

**Red Squirrel Tax & Accounting Inc.**  
**214 6th St, Ste 11**  
**Crested Butte, CO 81224**  
**(970) 349-6156**  
**shirley@redsquirreltax.com**

September 18, 2025

ELKRIDGE II CONDOMINIUM ASSOCIATION  
107 E GEORGIA AVE, SUITE 1D  
GUNNISON, CO 81230

Dear Client,

Enclosed is the 2024 Form 1120-H, U.S. Income Tax Return for Homeowners Associations, for ELKRIDGE II CONDOMINIUM ASSOCIATION for the tax year ending December 31, 2024.

Your 2024 Form 1120-H, U.S. Income Tax Return for Homeowners Associations, for ELKRIDGE II CONDOMINIUM ASSOCIATION will be electronically filed.

No payment is due with this return.

Enclosed is the 2024 Form 112, Colorado C Corporation Income Tax Return for ELKRIDGE II CONDOMINIUM ASSOCIATION.

Your 2024 Form 112, Colorado C Corporation Income Tax Return for ELKRIDGE II CONDOMINIUM ASSOCIATION will be electronically filed.

No payment is due with this return.

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

Sincerely,



Shirley J Saunders

Red Squirrel Tax & Accounting Inc.  
214 6th St, Ste 11  
Crested Butte, CO 81224

September 18, 2025

ELKRIDGE II CONDOMINIUM ASSOCIATION  
107 E GEORGIA AVE, SUITE 1D  
GUNNISON, CO 81230

RE: Our Privacy Policy, Compliance with the Gramm-Leach-Bliley Act, Public Law  
106-102 (FTC 16 CFR Part 313)

Dear Client,

The privacy of your client information has always been important to us, and we have always been bound by professional standards of confidentiality. However, we are now required by law to formally inform you of our privacy policy.

We collect nonpublic personal information about you that is provided by you or obtained by us with your authorization. This information may come from various sources, including information we receive from personal interviews, tax organizers, worksheets and other documents necessary to provide professional services to you.

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as permitted or required by law, or when necessary to process transactions requested by a client.

We restrict access to nonpublic personal information about you to members of our firm who need to know that information in order to provide you professional services. We retain records relating to the professional services that we provide you in accordance with accounting and government standards.

We employ physical, electronic, and procedural security safeguards to protect your nonpublic personal information.

Your confidence and trust are important to us. If you have any questions or concerns regarding the privacy of your nonpublic personal information, please contact us.

Sincerely,



Shirley J Saunders

**U.S. Income Tax Return  
for Homeowners Associations**

Department of the Treasury  
Internal Revenue Service

Go to [www.irs.gov/Form1120H](http://www.irs.gov/Form1120H) for instructions and the latest information.

**2024**

For calendar year 2024 or tax year beginning \_\_\_\_\_, 2024, and ending \_\_\_\_\_, 20

<b>TYPE OR PRINT</b>	Name ELKRIDGE II CONDOMINIUM ASSOCIATION	Employer identification number 84-0936880
	Number, street, and room or suite no. If a P.O. box, see instructions. 107 E GEORGIA AVE, SUITE 1D	Date association formed 02/28/1992
	City or town, state or province, country, and ZIP or foreign postal code GUNNISON, CO 81230	

Check if: (1)  Final return (2)  Name change (3)  Address change (4)  Amended return

<b>A</b> Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
<b>B</b> Total exempt function income. Must meet 60% gross income test. See instructions	<b>B</b> 38,514
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions	<b>C</b> 47,756
<b>D</b> Association's total expenditures for the tax year. See instructions	<b>D</b> 48,068
<b>E</b> Tax-exempt interest received or accrued during the tax year	<b>E</b>

**Gross Income** (excluding exempt function income)

<b>1</b> Dividends	<b>1</b>	
<b>2</b> Taxable interest	<b>2</b>	15
<b>3</b> Gross rents	<b>3</b>	
<b>4</b> Gross royalties	<b>4</b>	
<b>5</b> Capital gain net income (attach Schedule D (Form 1120))	<b>5</b>	
<b>6</b> Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	<b>6</b>	
<b>7</b> Other income (excluding exempt function income) (attach statement)	<b>7</b>	
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7	<b>8</b>	15

