

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

**2018**

Department of the Treasury  
Internal Revenue Service

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

For calendar year 2018 or tax year beginning \_\_\_\_\_, 2018, and ending \_\_\_\_\_, 20

<b>TYPE OR PRINT</b>	Name <b>PINE GROVE PATIO HOMES ASSOCIATION</b>	Employer identification number <b>84-1379591</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>P.O. BOX 1670</b>	Date association formed <b>12/08/1995</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>GUNNISON, CO 81230</b>	

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

<b>A</b> Check type of homeowners association: <input type="checkbox"/> Condominium management association <input checked="" 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>	<b>12,000 00</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>	<b>8,391 81</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>	<b>8,391 81</b>
<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>	<b>33</b>	<b>00</b>
<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>	<b>33</b>	<b>00</b>

**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) . . . . .	<b>15</b>		
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b>	<b>0</b>	<b>00</b>
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>33</b>	<b>00</b>
<b>18</b> Specific deduction of \$100 . . . . .	<b>18</b>	<b>\$100</b>	<b>00</b>

**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>	<b>(67)</b>	<b>00</b>
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b>	<b>0</b>	<b>00</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>0</b>	<b>00</b>
<b>23</b> <b>a</b> 2017 overpayment credited to 2018 <b>23a</b> . . . . .	<b>23a</b>		
<b>b</b> 2018 estimated tax payments <b>23b</b> . . . . .	<b>23b</b>		
<b>c</b> Total ▶ <b>23c</b> . . . . .	<b>23c</b>		
<b>d</b> Tax deposited with Form 7004 <b>23d</b> . . . . .	<b>23d</b>		
<b>e</b> Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	<b>23e</b>		
<b>f</b> Credit for federal tax paid on fuels (attach Form 4136) . . . . .	<b>23f</b>		
<b>g</b> Add lines 23c through 23f . . . . .	<b>23g</b>	<b>0</b>	<b>00</b>
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b>	<b>0</b>	<b>00</b>
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	<b>25</b>		
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2019 estimated tax</b> ▶ <b>Refunded</b> ▶ <b>26</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 \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

May the IRS discuss this return with the preparer shown below? See instructions.  Yes  No

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>JANET LYONS</b>	Preparer's signature <i>Janet Lyons</i>	Date <b>2-6-19</b>	Check <input checked="" type="checkbox"/> if self-employed	PTIN <b>P00450301</b>
	Firm's name ▶ <b>Janet Lyons Accounting, LLC</b>	Firm's EIN ▶ <b>27-0653830</b>			
	Firm's address ▶ <b>PO Box 7009, Gunnison, CO 81230</b>	Phone no. <b>970-641-4182</b>			



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DR 0112 (06/13/18)  
COLORADO DEPARTMENT OF REVENUE  
Colorado.gov/Tax

(0023)

