounting Pronouncements

In May 2014, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") No. 2014-09, Revenue from Contracts with Customers (Topic 606), which supersedes the revenue recognition requirements in ASC 605, Revenue Recognition. ASC 606 is based on the principle that revenue is recognized to depict the transfer of goods or services to a customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for the goods or services. ASC Topic 606 also requires additional disclosure about the timing and uncertainty of revenue and cash flows arising from customer contracts, as well as the significant judgments and changes in judgments and assets recognized from contracts that are not or will not be fulfilled or fulfill a contract. The effective date for ASC Topic 606, as updated by ASU 2015-12, Revenue from Contracts with Customers (Topic 606), is January 1, 2018.

first quarter of fiscal year 2018. ASU 2014-09 affects the timing of certain transactions primarily resulting from the earlier recognition of the Company. The Company adopted this update as required through a cumulative adjustment to contract assets of \$1,069,000 on January 1, 2018. The transitional practical expedient for contract modifications has been applied and the Company has not retrospectively adjusted comparative information that were modified prior to January 1, 2018. Therefore, the comparative information is not adjusted and continues to be reported under Topic 605. See Note 16, Changes in Accounting Policies, for further discussion on the effect of the adoption of ASC Topic 606 on the Consolidated Financial Statements.

In February 2016, the FASB issued ASU No. 2016-02, Leases (Topic 842), which requires organizations to recognize lease assets and lease liabilities on the balance sheet and disclose information about leasing arrangements. This ASU is effective for annual periods beginning on or after December 15, 2018, and interim periods within those annual periods. Early application is permitted for all entities as of the beginning of an interim or annual period.

In accordance with ASU 2016-02, we plan to elect not to recognize lease assets and liabilities for leases with a term of twelve months or less. The ASU requires a modified retrospective method, or a transition method option under ASU 2018-11, with the option to apply certain practical expedients that permits the Company to: a.) not reassess whether existing contracts contain leases, b.) not reassess lease classification for existing or new leases, and c.) not consider whether previously capitalized initial direct costs would be appropriate under the new standard. We expect to elect the 'package of practical expedients', which permits us to apply our prior conclusions under the new standard our prior conclusions about lease identification, lease classification, and initial direct costs. We do not expect to elect the use-of hindsight.



Table of Contents

The Company is finalizing its assessment of the impact of this pronouncement and anticipates it will impact the presentation of our lease assets and liability disclosures related to the recognition of lease assets and liabilities that are not reflected in our Consolidated Balance Sheets under existing accounting guidance. The adoption of this standard will have a significant impact on our consolidated balance sheet, but is not expected to have a significant impact on our consolidated statement of income or statement of cash flows. We will adopt this new accounting standard on its effective date of January 1, 2019 and will begin recording the impact beginning on the effective date. We anticipate the dollar impact of recording this standard on our consolidated balance sheet to be within a range of \$6,000,000 to \$7,000,000.

In January 2017, FASB issued ASU No. 2017-01, Intangible - Goodwill and Other, Simplifying the Test for Goodwill Impairment. The amendments in this update modify the first step of the goodwill impairment test that require a hypothetical purchase price allocation. The update requires that, if a reporting unit's carrying value exceeds its fair value, an impairment charge be recognized for the excess amount, not to exceed the carrying amount of goodwill. The Company adopted this ASU during the fourth quarter of 2018. See Note 2, Summary of Accounting Policies, for discussion of our 2018 goodwill impairment charge.

In March 2017, FASB issued ASU No. 2017-07, Compensation - Retirement Benefits, Improving the Presentation of Net Periodic Pension Cost and Net Periodic Postretirement Benefit Cost ("ASU 2017-07"). The amendments in this update require that an employer's service cost component from the other components of net periodic cost (benefit) be presented in the same line item as other compensation costs arising from services rendered by employees during the period. The other components of net periodic cost (benefit) shall be presented in the statement of operations separately from the service cost component and shall be presented as operating earnings. The amendment also allows for the service cost component of net periodic cost (benefit) to be eligible for capitalization when applicable. The guidance was adopted by the Company on January 1, 2018 and interim periods within that reporting period. The presentation of the components of net periodic cost (benefit) was applied retrospectively, limiting the capitalization of net periodic cost (benefit) in assets to the service cost component applied prospectively. The Company adopted this standard update as required. The impact of adoption resulted in a reclassification of all components of net periodic cost (benefit) from operating earnings to other income in the amount of \$48,000, \$49,000 and \$49,000 ended December 31, 2018, 2017 and 2016, respectively.

In August 2018, the SEC adopted the final rule under SEC Release No. 33-10532, Disclosure Requirements and Simplification, amending certain disclosure requirements that were redundant, overlapping, outdated or superseded. In addition, the amendments expanded the disclosure requirements on the analysis of stockholders' equity for interim financial statements. Pursuant to the amendments, an analysis of changes in each caption of stockholders' equity on the balance sheet must be provided in a note or separate statement. The analysis should provide a reconciliation of the beginning balance to the ending balance of each period for which a statement of comprehensive income is required to be filed. This final rule was effective on August 14, 2018. The adoption of SEC Release No. 33-10532 does not result in a material change to our financial disclosures.

3. Net Income (Loss) per Common Share

Net income (loss) per common share is computed based on the weighted average shares outstanding during the period. Diluted net income (loss) per common share is computed similarly but includes the effect of the assumed exercise of dilutive stock options under the treasury stock method.

The computation of basic and diluted net income (loss) per common share is as follows:

	December 31
	2018
Net income (loss)	\$(4,782,000)
Weighted average common shares outstanding — basic	7,750,000
Effect of dilutive securities	—
Weighted average common and potentially issuable common shares outstanding — diluted	7,750,000
Basic net income (loss) per common share	\$(0.62 )
Diluted net income (loss) per common share	\$(0.62 )

Table of Contents

## 4. Major Customers

The Company had four major customers during 2018, Navistar, Volvo, PACCAR and UFP. Major customers are defined as customers whose current year sales individually constitute 10 percent or more of total sales during any annual or interim reporting period in the current year. If a significant portion of sales to Navistar, Volvo, PACCAR, or UFP would have had a material effect on the business of the Company.

The following table presents sales revenue for the above-mentioned customers for the years ended December 31:

	2018	2017	2016
Navistar product sales	\$52,347,000	\$39,609,000	\$39,756,000
Navistar tooling sales	2,806,000	159,000	1,994,000
Total Navistar sales	55,153,000	39,768,000	41,750,000
Volvo product sales	46,063,000	27,627,000	29,520,000
Volvo tooling sales	97,000	8,089,000	20,450,000
Total Volvo sales	46,160,000	35,716,000	49,970,000
PACCAR product sales	38,027,000	26,481,000	24,235,000
PACCAR tooling sales	6,425,000	2,932,000	3,481,000
Total PACCAR sales	44,452,000	29,413,000	27,716,000
UFP product sales	27,906,000	—	—
UFP tooling sales	240,000	—	—
Total UFP sales	28,146,000	—	—
Other product sales	91,874,000	54,906,000	53,113,000
Other tooling sales	3,700,000	1,870,000	2,333,000
Total other sales	95,574,000	56,776,000	55,446,000
Total product sales	256,217,000	148,623,000	146,624,000
Total tooling sales	13,268,000	13,050,000	28,258,000
Total sales	\$269,485,000	\$161,673,000	\$174,882,000

## 5. Foreign Operations

Primarily all of the Company's product is sold to U.S. based customers in U.S. production facilities. The following table provides information related to sales by country, based on the ship to location of production facilities, for the years ended December 31:

	2018	2017	2016
United States	\$181,207,000	\$103,513,000	\$119,018,000
Mexico	74,029,000	52,496,000	51,389,000
Canada	12,494,000	5,664,000	4,475,000
Other	1,755,000	—	—
Total	\$269,485,000	\$161,673,000	\$174,882,000

The following table provides information related to the location of property, plant and equipment, net, as of December 31:

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

	2018	2017
United States	\$37,778,000	\$40,594,000
Mexico	34,155,000	28,037,000
Canada	8,724,000	—
Total	\$80,657,000	\$68,631,000

45

---

Table of Contents

## 6. Property, Plant, and Equipment

Property, plant, and equipment consisted of the following at December 31:

	2018	2017
Land and land improvements	\$6,009,000	\$6,009,000
Buildings	43,042,000	42,769,000
Machinery and equipment	108,661,000	92,218,000
Tools, dies, and patterns	1,419,000	808,000
Additions in progress	5,014,000	3,045,000
Total	164,145,000	144,849,000
Less accumulated depreciation	(83,488,000 )	(76,218,000 )
Property, plant, and equipment - net	\$80,657,000	\$68,631,000

Additions in progress at December 31, 2018 and 2017 relate to building improvements and equipment purchases that were not yet completed and placed in service at year end. At December 31, 2018, commitments for capital expenditures in progress were \$3,461,000 and recorded on the balance sheet in accounts payable. At December 31, 2017, commitments for capital expenditures in progress were \$1,071,000, and included \$278,000 recorded on the balance sheet in accounts payable.

