

2019 Homeowner Association Income Tax Returns

Prepared For:

PINE GROVE PATIO HOMES ASSOCIATION

P.O. Box 1670

Gunnison, CO 81230

Prepared by:

Janet Lyons, Public Accountant

P.O. Box 7029

Gunnison, CO 81230

(970) 641-4182

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

2019

Department of the Treasury
Internal Revenue Service

▶ Go to www.irs.gov/Form1120H for instructions and the latest information.

For calendar year 2019 or tax year beginning _____, 2019, and ending _____, 20

TYPE OR PRINT	Name PINE GROVE PATIO HOMES ASSOCIATION	Employer identification number 84-1379591
	Number, street, and room or suite no. If a P.O. box, see instructions. P.O. BOX 1670	Date association formed 12/08/1995
	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

A Check type of homeowners association: Condominium management association Residential real estate association Timeshare association

B Total exempt function income. Must meet 60% gross income test. See instructions	B	16,004
C Total expenditures made for purposes described in 90% expenditure test. See instructions	C	13,288
D Association's total expenditures for the tax year. See instructions	D	13,288
E Tax-exempt interest received or accrued during the tax year	E	

Gross Income (excluding exempt function income)

1 Dividends	1	
2 Taxable interest	2	171
3 Gross rents	3	
4 Gross royalties	4	
5 Capital gain net income (attach Schedule D (Form 1120))	5	0
6 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
7 Other income (excluding exempt function income) (attach statement)	7	
8 Gross income (excluding exempt function income). Add lines 1 through 7	8	171

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

9 Salaries and wages	9	
10 Repairs and maintenance	10	
11 Rents	11	
12 Taxes and licenses	12	
13 Interest	13	
14 Depreciation (attach Form 4562)	14	
15 Other deductions (attach statement)	15	
16 Total deductions. Add lines 9 through 15	16	0
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	171
18 Specific deduction of \$100	18	\$100

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19	71
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	21
21 Tax credits (see instructions)	21	
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	21
23a 2018 overpayment credited to 2019 23a		
b 2019 estimated tax payments 23b		
c Total ▶ 23c		
d Tax deposited with Form 7004 23d		
e Credit for tax paid on undistributed capital gains (attach Form 2439) 23e		
f Credit for federal tax paid on fuels (attach Form 4136) 23f		
g Add lines 23c through 23f 23g		0
24 Amount owed. Subtract line 23g from line 22. See instructions	24	21
25 Overpayment. Subtract line 22 from line 23g	25	
26 Enter amount of line 25 you want: Credited to 2020 estimated tax ▶ Refunded ▶ 26		

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 _____

Paid Preparer Use Only	Print/Type preparer's name Janet Lyons	Preparer's signature <i>Janet Lyons</i>	Date 2-27-2020	Check <input checked="" type="checkbox"/> if self-employed PTIN P00450301
	Firm's name ▶ Janet Lyons	Firm's EIN ▶ 27-0653830		
	Firm's address ▶ PO Box 7029, Gunnison, CO 81230	Phone no. 970-641-4182		

**SCHEDULE D
(Form 1120)**

Department of the Treasury
Internal Revenue Service

Capital Gains and Losses

▶ Attach to Form 1120, 1120-C, 1120-F, 1120-FSC, 1120-H, 1120-IC-DISC, 1120-L, 1120-ND, 1120-PC, 1120-POL, 1120-REIT, 1120-RIC, 1120-SF, or certain Forms 990-T.

▶ Go to www.irs.gov/Form1120 for instructions and the latest information.

OMB No. 1545-0123

2019

Name **PINE GROVE PATIO HOMES ASSOCIATION** Employer identification number **84-1379591**

Did the corporation dispose of any investment(s) in a qualified opportunity fund during the tax year? Yes No
If "Yes," attach Form 8949 and see its instructions for additional requirements for reporting your gain or loss.

Part I Short-Term Capital Gains and Losses (See instructions.)