**2018 Colorado C Corporation Income Tax Return**

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

Fiscal Year Beginning (MM/DD/18)		Year Ending (MM/DD/YY)							
		2018							
Name of Corporation			• Colorado Account Number						
PINE GROVE PATIO HOMES ASSOCIATION									
Address			• FEIN						
P.O. BOX 1670			84-1379591						
City			State ZIP						
GUNNISON			CO 81230						
Final Return • <input type="checkbox"/>		If you are submitting a statement disclosing a listed or reported transaction, mark this box • <input type="checkbox"/>							
<b>A. Apportionment of Income.</b> This return is being filed for: <table border="0" style="width:100%"> <tr> <td><input checked="" type="checkbox"/> (42) A corporation not apportioning income;</td> <td><input type="checkbox"/> (45) A corporation electing to pay a tax on its gross Colorado sales;</td> </tr> <tr> <td><input type="checkbox"/> (43) A corporation engaged in interstate business apportioning income using single-factor apportionment (DR 0112SF required);</td> <td><input type="checkbox"/> (46) A corporation claiming an exemption under P.L. 86-272;</td> </tr> <tr> <td><input type="checkbox"/> (44) A corporation engaged in interstate business apportioning income using special regulation (DR 0112SF required);</td> <td><input type="checkbox"/> (47) Other apportionment method (fill in below)</td> </tr> </table>				<input checked="" type="checkbox"/> (42) A corporation not apportioning income;	<input type="checkbox"/> (45) A corporation electing to pay a tax on its gross Colorado sales;	<input type="checkbox"/> (43) A corporation engaged in interstate business apportioning income using single-factor apportionment (DR 0112SF required);	<input type="checkbox"/> (46) A corporation claiming an exemption under P.L. 86-272;	<input type="checkbox"/> (44) A corporation engaged in interstate business apportioning income using special regulation (DR 0112SF required);	<input type="checkbox"/> (47) Other apportionment method (fill in below)
<input checked="" type="checkbox"/> (42) A corporation not apportioning income;	<input type="checkbox"/> (45) A corporation electing to pay a tax on its gross Colorado sales;								
<input type="checkbox"/> (43) A corporation engaged in interstate business apportioning income using single-factor apportionment (DR 0112SF required);	<input type="checkbox"/> (46) A corporation claiming an exemption under P.L. 86-272;								
<input type="checkbox"/> (44) A corporation engaged in interstate business apportioning income using special regulation (DR 0112SF required);	<input type="checkbox"/> (47) Other apportionment method (fill in below)								
<b>B. Separate/Consolidated/Combined Filing.</b> This return is being filed for: <table border="0" style="width:100%"> <tr> <td><input checked="" type="checkbox"/> A single corporation filing a separate return;</td> <td><input type="checkbox"/> An affiliated group of corporations required to file a combined return (Schedule C required);</td> </tr> <tr> <td><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);</td> <td><input type="checkbox"/> An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Schedule C required)</td> </tr> </table> <p>• Enter the year of election (YYYY) <input type="text"/></p>				<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)		
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<b>Federal Taxable Income</b>			Round to nearest dollar						
1. Federal taxable income from Federal form 1120 or 990-T	• 1	-67	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	-67	00						
<b>Additions</b>									
4. Federal net operating loss deduction	• 4		00						
5. Colorado income tax deduction	• 5		00						
6. Other additions, submit explanation	• 6		00						
7. Sum of lines 3 through 6	7	-67	00						



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Name		Account Number
PINE GROVE PATIO HOMES ASSOCIATION		84-1379591
<b>Subtractions</b>		
8. Exempt federal interest	• 8	00
9. Excludable foreign source income	• 9	00
10. Colorado capital gain subtraction	• 10	00
11. Colorado Marijuana Business Deduction	• 11	00
12. Agricultural asset lease deduction. Enter CADA certificate number and submit a copy of your certificate with your return	• 12	00
• CADA Certificate Number		
13. Other subtractions, submit explanation	• 13	00
14. Sum of lines 8 through 13	14	0 00
<b>Taxable Income</b>		
15. Modified federal taxable income, subtract line 14 from line 7	15	-67 00
16. Colorado taxable income before net operating loss deduction	• 16	-67 00
17. Colorado net operating loss deduction	• 17	00
18. Colorado taxable income, subtract line 17 from line 16	18	-67 00
19. Tax, 4.63% of the amount on line 18	• 19	0 00
<b>Credits</b>		
20. Sum of nonrefundable credits from line 26, form DR 0112CR (the sum of lines 20 and 21 cannot exceed tax on line 19). You must submit the DR 0112CR with your return.	• 20	00
21. Non-refundable Enterprise Zone credits used – as calculated, or from the DR 1366 line 87 (the sum of lines 20 and 21 cannot exceed tax on line 19). You must submit the DR 1366 with your return.	• 21	00
22. Net tax, sum of lines 20 and 21. Subtract that sum from line 19.	22	0 00
23. Recapture of prior year credits	• 23	00
24. Sum of lines 22 and 23	24	0 00
25. Estimated tax and extension payments and credits	• 25	00
26. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return.	• 26	00
27. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return.	• 27	00
28. Innovative Motor Vehicle and Innovative Truck Credit from form DR 0617, you must submit the DR 0617(s) with your return.	• 28	00
29. Business Personal Property Credit: Use the worksheet in the 112 book instructions to calculate, you must submit copy of assessor's statement with your return.	• 29	00