## 7. Horizon Plastics Acquisition

On January 16, 2018, 1137925 B.C Ltd., subsequently renamed Horizon Plastics International Inc., a wholly owned subsidiary of the Company, entered into an Asset Purchase Agreement ("Agreement") with Horizon Plastics International Inc., 1541689 Ontario Inc. and Horizon Plastics de Mexico, S.A. de C.V. (collectively "Horizon Plastics"). Pursuant to the Agreement the Company acquired substantially all of the assets and liabilities of Horizon Plastics for a cash purchase of \$62,457,000. The purchase price included working capital adjustments resulting in an increase in the purchase price of \$6,218,000.

The acquisition was funded through a combination of cash on hand and borrowings under the Amended and Restated Credit Agreement ("A/R Credit Agreement"), further amended and entered into with KeyBank National Association as administrative agent and lender on January 16, 2018.

The purpose of the acquisition was to increase the Company's structural capabilities to include structural foam and structural web molding, expand its customer base, and diversify the Company's customer base.

Consideration was allocated to assets acquired and liabilities assumed based on their fair value at the acquisition date as follows:

Accounts Receivable	\$7,677,000
Inventory	6,523,000
Other Current Assets	832,000
Property and Equipment	12,994,000
Intangibles	16,770,000
Goodwill	21,476,000
Accounts Payable	(3,181,000 )
Other Current Liabilities	(86,000 )

\$63,005,000

The purchase price included consideration for strategic benefits, including a operational infrastructure and synergistic revenue opportunities, which result in goodwill. The goodwill is deductible for income tax purposes.

The company incurred \$1,289,000 and \$596,000 of expense in 2018 and 2019 associated with the acquisition, which is recorded in selling, general and administrative expenses.

46

---

Table of Contents

The amount allocated to intangible assets has been attributed to the following and amortized over the useful lives of each individual asset identified on a straight-line basis.

Acquired Intangible Assets	Estimated Fair Value	Estimated Useful Life (Years)
Non-competition Agreement	\$1,810,000	5
Trademarks	1,610,000	10
Developed Technology	4,420,000	7
Customer Relationships	8,930,000	12
Total	\$16,770,000	

## Pro Forma Information

The unaudited pro forma information for the combined results of the Company and its subsidiaries for the year ended December 31, 2018, if the 2018 acquisitions had taken place on January 1, 2017. The unaudited pro forma information is not necessarily indicative of the results that we would have achieved had the acquisitions taken place on January 1, 2017 and the unaudited pro forma information does not constitute an indication of future financial operating results.

	Pro forma for the year ended December 31,	
	2018	2017
Net revenue	\$272,153,000	\$222,015,000
Net income (loss)	(3,788,000)	8,121,000
Net income (loss) per common share:		
Basic	\$(0.49)	\$1.06
Diluted	\$(0.49)	\$1.05

The unaudited pro forma net income includes the following adjustments that would have been recorded had the 2018 acquisition taken place on January 1, 2017.

	Pro forma for the year ended December 31,	
	2018	2017
Depreciation expense	\$55,000	\$50,000
Amortization expense	78,000	1,876,000
Interest (income) expense	(208,000)	1,705,000
Non-recurring transaction costs	(1,289,000)	(596,000)
Income tax expense (benefit)	253,000	(880,000)

## 8. Goodwill and Intangibles

Goodwill activity for the year ended December 31, 2018 consisted of the following:

Balance at December 31, 2017	\$2,403,000
Additions	21,476,000
Impairment	(2,403,000)
Balance at December 31, 2018	\$21,476,000

The Company's annual impairment assessment at December 31, 2018 consisted of a qualitative analysis for both the Core Traditional and Horizon Plastics reporting units. I

carrying value of Core Traditional was greater than the fair value, which resulted in an impairment charge of \$2,403,000. The analysis of the Company's other reportable segments, Owens Realty Mortgage Plastics, indicated no goodwill impairment charge as the excess of the estimated fair value over the carrying value of its invested capital was approximately 23% of the book value.

47

---



Table of Contents

Intangible assets at December 31, 2018 were comprised of the following:

Definite-lived Intangible Assets	Amortization Period	Gross Carrying Amount	Accumulated Amortization
Trade Name	25 Years	\$250,000	\$(37,000)
Trademarks	10 Years	1,610,000	(86,000)
Non-competition Agreement	5 Years	1,810,000	(360,000)
Developed Technology	7 Years	4,420,000	(605,000)
Customer Relationships	10-12 Years	9,330,000	(919,000)
Total		\$17,420,000	\$(2,000,000)

Intangible assets at December 31, 2017 were comprised of the following:

Definite-lived Intangible Assets	Amortization Period	Gross Carrying Amount	Accumulated Amortization
Trade Name	25 Years	\$250,000	\$(27,000)
Customer Relationships	10 Years	400,000	(110,000)
Total		\$650,000	\$(137,000)

The aggregate intangible asset amortization expense was \$1,869,000 for the year ended December 31, 2018 and amortization expense is expected to be \$1,948,000 each year through December 31, 2022 and \$1,587,000 for the year ended December 31, 2023. The aggregate amortization expense for the years ended December 31, 2017 and 2018 was \$50,000.

## 9. Debt and Leases

Long-term debt consists of the following at:

	December 31, 2018
Term loans payable, interest at a variable rate (4.34% at December 31, 2018) with monthly payments of interest and quarterly payments of principal through January 2023.	\$41,000
Term loan payable to Key Bank, interest at a variable rate (3.36% at December 31, 2017)	—
Revolving loans, interest at a variable rate (4.39% at December 31, 2018)	17,300
Total	59,000
Less deferred loan costs	(61,000)
Less current portion	(3,200)
Long-term debt	\$55,000

### Credit Agreement

On January 16, 2018, the Company entered into an A/R Credit Agreement with a Lender Association as administrative agent and various financial institutions party thereto ("Lenders"). Pursuant to the terms of the A/R Credit Agreement (i) the Company may obtain revolving loans in the aggregate principal amount of up to \$40,000,000 (the "Revolving Loans") from the Lenders and term loans in the aggregate principal amount of up to \$5,000,000

Lenders, (ii) the Company's wholly-owned subsidiary, Horizon Plastics Inter  
"Subsidiary") may borrow revolving loans in an aggregate principal amount  
\$10,000,000 from the Lenders (which revolving loans shall reduce the availa  
Revolving Loans to the Company on a dollar-for-dollar basis) and term loan  
principal amount of up to \$13,000,000 from the Lenders, (iii) the Company  
Credit Commitment of \$250,000, of which \$160,000 has been issued and (iv)  
the outstanding term loan balance of \$6,750,000. The Credit Agreement is s  
each U.S. and Canadian subsidiary of the Company, and by a lien on substan  
and future assets of the Company and its U.S. and Canadian subsidiaries, ex  
stock issued by Corecomposites de Mexico, S. de R.L. de C.V. has been ple

Table of Contents

Concurrent with the closing of the A/R Credit Agreement the Company borrowed \$32,000,000 term loan and \$2,000,000 from the US Revolving loan and the \$13,000,000 term loan and \$2,500,000 from revolving loans to provide \$49,000,000 for the acquisition of Horizon Plastics.

On March 14, 2019, the Company entered into the first amendment (“First Amendment”) to the A/R Credit Agreement with the Lenders. Pursuant to the terms of the First Amendment, the Lenders agreed to modify certain terms of the A/R Credit Agreement. These modifications include: (1) implementation of an availability block on the U.S. Revolving Loans reducing the availability from \$40,000,000 to \$32,500,000, (2) modification to the definition of EBITDA to exclude certain one-time expenses, (3) waiver of non-compliance with the leverage covenant as of December 31, 2018 and modification of the leverage ratio definition and covenant to eliminate the leverage ratio until December 31, 2019, (4) waiver of non-compliance with the fixed charge coverage ratio as of December 31, 2018 and modification of the fixed charge coverage ratio requirement, (5) implementation of a capital expenditure spend limit of \$7,500,000 for the first six months of 2019 and \$12,500,000 for the full year 2019, (6) an increase in the margin spread for existing term and revolving loans, and (7) an increase in the availability of any unused U.S. Revolving Loans.