**Deductions** (directly connected to the production of gross income, excluding exempt function income)

<b>9</b> Salaries and wages	<b>9</b>	
<b>10</b> Repairs and maintenance	<b>10</b>	
<b>11</b> Rents	<b>11</b>	
<b>12</b> Taxes and licenses	<b>12</b>	
<b>13</b> Interest	<b>13</b>	
<b>14</b> Depreciation (attach Form 4562)	<b>14</b>	
<b>15</b> Other deductions (attach statement) See Statement	<b>15</b>	312
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15	<b>16</b>	312
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8	<b>17</b>	-297
<b>18</b> Specific deduction of \$100	<b>18</b>	\$100

**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17	<b>19</b>	-397
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	<b>20</b>	
<b>21</b> Tax credits (see instructions)	<b>21</b>	
<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits	<b>22</b>	
<b>23a</b> Preceding year's overpayment credited to the current year	<b>23a</b>	
<b>b</b> Current year's estimated tax payments	<b>23b</b>	
<b>c</b> Tax deposited with Form 7004	<b>23c</b>	0
<b>d</b> Credit for tax paid on undistributed capital gains (attach Form 2439)	<b>23d</b>	
<b>e</b> Credit for federal tax paid on fuels (attach Form 4136)	<b>23e</b>	
<b>f</b> Elective payment election amount from Form 3800	<b>23f</b>	
<b>g</b> <b>Total payments and credits.</b> Combine lines 23a through 23f	<b>23g</b>	0
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions	<b>24</b>	
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g	<b>25</b>	0
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2025 estimated tax</b> <b>Refunded</b>	<b>26</b>	

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

Signature of officer Shirley J Saunders	Date 09/18/2025	Title PRESIDENT	May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--------------------	--------------------	--

<b>Paid Preparer Use Only</b>	Print/Type preparer's name Shirley J Saunders	Preparer's signature <i>Shirley J Saunders</i>	Date 09/18/2025	Check <input type="checkbox"/> if self-employed	PTIN P01342964
	Firm's name Red Squirrel Tax & Accounting Inc.	Firm's EIN 93-4238050		Phone no. (970) 349-6156	
	Firm's address 214 6th St, Ste 11 Crested Butte CO 81224				

### Additional Information From 2024 Federal Corporation Tax Return

Form 1120-H: U.S Income Tax Return for Homeowners Associations

**Other Deductions**

**Continuation Statement**

Description	Amount
ALLOCATED MANAGEMENT FEES	137
ALLOCATED TAX PREPARATION	175
<b>Total</b>	<b>312</b>

TAXPAYER COPY



240112 11030

## 2024 Colorado C Corporation Income Tax Return

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

**(0023)**

Fiscal Year Beginning (MM/DD/24)		Fiscal Year Ending (MM/DD/YY)	
01/01/24		12/31/24	
Name of Corporation		● Colorado Account Number (CAN)	
ELKRIDGE II CONDOMINIUM ASSOCIATION		25-20095	
Address		● Federal Employer ID Number (FEIN)	
107 E GEORGIA AVE, SUITE 1D		84-0936880	
City		State	ZIP
GUNNISON		CO	81230
● <input type="checkbox"/> Mark for Final Return		● <input type="checkbox"/> If you are submitting a statement disclosing a listed or reported transaction, mark this box	

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

<input checked="" type="checkbox"/> <b>(42)</b> A corporation not apportioning income;	<input type="checkbox"/> <b>(46)</b> A corporation claiming an exemption under P.L. 86-272;
<input type="checkbox"/> <b>(43)</b> A corporation engaged in interstate business apportioning income using receipts-factor apportionment (DR 0112RF required);	<input type="checkbox"/> <b>(47)</b> Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below);
<input type="checkbox"/> <b>(44)</b> A corporation engaged in interstate business apportioning income using special rule (DR 0112RF required);	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>

● **B. Separate/Consolidated/Combined Filing.** This return is being filed for:

<input checked="" type="checkbox"/> A single corporation filing a separate return;	<input type="checkbox"/> An affiliated group of corporations required to file a combined return (Schedule C required);
<input type="checkbox"/> An affiliated group of corporations electing to file a consolidated report. <b>Warning:</b> such election is binding for four years. If your election was made in a prior year, enter the year of election in line below. (Schedule C required);	<input type="checkbox"/> An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Schedule C required);
● Enter the year of election (YYYY) <input style="width: 150px;" type="text"/>	

Federal Taxable Income	Round to nearest dollar	
1. Federal taxable income from Federal form 1120 line 30 or Form 990-T, Part I, line 11.	● 1	-397 00
2. Federal taxable income of companies not included in this return	● 2	00
3. Net federal taxable income, subtract line 2 from line 1	3	-397 00



240112 21030

Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
ELKRIDGE II CONDOMINIUM ASSOCIATION		25-20095	
<b>Additions</b>			
4. Federal net operating loss deduction	• 4		00
5. Colorado income tax deduction	• 5		00
6. Business meals deducted pursuant to section 274(k) of the Internal Revenue Code	• 6		00
7. Other additions, submit explanation	• 7		00
8. Sum of lines 3 through 7	8	-397	00
<b>Subtractions</b>			
9. Exempt federal interest	• 9		00
10. Excludable foreign source income	• 10		00
11. Colorado Marijuana and Natural Medicine Business Deduction	• 11		00
12. Other subtractions, explanation required below	• 12		00
Explain:			
13. Sum of lines 9 through 12	13		00
<b>Taxable Income</b>			
14. Modified federal taxable income, subtract line 13 from line 8	14	-397	00
15. Colorado taxable income before net operating loss deduction	• 15	-397	00
16. Colorado net operating loss deduction: (see instructions)			
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018	• 16(a)		00
(b) Subtract line 16(a) from line 15, if zero skip to 16(d)	16(b)	0	00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018	• 16(c)		00
(d) Colorado net operating loss deduction, sum of (a) and (c)	16(d)		00
17. Carryforward deduction from Income Tax Year 2021, subtractions from HB21-1002 (see instructions)	• 17		00
18. Colorado taxable income, subtract the sum of lines 16(d) and 17 from line 15	18	-397	00
19. Tax, 4.25% of the amount on line 18	• 19		00



240112 31030

Name of Corporation (match page 1)	CAN or FEIN (match page 1)
ELKRIDGE II CONDOMINIUM ASSOCIATION	25-20095
<b>Credits</b>	
20. Sum of nonrefundable credits from DR 0112CR line 28B, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 0112CR with your return. ● 20	00
21. Nonrefundable Enterprise Zone credits used – as calculated, or from the DR 1366 line 26, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 1366 with your return. ● 21	00
22. Nonrefundable CHIPS Zone Credits from the DR 1370 line 22, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1370 with your return. ● 22	00
23. Strategic capital tax credit from DR 1330 line 8b, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1330 with your return. ● 23	00
24. Net tax, sum of lines 20, 21, 22 and 23. Subtract that sum from line 19. ● 24	0 00
25. Recapture of prior year credits ● 25	00
26. Sum of lines 24 and 25 ● 26	0 00
27. Estimated tax, extension payments, and credits ● 27	00
28. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return. ● 28	00
29. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return. ● 29	00
30. Innovative Motor Vehicle and Innovative Truck Credit for a vehicle you purchased or leased from form DR 0617, you must submit the DR 0617(s) with your return. ● 30	00
31. Business Personal Property Credit: Use the calculation in the 112 book instructions to calculate, you must submit a copy of the assessor's statement with your return. ● 31	00
32. Renewable Energy Tax Credit from form DR 1366 line 28, you must submit the DR 1366 with your return. ● 32	00
33. SALT Parity Act Credit (see instructions). ● 33	00
34. Credit for conversion costs to an employee-owned business model. You must submit the certificate from the Office of Economic Development with your return. ● 34	00
35. Alternative Transportation Options Credit. ● 35	00
36. Refundable Residential Energy Storage Systems Credit (assigned to you by the building owner) from line 10 of DR 1307, which you must submit with your return. ● 36	00
37. Heat Pump Credit for Registered Contractors from DR 1322, line 7 ● 37	00
38. Colorado Film Incentive Credit. ● 38	00
39. Food Accessibility Credit, certified by the Department of Agriculture ● 39	00
40. Refundable CHIPS Zone Credit(s) from the DR 1370 line 24, you must submit the DR 1370 with your return. ● 40	00
41. Certified Greenhouse Gas Avoidance Credits, you must submit certificate(s) from the Colorado Energy Office with your return. ● 41	00
42. Additional credit from form DR 0619, line 3 and 10, you must submit the DR 0619 with your return. ● 42	00
43. Electric-Powered Lawn Equipment Credit for qualified retailers. ● 43	00