See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b	6,000	6,000		0
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				
3 Totals for all transactions reported on Form(s) 8949 with Box C checked				
4 Short-term capital gain from installment sales from Form 6252, line 26 or 37			4	
5 Short-term capital gain or (loss) from like-kind exchanges from Form 8824			5	
6 Unused capital loss carryover (attach computation)			6 ()	
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column h			7	0

Part II Long-Term Capital Gains and Losses (See instructions.)

See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b				
8b Totals for all transactions reported on Form(s) 8949 with Box D checked				
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				
10 Totals for all transactions reported on Form(s) 8949 with Box F checked				
11 Enter gain from Form 4797, line 7 or 9			11	
12 Long-term capital gain from installment sales from Form 6252, line 26 or 37			12	
13 Long-term capital gain or (loss) from like-kind exchanges from Form 8824			13	
14 Capital gain distributions (see instructions)			14	
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column h			15	

Part III Summary of Parts I and II

16 Enter excess of net short-term capital gain (line 7) over net long-term capital loss (line 15)	16	0
17 Net capital gain. Enter excess of net long-term capital gain (line 15) over net short-term capital loss (line 7)	17	0
18 Add lines 16 and 17. Enter here and on Form 1120, page 1, line 8, or the proper line on other returns	18	0

Note: If losses exceed gains, see *Capital Losses* in the instructions.



2019 Colorado C Corporation Income Tax Return

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

Fiscal Year Beginning (MM/DD/19)		Year Ending (MM/DD/YY)	
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
• <input type="checkbox"/> 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"/> (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 receipts-factor apportionment (DR 0112RF 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 0112RF required)	<input type="checkbox"/> (47) Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below)

• **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. Warning: such election is binding for four years. If your election was made in a prior year, enter the year of election in line below. (Schedule C required);	<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 or 990-T	• 1	71	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	71	00
Additions			
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	71	00



Name		Account Number
PINE GROVE PATIO HOMES ASSOCIATION		84-1379591
Subtractions		
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, explain below	● 13	00
Explain:		
14. Sum of lines 8 through 13	14	0 00
Taxable Income		
15. Modified federal taxable income, subtract line 14 from line 7	15	71 00
16. Colorado taxable income before net operating loss deduction	● 16	71 00
17. Colorado net operating loss deduction: (see instructions)		
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018	● 17(a)	00
(b) Subtract line 17(a) from line 16, if zero skip to 17(d)	17(b)	00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018	● 17(c)	00
(d) Colorado net operating loss deduction, sum of (a) and (c)	17(d)	0 00
18. Colorado taxable income, subtract line 17(d) from line 16	18	71 00
19. Tax, 4.5% of the amount on line 18	● 19	3 00
Credits		
20. Sum of nonrefundable credits from line 27, form DR 0112CR (the sum of lines 20, 21, and 22 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, 21, and 22 cannot exceed tax on line 19). You must submit the DR 1366 with your return.	● 21	00
22. Strategic capital tax credit from DR 1330 line 5b, the sum of lines 20, 21, and 22 cannot exceed line 19, you must submit the DR 1330 with your return.	● 22	00
23. Net tax, sum of lines 20, 21, and 22. Subtract that sum from line 19.	23	3 00
24. Recapture of prior year credits	● 24	00
25. Sum of lines 23 and 24	25	3 00



190112 49999

DR 0112 (10/28/19)
COLORADO DEPARTMENT OF REVENUE
Colorado.gov/Tax

Form 112

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
LYONS		JANET	
Address of person or firm preparing return		Phone Number	
P.O. BOX 7029		(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)	
TAXPAYER COPY			
Do Not Submit Federal Return, Forms or Schedules when Filing this Return			

<p>If you are filing this return with 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 without 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>	

NAME, ADDRESS AND FEDERAL I.D. NO.
COMMUNITY BANKS OF COLORADO
A DIVISION OF NBH BANK
PO BOX 26368
KANSAS CITY MO 64196-6368