**Term Loans**

The \$45,000,000 Term Loans were used to finance the acquisition of Horizon Plastics. The commitment has fixed quarterly principal payments payable over a five-year period. The interest on loans made pursuant to these loans bear interest, payable monthly at 30 day LIBOR plus a margin spread from 175 to 225 based on the Company's leverage ratio and was set at 200 basis points as of December 31, 2018. Effective March 14, 2019, upon entering into the First Amendment, the margin spread was changed to a range from 175 to 400 basis points based on the Company's leverage ratio. As of March 14, 2019, the applicable spread was set at 275 basis points.

A \$15,500,000 Term Loan was used to finance the acquisition of CPI in 2018. The loan has fixed monthly principal payments payable over a five-year period. Borrowing under this loan had interest, payable monthly at 30 day LIBOR plus 180 basis points. The outstanding balance of \$6,750,000 upon closing of the A/R Credit Agreement.

**Revolving Loans**

The Company has available \$40,000,000, which was reduced to \$32,500,000 as of December 31, 2019 upon entering into the First Amendment, of variable rate revolving loans. The revolving loans, which \$17,375,000 is outstanding as of December 31, 2018. These revolving loans mature in January 2023, and are classified as long term on the balance sheet. The interest on the revolving loans bear interest, payable monthly at 30 day LIBOR plus a margin spread from 175 to 225 based on the Company's leverage ratio and was set at 200 basis points as of December 31, 2018. Effective March 14, 2019, upon entering into the First Amendment, the margin spread was changed to a range from 175 to 400 basis points based on the Company's leverage ratio. As of March 14, 2019, the applicable spread was set at 275 basis points.

Annual maturities of long-term debt are as follows:

2019	\$3,375,000
2020	4,500,000
2021	5,625,000
2022	5,625,000

2023 and Thereafter	22,500,000
Total	\$41,625,000

#### Interest Rate Swaps

The Company entered into two interest rate swap agreements that became effective on January 1, 2018, and continue through January 2023, one of which was designated as a cash flow hedge for \$25,000,000 of the \$32,000,000 term loan to the Company mentioned above and the other as a cash flow hedge for \$10,000,000 of the \$13,000,000 term loan to the Company mentioned above. Under these agreements, the Company pays a fixed rate of 2.49% to the counter party and receives 30 day LIBOR for both cash flow hedges. The fair value of the interest rate swap liability of \$65,000 at December 31, 2018. While the Company is exposed to credit risk on its interest rate swaps in the event of non-performance by the counter party to the swap, the Company believes that such non-performance is unlikely to occur given the financial strength of the counter party.

#### Bank Covenants

The Company is required to meet certain financial covenants included in the Credit Agreement with respect to leverage ratios, fixed charge ratios, and capital expenditures ratios, and other customary affirmative and negative covenants. As

Table of Contents

of December 31, 2018, the Company was not in compliance with its financial covenants with the loans made under the A/R Credit Agreement, but on March 14, 2019, the Company entered into a First Amendment to the A/R Credit Agreement which waived the non-compliance with the covenants for 2018 and established new covenant levels. While management believes it will be able to meet the future covenants as established in the First Amendment, the ability to meet the covenants is dependent on certain operational and financial improvements consistent with our planned business plan and is not guaranteed. Should these improvements not materialize in the time frame planned, the Company may not have the ability to meet future covenants.

Leases

The Company has entered into an operating lease agreement through July 2022 for a manufacturing facility located in Batavia, Ohio. Additionally, the Company leases a warehouse facility located in Brownsville, Texas, which expires in October 2022, with an option to extend the lease for 36 months.

Concurrent with the acquisition of Horizon Plastics, the Company entered into operating lease agreements for manufacturing facilities located in Cobourg, Canada and Escobedo, Mexico. The operating lease agreement for the Canada facility expires in June 2019 and the Company has entered into a new operating lease up to 10 years, which the Company intends to utilize. The current lease agreement for the Mexican facility expires in March 2021.

Total rental expense was \$2,640,000, \$825,000 and \$808,000 for 2018, 2017 and 2016, respectively. Included in rental expense are both operating lease payments and rental cost for equipment during the normal course of business under nonbinding terms. Future minimum operating lease payments are as follows:

2019	\$ 1,579,000
2020	1,387,000
2021	1,128,000
2022	1,055,000
2023 and Thereafter	1,425,000
Total minimum lease payments	\$6,574,000

10. Stock Based Compensation

The Company has a Long Term Equity Incentive Plan (the "2006 Plan"), as amended, which was approved by the stockholders in May 2006. The 2006 Plan allows for grants to directors and employees of restricted stock, non-qualified stock options, incentive stock options, stock appreciation rights, performance shares, performance units and other incentive awards ("Stock Awards"). The aggregate of 3,000,000 awards, each representing a right to buy a share of Core Molding Technologies common stock. Stock Awards can be granted under the 2006 Plan until the date of December 31, 2025, or the date the maximum number of available awards have been granted. The number of shares remaining available for future issuance is 1,000,000.

Restricted stock granted under the 2006 Plan typically require the individual recipients to maintain certain common stock ownership thresholds and vest over three years from the date of grant or the participants' sixty-fifth birthday, death, disability or change in control.

Core Molding Technologies follows the provisions of FASB ASC 718 requiring that the cost relating to share-based payment transactions be recognized in the financial statements.

is measured at the grant date, based on the calculated fair value of the award expense over the employee's requisite service period (generally the vesting period of the award).

#### Restricted Stock

The Company grants shares of its common stock to certain directors, officers and employees in the form of unvested stock ("Restricted Stock"). These awards are recorded at the fair value of Molding Technologies' common stock on the date of issuance and amortized as compensation expense over the applicable vesting period.

Table of Contents

The following summarizes the status of Restricted Stock and changes during December 31:

	2018		2017		2016
	Number of Shares	Wtd. Avg. Grant Date Fair Value	Number of Shares	Wtd. Avg. Grant Date Fair Value	Number of Shares
Unvested - beginning of year	141,095	\$ 16.79	158,261	\$ 14.55	112,907
Granted	315,429	11.32	84,643	19.17	122,963
Vested	(82,067 )	16.57	(95,717 )	15.25	(49,183 )
Forfeited	(24,572 )	16.91	(6,092 )	17.93	(28,426 )
Unvested - end of year	349,885	\$ 10.62	141,095	\$ 16.79	158,261

At December 31, 2018 and 2017, there was \$2,598,000 and \$1,601,000, respectively, of unrecognized compensation expense related to Restricted Stock granted under the Company's stock compensation plan. The cost is expected to be recognized over the weighted-average period of 1.7 years. The unrecognized compensation expense related to restricted stock grants for the years ended December 31, 2018, 2017 and 2016 was \$1,774,000, \$1,331,000 and \$1,003,000, respectively, and is recorded as selling, general and administrative expense.

During first quarter 2017, the Company adopted Accounting Standards Update No. 2014-11, Compensation - Stock Compensation. The new standard provided for changes in the recognition of compensation, including excess tax benefits and tax deficiencies related to stock awards to be recognized in income tax expense in the reporting period in which the awards are made. Tax benefits and tax deficiencies before this update were recorded as an increase in equity and a decrease in capital. Tax benefits and deficiencies for the years ended December 31, 2017, 2016 and 2015 were a deficiency of \$33,000, a benefit of \$126,000 and a deficiency of \$16,000, respectively.

During 2018, 2017 and 2016, employees surrendered 17,180, 19,533 and 10,000 shares, respectively, of the Company's common stock to satisfy income tax withholding obligations related to the vesting of restricted stock.

## 11. Income Taxes

Components of the provision for income taxes are as follows:

	2018	2017	2016
Current:			
Federal - US	\$ 11,000	\$ 1,993,000	\$ 3,408,000
Foreign	1,023,000	613,000	—
State and local	14,000	24,000	2,000
	1,048,000	2,630,000	3,410,000
Deferred:			
Federal	(1,355,000)	(407,000 )	490,000
Foreign	(289,000 )	52,000	(86,000 )
State and local	(68,000 )	11,000	22,000
	(1,712,000)	(344,000 )	426,000
Provision (benefit) for income taxes	\$ (664,000)	\$ 2,286,000	\$ 3,836,000





Table of Contents

A reconciliation of the income tax provision based on the federal statutory rate to the Company's income tax provision for the years ended December 31 is as follows:

	2018	2017
Provision at US federal statutory rate	\$(1,145,000)	\$2,634,000
Adjustments for US tax law changes	—	(185,000)
Excess tax liability (benefit) — equity transactions	\$3,000	(126,000)
Effect of foreign taxes	213,000	(58,000)
Adoption of ASC 606	236,000	—
State and local tax expense	(54,000)	) 35,000
Other	53,000	(14,000)
Provision (benefit) for income taxes	\$(664,000)	) \$2,286,000

The Tax Cuts and Jobs Act (“the “Act”) was enacted on December 22, 2017, which lowered the federal corporate income tax rate from 35% to 21%, requires companies to pay tax on earnings of certain foreign subsidiaries that were previously tax deferred, allows for certain foreign sourced earnings, provides for acceleration of business asset depreciation, limits the amount of executive pay that may qualify as a tax deduction, among other changes. Section 740 required the recognition of the effects of tax law changes in 2017. However, due to the complexities of the new tax legislation, the SEC issued SAB 118 which allowed for the use of provisional amounts during a measurement period.