240112 41030

Name of Corporation (match page 1)	CAN or FEIN (match page 1)	
ELKRIDGE II CONDOMINIUM ASSOCIATION	25-20095	
44. Sum of lines 27 through 43	44	00
45. Net tax due. Subtract line 44 from line 26	45	00
46. Penalty	• 46	00
47. Interest	• 47	00
48. Estimated tax penalty due	• 48	00
49. Total due. Enter the sum of lines 45 through 48	• 49	
50. Overpayment, subtract line 26 from line 44	50	0 00
51. Amount from line 50 to carry forward to the next year's estimated tax	• 51	00
52. Amount from line 50 to be refunded	• 52	0 00

### Direct Deposit

Routing Number

Type:  Checking  Savings

Account Number

The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment directly from your bank account electronically.

File and pay at: [Colorado.gov/RevenueOnline](https://colorado.gov/revenueonline) or

**Mail and Make Checks Payable to:** Colorado Department of Revenue  
Denver, CO 80261-0006

TAXPAYER



240112 51030

Name of Corporation (match page 1)			CAN or FEIN (match page 1)		
ELKRIDGE II CONDOMINIUM ASSOCIATION			25-20095		
<b>C. The corporation's books are in care of:</b>					
Last Name		First Name		Middle Initial	Phone Number
TAVA REAL ESTATE		JACOB			(719) 551-9222
Address			City	State	ZIP
107 E GEORGIA AVE, SUITE 1D			GUNNISON	CO	81230
<b>D. Business code number per federal return (NAICS)</b>			<b>E. Year corporation began doing business in Colorado</b>		
•			• 1992		
<b>F. Do you want to allow the paid preparer shown below to discuss this return and any related information with the Colorado Department of Revenue? See the instructions.</b>					• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>G. Kind of business in detail</b> CONDOMINIUM MANAGEMENT ASSOCIATION					
<b>H. Has the Internal Revenue Service made any adjustments in the corporation's income or tax or have you filed amended federal income tax returns at any time during the last four years?</b>					• <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, for which year(s)? (YYYY)					
Did you file amended Colorado returns to reflect such changes or submit copies of the Federal Agent's reports?					• <input type="checkbox"/> Yes <input type="checkbox"/> No
Last Name of person or firm preparing return		First Name		Middle Initial	
Saunders		Shirley		J	
Address of person or firm preparing return			Phone Number		
214 6th St, Ste 11			(970) 349-6156		
City			State	ZIP	
Crested Butte			CO	81224	
Under penalties of perjury in the second degree, I declare that I have examined this return and to the best of my knowledge is true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.					
Signature or Title of Officer				Date (MM/DD/YY)	
PRESIDENT				09/18/25	
<b>Do Not Submit Federal Return, Forms or Schedules when Filing this Return</b>					

<p>If you are filing this return <b>with</b> a check or payment, please mail the return to:</p> <p>COLORADO DEPARTMENT OF REVENUE          Denver, CO 80261-0006</p>	<p>If you are filing this return <b>without</b> a check or payment, please mail the return to:</p> <p>COLORADO DEPARTMENT OF REVENUE          Denver, CO 80261-0005</p>
<p>These addresses and ZIP codes are exclusive to the Colorado Department of Revenue, so a street address is not required.</p>	