CUSTOMER NAME, ADDRESS
PINE GROVE PATIO HOME CONDO
ASSOCIATION MM
PO BOX 1670
GUNNISON CO 81230-1670

Payer's TIN 51-0678201
Questions? (877) 877-0395

296D0100025528-1 002
FORM 1 OF 1

2019 FORM 1099-INT: INTEREST INCOME

Account Type	Account Number	Deposit ID	IRS Description	IRS Box#	Amount
Money Market	00035350034 00001		Interest income	1	13.15
			Federal income tax w/h	4	0.00
TOTALS:			Interest income	1	13.15
			Federal income tax withheld	4	0.00

TAXPAYER TIN
84-1379591

Keep for your records.
For Form 1099-DIV, INT, MISC, QID, and Q, this is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
Form 1099-INT, Copy B, For Recipient, OMB #1545-0112
Form 1099-E, Copy B, For Recipient, OMB #1545-1516
Form 1099-MISC, Copy B, For Recipient, OMB #1545-0115

www.irs.gov/form

Department of the Treasury - Internal Revenue Service

1099-E, Copy B, For Recipient, OMB #1545-1516
This form reports interest income from a bank, credit union, or other financial institution. It also reports any federal income tax withheld. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
Form 1099-E, Copy B, For Recipient, OMB #1545-1516
Form 1099-INT, Copy B, For Recipient, OMB #1545-0112
Form 1099-MISC, Copy B, For Recipient, OMB #1545-0115
Form 1099-Q, Copy B, For Recipient, OMB #1545-0117
Form 1099-SA, Copy B, For Recipient, OMB #1545-1769
Form 5498, Copy B, For Participant, OMB #1545-1517
Form 5498-ESA, Copy B, For Beneficiary, OMB #1545-0747
Form 5498-SA, Copy B, For Participant, OMB #1545-1515

1099-INT, Copy B, For Recipient, OMB #1545-0112
This form reports interest income from a bank, credit union, or other financial institution. It also reports any federal income tax withheld. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
Form 1099-INT, Copy B, For Recipient, OMB #1545-0112
Form 1099-E, Copy B, For Recipient, OMB #1545-1516
Form 1099-MISC, Copy B, For Recipient, OMB #1545-0115
Form 1099-Q, Copy B, For Recipient, OMB #1545-0117
Form 1099-SA, Copy B, For Recipient, OMB #1545-1769
Form 5498, Copy B, For Participant, OMB #1545-1517
Form 5498-ESA, Copy B, For Beneficiary, OMB #1545-0747
Form 5498-SA, Copy B, For Participant, OMB #1545-1515

THE
Gunnison
BANK

232 West Tomichi P.O. Box 119 Gunnison, CO 81230
Tel: (970) 641 0320

www.gunnisonbank.com

THE
Crested Butte
BANK

116 6th St. P.O. Box 1010 Crested Butte, CO 81224
Tel: (970) 349-0170



PINE GROVE PATIO HOMES ASSOCIATION
PO BOX 1670
GUNNISON CO 81230-1670

Page 1



NONPERSONAL NOW

Account No 61050
Statement Date 12/31/2019
Last Statement Date 11/29/2019

0	Statement Period		
Previous Balance	3,734.67	# Of Days-Stmt Period	32
1 Deposits/Credits	0.33	Average Balance	3,734.67
0 Checks/Withdrawals	0.00	YTD Interest	1.84
Ending Balance	3,735.00		
MONTHLY SERVICE CHARGE	0.00		

Interest Period

Average Balance	3,734.67
Int Earned This Stmt	0.33
Annual Percentage Yield Earned	0.10 %

Deposits

Date	Description	Amount
12/31/19	INTEREST COMPOUNDED	0.33

Daily Balance Summary

Date	Amount	Date	Amount
12/31/2019	3,735.00		

2019 CONSOLIDATED 1099 STATEMENT

Recipient's Name:
PINE GROVE PATIO HOMES ASSOCIATION

(Includes 1099-INT, 1099-B)

Page 2 of 6

FIGURES ARE FINAL

Information as of February 06, 2020

Edward Jones Account Number:
183-20933-1-3

Payer's Identification Number:
43-1581643

Recipient's Identification Number:
**1*9591

This is important tax information and is being furnished to the Internal Revenue Service (except as indicated). If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.