During 2017, the Company recorded a net benefit charge related to the re-measurement of its deferred tax balance of \$484,000. Additionally, the Company recorded a provision for the transition tax, net of estimated foreign tax credits, of \$299,000. The Company has finalized the analysis and filed the 2017 United States income tax return. The amount of the one-time transition tax was materially consistent with the provisional amount recorded as of December 31, 2017.

During first quarter 2017, the Company adopted Accounting Standards Update 2017-09, Compensation - Stock Compensation. The new standard provided for changes in the recognition of compensation, including recording excess tax benefits and tax deficiencies related to payment awards in income tax expense in the reporting period in which they are recognized and deficiencies for the years ended December 31, 2018 and 2017 were a net benefit of \$126,000, respectively. Tax benefits and tax deficiencies before the adoption were recorded in additional paid in capital. For the year ended December 31, 2016, the Company recorded a deficiency of \$16,000.

In October 2016, the Internal Revenue Service entered into a unilateral agreement with the Taxpayer Division of Mexico's Servicio de Administracion Tributaria (SAT) to use the Safe Harbor Track methodology to resolve all pending Advanced Pricing Agreements (APAs) in the industry. The Company's Mexican subsidiary filed an APA and qualifies for the Safe Harbor methodology.

The Company performs an analysis to evaluate the balance of deferred tax assets that are expected to be realized. The analysis is based on the premise that the deferred tax benefits will be realized through the generation of future taxable income. Based on the analysis, the Company has established a valuation allowance on the deferred tax assets as of December 31, 2018 and 2017.

Deferred tax assets consist of the following at December 31:

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

	2018	2017
Current asset (liability):		
Net operating loss carryforwards	\$456,000	\$—
Interest limitation carryforwards	394,000	—
Accrued liabilities	568,000	608,000
Accounts receivable	521,000	156,000
Inventory	525,000	371,000
Other, net	(446,000 )	(292,000 )
Total current asset	2,018,000	843,000
Non-current asset (liability):		
Property, plant, and equipment	(3,941,000 )	(3,345,000)
Post retirement benefits	1,848,000	2,060,000
Goodwill and finite-lived assets, net	994,000	(78,000 )
Other, net	234,000	125,000
Total non-current liability	(865,000 )	(1,238,000)
Total deferred tax asset (liability) - net	\$1,153,000	\$(395,000)

52

---

Table of Contents

At December 31, 2018, the Company had estimated net operating loss carryover and net operating loss limitation carryforwards in the U.S. federal jurisdiction of \$2,072,000 and \$2,072,000, respectively. Both carryforwards do not expire.

At December 31, 2018 and 2017 the Company had no liability for unrecognized tax benefits. The Company does not anticipate that unrecognized tax benefits will significantly change within the next twelve months.

The Company files income tax returns in the U.S. federal jurisdiction, Mexico, and various state and local jurisdictions. The Company is not subject to U.S. federal and state tax examinations by tax authorities for the years before 2015, not subject to Mexican tax examinations by Mexican authorities for the years before 2013 and not subject to Canadian tax examinations by Canadian authorities for the years before 2018.

12. Post Retirement Benefits

The Company provides post retirement benefits to certain of its United States employees, including contributions to a multi-employer defined benefit pension plan, life insurance benefits, and contributions to several defined retirement contribution plans.

The Company contributes to a multi-employer defined benefit pension plan represented by the International Association of Machinists and Aerospace Workers, Local 1000, Company's Columbus, Ohio production facility. The Company does not administer the plan. Contributions are determined in accordance with provisions of the collective bargaining agreement. The risks of participating in this multi-employer plan are different from a single employer plan in the following aspects:

- Assets contributed to the multi-employer plan by one employer may be used to pay benefits to employees of other participating employers. If a participating employer stops contributing to the plan, the unfunded obligations may be borne by the remaining participating employers.
- If the Company chooses to stop participating in its multi-employer plan, it may be required to pay the plan an amount based on the underfunded status of the plan as to as a withdrawal liability.

The Company's participation in the multi-employer defined benefit pension plan as of December 31, 2018 and 2017 is outlined in the table below. The most recent Pension Protection Act ("PPA") zone status available in 2018 and 2017 is for the plan's year-end at December 31, 2016, respectively. The zone status is based on information provided from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65% funded, plans in the yellow zone are less than 80% funded, and plans in the green zone are at least 80% funded. The "FIP/RP Status Pending/Implemented" column indicates whether a financial improvement plan ("FIP") or a rehabilitation plan ("RP") has been implemented.

Pension Fund	EIN/Pension Plan Number	Pension Protection Act Zone Status		FIP/RP Status Pending/Implemented	Contributions of the Company	
		2018	2017		2018	2017

IAM National Pension Fund / National Pension Plan <sup>(A)</sup>	51-6031295 - 002	Green as of 12/31/17	Green as of 12/31/16	No	\$760,000	\$647,
Total Contributions:					\$760,000	\$647,

(A) The plan re-certified its zone status after using the amortization provision. The Company's contributions to the plan did not represent more than 5% of total contributions as indicated in the plan's most recently available annual report for the plan year ended 2017. Under the terms of the collective-bargaining agreement, the Company's contributions to the plan for each hour worked up to a maximum of 40 hours per month at the following rates: \$1.45 per hour from August 8, 2016 through August 6, 2017; \$1.55 per hour from August 7, 2017 through August 5, 2018; \$1.55 per hour from August 6, 2018 through August 4, 2019; and \$1.55 per hour from August 5, 2019 through August 3, 2020.

Prior to the acquisition of Columbus Plastics, certain of the Company's employees were eligible to participate, in Navistar's post retirement health and life insurance plan. This plan provides healthcare and life insurance benefits for certain employees, along with their spouses and certain dependents and requires cost sharing between Navistar and the participants, in the form of premiums, co-payments, and deductibles. Navistar and Columbus Plastics share the cost of benefits for these employees, using a formula based upon the respective portion of time that the employee was an active service participant after the acquisition of Columbus Plastics and prior to the acquisition of Columbus Plastics.

The Company also sponsors a post retirement health and life insurance benefit plan for the retirees of its Columbus, Ohio production facility. In August 2010, as part of a new collective-bargaining agreement, the post retirement health and life insurance benefits for active employees and future represented employees who were not retired were eliminated in exchange for a cash payment. Individuals who retired prior to August 2010 remain eligible for the post retirement health and life insurance benefits.

The elimination of post retirement health and life insurance benefits described above resulted in a reduction of the Company's post retirement benefits liability of approximately \$496,000. This reduction in post retirement benefits liability was treated as a negative plan amendment, being amortized as a reduction to net periodic benefit cost over approximately 10 years, based on the actuarial life expectancy of the remaining participants in the plan at the time of the negative plan amendment. The negative plan amendment resulted in net periodic benefit cost reductions of approximately \$496,000 in 2018, 2017 and 2016, and will result in net periodic benefit cost reductions of approximately \$496,000 in 2019 and each year thereafter during the amortization period.

The funded status of the Company's post retirement health and life insurance benefits as of December 31, 2018 and 2017 and reconciliation with the amounts recognized on the balance sheets are provided below.