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Name		Account Number
PINE GROVE PATIO HOMES ASSOCIATION		84-1379591
30. Renewable Energy Tax Credit from form DR 1366 line 88, you must submit the DR 1366 with your return.	● 30	00
31. Sum of lines 25 through 30	31	0 00
32. Net tax due. Subtract line 31 from line 24	32	0 00
33. Penalty	● 33	00
34. Interest	● 34	00
35. Estimated tax penalty due	● 35	00
36. Total due. Enter the sum of lines 32 through 35	● 36	0.00
37. Overpayment, subtract line 24 from line 31	37	00
38. Amount from line 37 to carry forward to the next year's estimated tax	● 38	00
39. Amount from line 37 to be refunded	● 39	00
<p><b>Direct Deposit</b></p> <p>Routing Number <input type="text"/> <input type="text"/></p> <p>Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings</p> <p>Account Number <input type="text"/> <input type="text"/></p>		
<p>The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment directly from your bank account electronically.</p>		
<p>Pay electronically at <a href="http://Colorado.gov/RevenueOnline">Colorado.gov/RevenueOnline</a> or  <b>Mail and Make Checks Payable to:</b> Colorado Department of Revenue            Denver, CO 80261-0006</p>		



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Name						Account Number	
PINE GROVE PATIO HOMES ASSOCIATION						84-1379591	
C. The corporation's books are in care of:							
Last Name		First Name		Middle Initial	Phone Number		
CRAIG		AIMEE			970-641-3625		
Address				City	State	Zip	
405 N. 7TH ST.				GUNNISON	CO	81230	
D. Business code number per federal return (NAICS)				E. Year corporation began doing business in Colorado			
• FORM 1120H				• 1995			
F. May the Colorado Department of Revenue discuss this return with the paid preparer shown below (see instructions)					• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
G. Kind of business in detail HOMEOWNERS ASSOCIATION							
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?					• <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			
JANET LYONS ACCOUNTING, LLC							
Address of person or firm preparing return				Phone Number			
P.O. BOX 7009				970-641-4182			
City				State	Zip		
GUNNISON				CO	81230		
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)		
<b>TAXPAYER COPY</b>							
<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>
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## PINE GROVE PATIO HOMES ASSOCIATION

## Balance Sheet

As of December 31, 2018

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	Dec 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Community Banks of Colorado-Ckg	1,816.44
Community Bank Reserve Fund	18,120.01
<b>Total Checking/Savings</b>	<b>19,936.45</b>
<b>Total Current Assets</b>	<b>19,936.45</b>
<b>TOTAL ASSETS</b>	<b><u>19,936.45</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Capital Improvement Reserve	10,900.00
Retained Earnings	5,395.26
Net Income	3,641.19
<b>Total Equity</b>	<b>19,936.45</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>19,936.45</u></b>

**PINE GROVE PATIO HOMES ASSOCIATION**

**Profit & Loss**

January through December 2018

Jan - Dec 18

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Dues Income</b>	
HOA Dues—General Fund	8,475.00
Reserve Funds Assessed	3,525.00
<b>Total Dues Income</b>	12,000.00
<b>Total Income</b>	12,000.00
<b>Expense</b>	
<b>Insurance Expense</b>	2,745.25
<b>Snow Removal</b>	795.00
<b>Lawn Care</b>	
Supplies	250.56
Mowing	2,610.00
<b>Total Lawn Care</b>	2,860.56
<b>Tree Pruning</b>	60.00
<b>Irrigation &amp; Sprinklers</b>	
Sprinkler System Maintenance	454.00
Irrigation & Sprinklers - Other	145.00
<b>Total Irrigation &amp; Sprinklers</b>	599.00
<b>Accounting &amp; Clerical Services</b>	1,200.00
<b>Administrative Expense</b>	
Office Supplies & Postage	10.00
P.O. Box Rent	82.00
<b>Total Administrative Expense</b>	92.00
<b>Utilities</b>	40.00
<b>Total Expense</b>	8,391.81
<b>Net Ordinary Income</b>	3,608.19
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	33.00
<b>Total Other Income</b>	33.00
<b>Net Other Income</b>	33.00
<b>Net Income</b>	<u>3,641.19</u>