	Post Retirement 2018
Change in benefit obligation:	
Benefit obligation at January 1	\$9,050,000

Interest cost	277,000
Unrecognized loss (gain)	(910,000)
Benefits paid, net	(341,000)
Benefit obligation at December 31	\$8,076,000

Plan Assets —

Amounts recorded in accumulated other comprehensive income:

Prior service credit	\$(6,106,000)
Net loss	2,652,000
Total	\$(3,454,000)

Weighted-average assumptions as of December 31:

Discount rate used to determine benefit obligation and net periodic benefit cost	4.0
--	-----

The components of expense for all of the Company's post retirement benefits at December 31:

	2018	2017	2016
Pension expense:			
Multi-employer plan	\$760,000	\$647,000	\$710,000
Defined contribution plans	1,059,000	752,000	766,000
Total pension expense	1,819,000	1,399,000	1,476,000
Health and life insurance:			
Interest cost	277,000	298,000	323,000
Amortization of prior service costs	(496,000)	(496,000)	(496,000)
Amortization of net loss	171,000	149,000	155,000
Net periodic benefit cost	(48,000)	(49,000)	(18,000)
Total post retirement benefits expense	\$1,771,000	\$1,350,000	\$1,458,000

The Company accounts for post retirement benefits under FASB ASC 715, with the recognition of the funded status of a defined benefit pension or post retirement benefit liability on the consolidated balance sheets. For the year ended December 31, 2018, the

Table of Contents

Company recognized a net actuarial gain of \$910,000 and for the year ended recognized a net actuarial loss of \$417,000, both of which were recorded in comprehensive income.

Amounts not yet recognized as a component of net periodic benefit costs at 2017 were a net credit of \$3,454,000 and \$2,869,000, respectively. The amount of comprehensive income expected to be recognized as components of net periodic benefit costs during 2019 consists of a prior service credit of \$496,000 and a net loss of \$2,373,000. The 2019 interest expense related to post retirement healthcare is expected to be \$1,157,000. The retirement healthcare net gain of approximately \$94,000 in 2019. The Company expects the net gain in 2019 to be consistent with estimated future benefit payments as shown in the table below.

The weighted average rate of increase in the per capita cost of covered health care is projected to be 6.2%. The rate is projected to decrease gradually to 5.0% by 2023 and remain at that level thereafter. The comparable assumptions for the prior year were 6.2% and 5.0%, respectively.

The effect of changing the health care cost trend rate by one-percentage point is as follows:

	1- Percentage Point Increase	1-Perce Point Decrease
Effect on total of service and interest cost components	\$ 43,000	\$ (36,000)
Effect on post retirement benefit obligation	\$ 962,000	\$ (824,000)

The estimated future benefit payments of the health care plan for the next ten years are as follows:

Year	Postretirement Health Care Benefits Plan
2019	\$ 1,157,000
2020	440,000
2021	471,000
2022	487,000
2023	505,000
2024-2028	2,376,000

13. Commitments and Contingencies

From time to time, the Company is involved in litigation incidental to the conduct of its business. However, the Company is presently not involved in any legal proceedings where the outcome, in the management's opinion, are likely to have a material adverse effect on the Company's financial position or results of operations.

14. Fair Value of Financial Instruments

Fair value is defined as the price that would be received to sell an asset or pay a liability in a transaction between market participants as of the measurement date. Fair value is determined using the fair value hierarchy and related valuation methodologies as defined in the accounting standards.

literature. This guidance provides a fair value framework that requires the assets and liabilities into three levels based upon the assumptions (inputs) used to price assets and liabilities. Level 1 provides the most reliable measure of fair value, whereas Level 3 requires significant management judgment.

The three levels are defined as follows:

- Level 1 - Quoted prices in active markets for identical assets and liabilities.
- Level 2 - Quoted prices for similar instruments in active markets, quoted prices for similar instruments in markets that are not active and model-derived valuations in which significant inputs are observable in active markets.
- Level 3 - Significant unobservable inputs reflecting management's own assumptions used in pricing the asset or liability.

Table of Contents

The Company's financial instruments consist of cash and cash equivalents, accounts payable, debt, interest rate swaps and foreign currency derivatives. The carrying amounts of cash and cash equivalents, accounts receivable and accounts payable carrying values as of December 31, 2017 approximate fair value due to the short-term maturities of these instruments. The carrying amounts of long-term debt and the revolving line of credit carrying values as of December 31, 2018 and December 31, 2017 approximate fair value due to the short-term maturities of these instruments. The Company had Level 2 fair value measurements at December 31, 2018 and December 31, 2017 relating to the Company's interest rate swaps and foreign currency derivatives.

Derivative and hedging activities  
Foreign currency derivatives

The Company conducted business in foreign countries and paid certain expenses in foreign currencies; therefore, the Company was exposed to foreign currency exchange rate risk. To mitigate risk associated with foreign currency exchange, the Company entered into foreign currency contracts to exchange a fixed amount of U.S. Dollars for a fixed amount of foreign currency. The proceeds from these contracts will be used to fund future foreign currency cash flows. At inception, all foreign currency contracts were formally documented as cash flow hedges and are measured at fair value each reporting period.

Derivatives are formally assessed both at inception and at least quarterly thereafter. The effectiveness of derivatives used in hedging transactions are highly effective in offsetting changes in the fair value of the hedged item. If it is determined that a derivative ceases to be a highly effective hedge, the derivative is no longer probable of occurring, hedge accounting is discontinued and any future mark-to-market adjustments are recognized in earnings. The effective portion of the derivative is reported in other comprehensive income and the ineffective portion is reported in earnings. The impacts of these contracts were largely offset by gains and losses resulting from changes in exchange rates on transactions denominated in the foreign currency. As of December 31, 2018, the Company had no ineffective portion related to the cash flow hedges.

Interest Rate Swaps

The Company entered into interest rate swap contracts to fix the interest rate on a portion of its debt. The Company entered into an interest rate swap contract with a notional amount of \$35,000,000 thereby reducing exposure to interest rate changes. The Company pays a fixed rate of 2.49% to the counterparty and receives 30 day LIBOR for both periods. At inception, all interest rate swaps were formally documented as cash flow hedges and are measured at fair value each reporting period. See Note 9, "Debt and Leases", for additional information.

Financial statements impacts

The following tables detail amounts related to our derivatives designated as cash flow hedges as of December 31, 2018:

		Fair Values of Derivatives Instruments		
		Asset Derivatives		Liabilities
	Balance Sheet Location	Fair Value		Balance Sheet Location
Foreign exchange contracts	Prepaid expense other current assets	—		Accounts payable and other liabilities



Notional contract values		—	othe
Interest rate swaps	Other non-current assets	—	Oth non liab
Notional swap values		—	

As of December 31, 2018, the Company had foreign exchange contracts relating to the United States Dollar and the Canadian Dollar with exchange rates ranging from 19.52 to 20.47 and 1.33 to 1.35, respectively.

Table of Contents

The following tables detail amounts related to our derivatives designated as of December 31, 2017:

	Fair Values of Derivatives Instruments		Liability De
	Asset Derivatives	Liability Derivatives	
	Balance Sheet Location	Fair Value	Balance Sheet Location
Foreign exchange contracts	Prepaid expense other current assets	—	Accrued liabilities
Notional contract values		—	
Interest rate swaps	Other non-current assets	—	Other non-current liabilities
Notional swap values		—	

As of December 31, 2017, the Company had foreign exchange contracts related to sales with exchange rates ranging from 19.17 to 20.41.

The following tables summarize the amount of unrealized / realized gain and loss recognized in Accumulated Comprehensive Income (AOI) for the years ended December 31, 2016:

Derivatives in subtopic 815-20 Cash Flow Hedging Relationship	Amount of Unrealized Gain or (Loss) Recognized in Accumulated other Comprehensive Income on Derivative			Location of Gain or (Loss) Reclassified from Accumulated Other Comprehensive Income <sup>(A)</sup>
	2018	2017	2016	
Foreign exchange contracts	\$(385,000)	517,000	(289,000)	Cost of goods sold, Sales, general and administrative expense
Interest rate swaps	\$(223,000)	—	—	Interest Expense

<sup>(A)</sup> The foreign currency derivative activity reclassified from Accumulated Comprehensive Income is allocated to cost of goods sold and sales, general and administrative expense based on a percentage of Mexican Peso spend.

Non-recurring fair value measurements

See footnote 7 for non-recurring fair value measurements for the year ended

56

---

Table of Contents

## 15. Accumulated Other Comprehensive Income

The following table presents changes in Accumulated Other Comprehensive Income, net of tax, for the years ended December 31, 2018 and 2017:

	Hedging Derivative Activities	
2017:		
Balance at January 1, 2017	\$(200,000)	\$
Other comprehensive income before reclassifications	517,000	(
Amounts reclassified from accumulated other comprehensive income	(512,000)	)
Income tax (expense) benefit	(2,000)	)
Adoption of Accounting Standards Update 2018-02	—	1
Balance at December 31, 2017	\$(197,000)	\$
2018:		
Balance at January 1, 2018	\$(197,000)	\$
Other comprehensive income before reclassifications	(608,000)	)
Amounts reclassified from accumulated other comprehensive income	91,000	(
Income tax (expense) benefit	102,000	(
Balance at December 31, 2018	\$(612,000)	\$

(A) The effect of post-retirement benefit items reclassified from Accumulated Other Comprehensive Income is included in total cost of sales on the Consolidated Statements of Income. Accumulated Other Comprehensive Income components are included in the periodic benefit cost (see Note 12 "Post Retirement Benefits" for additional information). Post-retirement benefit items reclassified from Accumulated Other Comprehensive Income are included in income tax expense on the Consolidated Statements of Income.

Table of Contents

## 16. CHANGES IN ACCOUNTING POLICIES

The Company adopted ASC Topic 606 on January 1, 2018 through a cumulative effect adjustment to equity and contract assets of \$1,069,000. Under ASC Topic 606, revenue of certain contracts that include an enforceable right to payment are now recognized over time based on the Company's progress towards completion of its performance obligation. Prior to the adoption of ASC Topic 606, the Company recognized revenue for these contracts on a completed contract basis.

The following tables summarize the effects of adopting Topic 606 on our consolidated financial statements for the twelve months ended December 31, 2018.

## Consolidated Statement of Income

	Year Ended December 31, 2018		W ac T
	As Reported	Adjustments	
Net sales:			
Products	\$256,217,000	\$ —	\$
Tooling	13,268,000	3,932,000	1
Total net sales	269,485,000	3,932,000	2
Total cost of sales	242,344,000	3,031,000	2
Gross margin	27,141,000	901,000	2
Selling, general and administrative expense	27,838,000	—	2
Goodwill impairment	2,403,000	—	2
Total expenses	30,241,000	—	3
Operating Income (Loss)	(3,100,000	) 901,000	(2
Other income and expense			
Net periodic post-retirement benefit cost	(48,000	) —	(4
Interest expense	2,394,000	—	2
Total other income and expense	2,346,000	—	2
Income (loss) before taxes	(5,446,000	) 901,000	(4
Income tax expense	(664,000	) 189,000	(4
Net income (loss)	\$(4,782,000	) \$ 712,000	\$
Net income (loss) per common share:			
Basic	\$(0.62	) \$ 0.09	\$

Diluted \$(0.62 ) \$ 0.09 \$

58

---

Table of Contents

## Consolidated Balance Sheets

	December 31, 2018	
	As Reported	Adj
Assets:		
Current assets:		
Cash and cash equivalents	\$ 1,891,000	\$—
Accounts receivable, net	45,468,000	—
Inventories:		
Finished goods	6,453,000	—
Work in process	2,034,000	—
Raw materials and components	17,278,000	—
Total inventories, net	25,765,000	—
Contract assets	3,915,000	(35
Foreign sales tax receivable	1,789,000	—
Prepaid expenses and other current assets	1,474,000	—
Total current assets	80,302,000	(35
Property, plant and equipment, net	80,657,000	—
Deferred tax asset	1,153,000	—
Goodwill	21,476,000	—
Intangibles, net	15,413,000	—
Other non-current assets	2,197,000	—
Total Assets	\$201,198,000	\$(3
Liabilities and Stockholders' Equity:		
Liabilities:		
Current liabilities:		
Current portion of long-term debt	\$3,230,000	\$—
Accounts payable	25,450,000	—
Contract liabilities	1,686,000	—
Current portion of post retirement benefits liability	1,157,000	—
Accrued liabilities:		
Compensation and related benefits	5,154,000	—
Other	3,514,000	—
Total current liabilities	40,191,000	—
Long-term debt	37,784,000	—
Revolving debt	17,375,000	—
Post retirement benefits liability	6,919,000	—
Total Liabilities	102,269,000	—
Commitments and Contingencies	—	—
Stockholders' Equity:		
Preferred stock — \$0.01 par value, authorized shares - 10,000,000; no shares outstanding at December 31,	—	—

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

2018 and December 31, 2017

Common stock — \$0.01 par value, authorized shares - 20,000,000; outstanding shares: 7,776,164 at December 31, 2018 and 7,711,277 at December 31, 2017	78,000	—
Paid-in capital	33,208,000	—
Accumulated other comprehensive income, net of income taxes	2,117,000	—
Treasury stock — at cost, 3,790,308 shares at December 31, 2018 and 3,773,128 shares at December 31, 2017	(28,403,000)	—
Retained earnings	91,929,000	(35)
Total Stockholders' Equity	98,929,000	(35)
Total Liabilities and Stockholders' Equity	\$201,198,000	\$(3)

59

---



Table of Contents

## Consolidated Statements of Cash Flows

Twelve Months  
December 31, 20

As Reported A

## Cash flows from operating activities:

Net income (loss) \$(4,782,000) \$

Adjustments to reconcile net income (loss) to net cash  
provided (used in) by operating activities:

Depreciation and amortization 9,384,000 —

Deferred income taxes (1,739,000 ) —

Mark-to-market of interest rate swap 159,000 —

Goodwill impairment 2,403,000 —

Share-based compensation 1,743,000 —

(Gain) loss on foreign currency translation 5,000 —

Change in operating assets and liabilities, net of effects of  
acquisition:

Accounts receivable (17,945,000) —

Inventories (5,783,000 ) —

Prepaid and other assets (528,000 ) (7

Accounts payable 7,822,000 —

Accrued and other liabilities 3,122,000 —

Post retirement benefits liability (389,000 ) —

Net cash used in operating activities (6,528,000 ) —

## Cash flows from investing activities:

Purchase of property, plant and equipment (5,801,000 ) —

Purchase of assets of Horizon Plastics (63,005,000) —

Net cash used in investing activities (68,806,000) —

## Cash flows from financing activities:

Gross borrowings on revolving loans 133,848,000 —

Gross repayment on revolving loans (116,473,000) —

Proceeds from term loan 45,000,000 —

Payment of principal of term loan (10,125,000) —

Payment of deferred loan costs (763,000 ) —

Payments related to the purchase of treasury stock (250,000 ) —

Cash dividends paid (792,000 ) —

Net cash provided by financing activities 50,445,000 —

Net change in cash and cash equivalents (24,889,000) —

Cash and cash equivalents at beginning of year 26,780,000 —

Cash and cash equivalents at end of year \$1,891,000 \$

## Cash paid for:

Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

Interest (net of amounts capitalized)	\$2,261,000	\$
Income taxes	\$1,033,000	—
Non Cash:		
Fixed asset purchases in accounts payable	\$871,000	—

60

---

Table of Contents

## 17. Quarterly Results of Operations (Unaudited)

The following is a summary of the unaudited quarterly results of operations December 31, 2018, 2017 and 2016.

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2018:				
Product sales	\$59,712,000	\$65,225,000	\$62,305,000	\$68,305,000
Tooling sales	3,334,000	3,376,000	2,371,000	4,185,000
Net sales	63,046,000	68,601,000	64,676,000	73,115,000
Gross margin	7,885,000	7,897,000	4,862,000	6,495,000
Operating income (loss)	1,125,000	1,418,000	(1,487,000)	(4,155,000)
Net income (loss)	518,000	445,000	(1,803,000)	(3,945,000)
Net income (loss) per common share:				
Basic (1)	\$0.07	\$0.06	\$(0.23)	\$(0.23)
Diluted (1)	\$0.07	\$0.06	\$(0.23)	\$(0.23)
2017:				
Product sales	\$36,336,000	\$36,794,000	\$37,593,000	\$37,593,000
Tooling sales	410,000	10,574,000	901,000	1,165,000
Net sales	36,746,000	47,368,000	38,494,000	39,000,000
Gross margin	6,479,000	7,341,000	5,752,000	5,055,000
Operating income	2,554,000	3,173,000	1,394,000	820,000
Net income	1,688,000	2,162,000	855,000	754,000
Net income per common share:				
Basic (1)	\$0.22	\$0.28	\$0.11	\$0.11
Diluted (1)	\$0.22	\$0.28	\$0.11	\$0.11
2016:				
Product sales	\$42,530,000	\$36,813,000	\$33,816,000	\$33,816,000
Tooling sales	2,938,000	2,193,000	7,520,000	15,600,000
Net sales	45,468,000	39,006,000	41,336,000	49,000,000
Gross margin	8,863,000	6,323,000	5,581,000	7,135,000
Operating income	4,442,000	2,307,000	1,657,000	3,125,000
Net income	2,890,000	1,460,000	1,029,000	2,035,000
Net income per common share:				
Basic (1)	\$0.38	\$0.19	\$0.13	\$0.20
Diluted (1)	\$0.38	\$0.19	\$0.13	\$0.20

(1) Sum of the quarters may not sum to total year due to rounding.

Table of Contents

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS  
AND FINANCIAL DISCLOSURE

Not Applicable.

ITEM 9A. CONTROLS AND PROCEDURES

Disclosure Controls and Procedures

As of the end of the period covered by this report, the Company has carried out the supervision and with the participation of its management, including its Chief Executive Officer and its Chief Financial Officer, of the effectiveness of the design and operating effectiveness of its disclosure controls and procedures (as defined in Rule 13a-15(e) of the Exchange Act). In connection with this evaluation, the Company's management, including its Chief Executive Officer and Chief Financial Officer, concluded that the Company's disclosure controls and procedures were effective in that information required to be disclosed in the Company's reports filed or submitted under the Exchange Act were accumulated and communicated to the Company's management in a timely manner, and that the Chief Executive Officer and Chief Financial Officer, as appropriate to allow them to make the necessary judgments regarding required disclosures, and (ii) effective to ensure that information required to be disclosed in the Company's reports filed or submitted under the Exchange Act is recorded, processed, summarized and reported within the time periods specified in the Securities Exchange Act of 1934 and the Commission's rules and forms.

Management's Report on Internal Control over Financial Reporting

The Company's management is responsible for establishing and maintaining adequate internal control over financial reporting. Internal control over financial reporting is a process designed by or under the supervision of, the Company's Chief Executive Officer and Chief Financial Officer, to provide reasonable assurance by the Company's board of directors, management and other personnel, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements in accordance with accounting principles generally accepted in the United States of America. Because of its inherent limitations, internal control over financial reporting is not intended to provide absolute assurance that a misstatement of the Company's financial statements would be prevented or detected.

The Company's management, with the participation of its Chief Executive Officer and Chief Financial Officer, conducted an evaluation of the effectiveness of the Company's internal control over financial reporting based on the criteria established in the 2013 Internal Control Framework issued by the Committee of Sponsoring Organizations of the Trade Association (COSO). This evaluation included a review of the documentation of controls, an assessment of the design effectiveness of controls, testing of the operating effectiveness of controls, and a conclusion on this evaluation. As permitted, the Company has excluded the operations of Home Depot International Inc. acquired during 2018, which is described in Note 7 of the Company's financial statements, from the scope of management's report on internal control over financial reporting. In addition, such, it has also been excluded from the scope of our audit of internal control over financial reporting. Based on this evaluation, management concluded that the Company's internal control over financial reporting was effective as of December 31, 2018.

The Company's independent registered public accounting firm, Crowe LLP, control over financial reporting as of December 31, 2018, as stated in their report entitled "Report of Independent Registered Public Accounting Firm" included in the Company's 2018 Form 10-K, which expressed an unqualified opinion on the effectiveness of the Company's internal control over financial reporting as of December 31, 2018.

#### Changes In Internal Controls

There were no changes in internal control over financial reporting (as such term is defined in Exchange Act Rule 13a-15(f) and Rule 15d-15(f)) that occurred in the last fiscal year that materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

#### ITEM 9B. OTHER INFORMATION

None.

Table of Contents

PART III

ITEM 10. DIRECTORS, EXECUTIVE OFFICERS, AND CORPORATE GOVERNANCE

The information required by this Part III, Item 10 is incorporated by reference to the company's definitive proxy statement for its annual meeting of stockholders to be held in 2019, which is expected to be filed with the SEC pursuant to Regulation 14A under the Securities Exchange Act of 1934 within 120 days after the end of the fiscal year covered by this report.

ITEM 11. EXECUTIVE COMPENSATION

The information required by this Part III, Item 11 is incorporated by reference to the company's definitive proxy statement for its annual meeting of stockholders to be held in 2019, which is expected to be filed with the SEC pursuant to Regulation 14A under the Securities Exchange Act of 1934 within 120 days after the end of the fiscal year covered by this report.

ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS, RELATED STOCKHOLDERS, MANAGEMENT AND RELATED STOCKHOLDER MATTERS

The information required by this Part III, Item 12 is incorporated by reference to the company's definitive proxy statement for its annual meeting of stockholders to be held in 2019, which is expected to be filed with the SEC pursuant to Regulation 14A under the Securities Exchange Act of 1934 within 120 days after the end of the fiscal year covered by this report.

ITEM 13. CERTAIN RELATIONSHIPS, RELATED TRANSACTIONS, AND RELATED PARTY SALES OR SERVICES INDEPENDENCE

The information required by this Part III, Item 13 is incorporated by reference to the company's definitive proxy statement for its annual meeting of stockholders to be held in 2019, which is expected to be filed with the SEC pursuant to Regulation 14A under the Securities Exchange Act of 1934 within 120 days after the end of the fiscal year covered by this report.

ITEM 14. PRINCIPAL ACCOUNTING FEES AND SERVICES

The information required by this Part III, Item 14 is incorporated by reference to the company's definitive proxy statement for its annual meeting of stockholders to be held in 2019, which is expected to be filed with the SEC pursuant to Regulation 14A under the Securities Exchange Act of 1934 within 120 days after the end of the fiscal year covered by this report.

Table of Contents

PART IV

ITEM 15. EXHIBITS AND FINANCIAL STATEMENT SCHEDULES

(a) Documents filed as Part of this Report:

(1) Financial Statements

See Part II, Item 8 hereof.

(2) Financial Statement Schedules and Independent Auditor's Report

The following consolidated financial statement schedules are filed with this 10-K:

Schedule II — Valuation and Qualifying Accounts and Reserves for the Years Ended December 31, 2018, 2017, and 2016

All other schedules are omitted because of the absence of the conditions and requirements required.

(3) Exhibits

See Index to Exhibits filed with this Annual Report on Form 10-K.

ITEM 16. FORM 10-K SUMMARY

Not Applicable.

64

---

Table of Contents

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, who is duly authorized.

CORE MOLDING TECHNOLOGIES,  
INC.

By/s/ David L. Duvall  
David L. Duvall  
President and Chief Executive Officer

March 18, 2019

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been prepared below by the following persons on behalf of the registrant and in the capacities indicated:

/s/ David L.  
Duvall

David L. Duvall      President, Chief Executive Officer, and Director (Principal Executive Officer)

/s/ John P.  
Zimmer

John P. Zimmer      Vice President, Secretary, Treasurer, and Chief Financial Officer (Principal Financial Officer and Principal Accounting Officer)

\*

James L.  
Simonton      Director

\*

Thomas R.  
Cellitti      Director

\*

James F.  
Crowley      Director

\*

Ralph O.  
Hellmold      Director

\*

Matthew  
Jauchius      Director

\*



Andrew O.            Director  
Smith

\*By /s/ John P.  
Zimmer

John P. Zimmer   Attorney-In-Fact

65

---

Table of Contents

Core Molding Technologies, Inc. and Subsidiaries

Schedule II

Consolidated valuation and qualifying accounts and reserves for the years ended December 31, 2018, 2017 and 2016.

Reserves deducted from asset to which it applies:

Allowance for Doubtful Accounts

	Balance at Beginning of Year	Additions (Recovered) to Costs & Expenses	Charged to Other Accounts	Charged to Other Accounts
Year Ended December 31, 2018	\$ —	\$ 25,000	\$ —	\$ —
Year Ended December 31, 2017	\$ —	\$ —	\$ —	\$ —
Year Ended December 31, 2016	\$ 32,000	\$ (23,000)	\$ —	\$ —

Customer Chargeback Allowance

	Balance at Beginning of Year	Additions (Recovered) to Costs & Expenses	Charged to Other Accounts	Charged to Other Accounts
Year Ended December 31, 2018	\$ 857,000	\$ 2,639,000	\$ —	\$ —
Year Ended December 31, 2017	\$ 309,000	\$ 981,000	\$ —	\$ —
Year Ended December 31, 2016	\$ 523,000	\$ 444,000	\$ —	\$ —

(A) Amount represents uncollectible accounts written off.

(B) Amount represents customer returns and deductions, discounts and price

Table of Contents

INDEX TO EXHIBITS

Exhibit No.	Description
2(a)(1)	Asset Purchase Agreement Dated as of September 12, 1996, As amended October 31, 1996, between Navistar and RYMAC Mortgage Investment Corporation <sup>1</sup>
2(a)(2)	Second Amendment to Asset Purchase Agreement dated December 16, 1996 <sup>1</sup>
2(b)(1)	Agreement and Plan of Merger dated as of November 1, 1996, between Core Molding Technologies, Inc. and RYMAC Mortgage Investment Corporation
2(b)(2)	First Amendment to Agreement and Plan of Merger dated as of December 27, 1996 Between Core Molding Technologies, Inc. and RYMAC Mortgage Investment Corporation
2(c)	Asset Purchase Agreement dated as of October 10, 2001, between Core Molding Technologies, Inc. and Airshield Corporation
2(d)	Asset Purchase Agreement dated as of March 20, 2015, between Core Molding Technologies, Inc. and CPI Binani, Inc.
2(e)	Asset Purchase Agreement dated as of January 16, 2018 between 1137952 B.C. Ltd., Horizon Plastics

International, Inc., 1541689 Ontario Inc., 2551024  
Ontario Inc., Horizon Plastics de Mexico, S.A. de C.V.,  
and Brian Read

- 3(a)(1) Certificate of Incorporation of Core Molding Technologies, Inc. as filed with the Secretary of State of Delaware on October 8, 1996
- 3(a)(2) Certificate of Amendment of Certificate of Incorporation of Core Molding Technologies, Inc. as filed with the Secretary of State of Delaware on November 6, 1996
- 3(a)(3) Certificate of Amendment of Certificate of Incorporation as filed with the Secretary of State of Delaware on August 28, 2002
- 3(a)(4) Certificate of Designation, Preferences and Rights of Series A Junior Participating Preferred Stock as filed with the Secretary of State of Delaware on July 18, 2007
- 3(a)(5) Certificate of Elimination of the Series A Junior Participant Preferred Stock as filed with the Delaware Sec. of State on April 2, 2015
- 3(b)(1) Amended and Restated By-Laws of Core Molding Technologies, Inc.
- 3(b)(2) Amendment No. 1 to the Amended and Restated By-Laws of Core Molding Technologies, Inc.

4(a)(1) Certificate of Incorporation of Core Molding  
Technologies, Inc. as filed with the Secretary of State of  
Delaware on October 8, 1996

67

---

Table of Contents

Exhibit No.	Description	Location
4(a)(2)	Certificate of Amendment of Certificate of Incorporation of Core Molding Technologies, Inc. as filed with the Secretary of State of Delaware on November 6, 1996	<a href="#"><u>Incorporat Exhibit 4(I Statement (Registrati</u></a>
4(a)(3)	Certificate of Amendment of Certificate of Incorporation as filed with the Secretary of State of Delaware on August 28, 2002	<a href="#"><u>Incorporat Exhibit 3(a on Form 1 September</u></a>
4(a)(4)	Certificate of Designation, Preferences and Rights of Series A Junior Participating Preferred Stock as filed with the Secretary of State of Delaware on July 18, 2007	<a href="#"><u>Incorporat Exhibit 3.1 July 19, 20</u></a>
4(a)(5)	Certificate of Elimination of the Series A Junior Participant Preferred Stock as filed with the Delaware Sec. of State on April 2, 2015	<a href="#"><u>Incorporat Exhibit 3(a April 2, 20</u></a>
10(a)	Supply Agreement, dated August 4, 2014 between Core Molding Technologies, Inc. and Core Composites Corporation and Navistar, Inc. <sup>3</sup>	<a href="#"><u>Incorporat Exhibit 10 on Form 1 September</u></a>
10(b)	Amended and Restated Credit Agreement, dated as of January 16, 2018, among Core Molding Technologies, Inc., 1137925 B.C. Ltd., the lenders named therein, KeyBank National Association and KeyBanc Capital Markets Inc.	<a href="#"><u>Incorporat Exhibit 10 Form 8-K</u></a>
10(c)	Reimbursement Agreement, dated April 1, 1998, by and between Core Molding Technologies, Inc. and KeyBank National Association	<a href="#"><u>Incorporat Exhibit 10 Form 10-K December</u></a>
10(d)	Core Molding Technologies, Inc. Employee Stock Purchase Plan <sup>2</sup>	<a href="#"><u>Incorporat Exhibit 4(c Statement (Registrati</u></a>
10(d)(1)	2002 Core Molding Technologies, Inc. Employee Stock Purchase Plan (as amended May 17, 2006) <sup>2</sup>	<a href="#"><u>Incorporat Exhibit 10 Form 8-K</u></a>
10(e)	Letter Agreement Regarding Terms and Conditions of Interest Rate Swap Agreement between KeyBank National Association and Core Molding Technologies,	<a href="#"><u>Incorporat Exhibit 10 Form 10-K</u></a>

	Inc.	<a href="#"><u>December</u></a>
10(e)(1)	Letter Agreement Regarding Terms and Conditions of Interest Rate Swap Agreement between KeyBank National Association and Core Molding Technologies, Inc.	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>on Form 1</u></a> <a href="#"><u>December</u></a>
10(f)	2006 Core Molding Technologies, Inc. Long Term Equity Incentive Plan as amended and restated effective May 12, 2017 <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>Form 8-K</u></a>
10(g)	Core Molding Technologies, Inc. Executive Cash Incentive Plan <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit A</u></a> <a href="#"><u>Statement</u></a> <a href="#"><u>April 8, 20</u></a>
10(h)	Form of Amended and Restated Executive Severance Agreement between Core Molding Technologies, Inc. and certain executive officers <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>Form 8-K</u></a> <a href="#"><u>2008</u></a>
10(i)	Form of Amended and Restated Restricted Stock Agreement between Core Molding Technologies, Inc. and certain executive officers <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>Form 8-K</u></a>
10(j)	Form of Executive Severance Agreement between Core Molding Technologies, Inc. and certain executive officers <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>Form 8-K</u></a>
10(k)	Form of Restricted Stock Agreement between Core Molding Technologies, Inc. and certain executive officers <sup>2</sup>	<a href="#"><u>Incorporat</u></a> <a href="#"><u>Exhibit 10</u></a> <a href="#"><u>Form 8-K</u></a>

Table of Contents

Exhibit No.	Description	Location
10(l)	Separation and Release Agreement, dated August 17, 2018, between Rob P. Price and Core Molding Technologies, Inc.	<a href="#">Incorporated into Exhibit Form 8-</a>
10(m)	Separation and Release Agreement, dated October 3, 2018, between Kevin L. Barnett and Core Molding Technologies, Inc.	<a href="#">Incorporated into Exhibit Form 8-</a>
10(n)	Executive Employment Agreement, dated October 3, 2018, between David L. Duvall and Core Molding Technologies, Inc.	<a href="#">Incorporated into Exhibit Form 8-</a>
10(o)	Form of Executive Employment Agreement, dated October 3, 2018, between David L. Duvall and Core Molding Technologies, Inc.	<a href="#">Incorporated into Exhibit Form 8-2018. Exhibit required</a>
11	Computation of Net Income per Share	<a href="#">in Notes in Part I Report c</a>
21	List of Subsidiaries	<a href="#">Filed He</a>
23	Consent of Crowe LLP	<a href="#">Filed He</a>
24	Powers of Attorney	<a href="#">Filed He</a>
31(a)	Section 302 Certification by David L. Duvall, President, Chief Executive Officer, and Director	<a href="#">Filed He</a>
31(b)	Section 302 Certification by John P. Zimmer, Vice President, Secretary, Treasurer, and Chief Financial Officer	<a href="#">Filed He</a>
32(a)	Certification of David L. Duvall, Chief Executive Officer of Core Molding Technologies, Inc., dated March 18, 2019, pursuant to 18 U.S.C. Section 1350	<a href="#">Filed He</a>
32(b)	Certification of John P. Zimmer, Chief Financial Officer of Core Molding Technologies, Inc., dated March 18, 2019, pursuant to 18 U.S.C. Section 1350	<a href="#">Filed He</a>
101.INS	XBRL Instance Document	<a href="#">Filed He</a>



Edgar Filing: Owens Realty Mortgage, Inc. - Form 10-Q

101.SCH	XBRL Taxonomy Extension Schema Document	Filed He
101.CAL	XBRL Taxonomy Extension Calculation Linkbase	Filed He
101.LAB	XBRL Taxonomy Extension Label Linkbase	Filed He
101.PRE	XBRL Taxonomy Extension Presentation Linkbase	Filed He
101.DEF	XBRL Taxonomy Extension Definition Linkbase	Filed He

1. The Asset Purchase Agreement, as filed with the Securities and Exchange Commission as Exhibit 2-A to Registration Statement on Form S-4 (Registration Statement) and the exhibits (including, the Buyer Note, Special Warranty Deed, Special Warranty Deed, Registration Rights Agreement and Transition Services Agreement) and schedules (including, those identified in Exhibits 29 and 30 of the Asset Purchase Agreement. Core Molding Technology, Inc. is hereby filing any omitted exhibit or schedule to the Securities and Exchange Commission.

2. Indicates management contracts or compensatory plans that are required to be disclosed in this Annual Report on Form 10-K.

3. Certain portions of this Exhibit have been omitted intentionally subject to a Section 303(b) treatment request. A complete version of the Exhibit has been filed separately with the Securities and Exchange Commission.