1099-INT Interest Income - 2019 Statement for recipient (Copy B)
(OMB NO. 1545-0112)

Box 1 Interest Income	156.69
Box 2 Early Withdrawal Penalty	0.00
Box 3 Interest on U.S. Savings Bonds and Treasury Obligations	0.00
Box 4 Federal Income Tax Withheld	0.00
Box 5 Investment Expenses	0.00
Box 6 Foreign Tax Paid	0.00
Box 7 Foreign country or U.S. possession	
Box 8 Tax-Exempt Interest	0.00
Box 9 Specified Private Activity Bond Interest	0.00
Box 10 Market Discount	0.00
Box 11 Bond Premium	0.00
Box 12 Bond Premium on Treasury Obligations	0.00
Box 13 Bond Premium on Tax-Exempt Bond	0.00
Box 14 Tax-Exempt and Tax Credit Bond CUSIP no	0.00

2019 CONSOLIDATED 1099 STATEMENT

Recipient's Name:
 PINE GROVE PATIO HOMES ASSOCIATION

Page 4 of 6

FIGURES ARE FINAL

Information as of February 06, 2020

Edward Jones Account Number:
 183-20833-1-3

Payer's Identification Number:
 43-1591643

This is important tax information and is being furnished to the Internal Revenue Service (except as indicated). If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.

1099-B Totals	Proceeds	Cost Basis	Unadjusted Gain/Loss	Accrued Market Discount	Wash Sale Loss Disallowed	Gain/Loss Considered Ordinary	Gain/Loss Attributed to Proceeds from Collectibles	Federal Withholding	State Withholding
Total ST Covered	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total ST Noncovered	6,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total ST	6,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total LT Covered	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total LT Noncovered	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total LT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Uncosted Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Totals	6,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Important Information Regarding Your Form 1099-B

* - Denotes additional reportable information related to transaction listed immediately above.

We will report cost basis for "covered" shares to the IRS. We will not report cost basis for "noncovered" shares to the IRS. Unadjusted Gain/Loss equals Proceeds (Box 1d) minus Cost or Other Basis (Box 1e) and has not been adjusted for Accrued Market Discount (Box 1f), Wash Sale Disallowed (Box 1g), gain/loss considered Ordinary (Box 2), or gain/loss attributed to Proceeds from Collectibles (Box 3). The cost basis for sales of stock received from compensatory options granted after 2013 is the exercise price only and has not been adjusted for any ordinary income recognized upon grant or exercise. The IRS may require you to report the Proceeds, Cost or Other Basis, and any adjustments from your Form 1099-B on Form 1040, Schedule D (Capital Gains and Losses) and/or Form 8949 (Sales and Other Dispositions of Capital Assets). Refer to the Instructions for Form 1040, Schedule D, and Form 8949 to determine how to report this information on your tax return.

LT indicates a long-term gain/(loss), ST indicates a short-term gain/(loss), and Unknown indicates that we did not have enough information to determine the cost basis and/or holding period. "Ordinary" indicates that some or all the Unadjusted Gain/Loss may be treated as ordinary income or loss. "Collectibles" indicates that proceeds are from a transaction involving collectibles or from a sale of a security that holds collectibles (e.g. a Grantor Trust UPT).

5/8

EDWARD JONES 18886444278

EDWARD JONES 11.12.20 09:41:01

THE
Gunnison
BANK

232 West Tomichi P.O. Box 119 Gunnison, CO 81230
Tel: (970) 841 0320

www.gunnisonbank.com

THE
Crested Butte
BANK

116 6th St. P.O. Box 1010 Crested Butte, CO 81224
Tel: (970) 349-0170



PINE GROVE PATIO HOMES ASSOCIATION
PO BOX 1670
GUNNISON CO 81230-1670

Page 1



NONPERSONAL NOW

Account No 61050
Statement Date 12/31/2019
Last Statement Date 11/29/2019

0	Statement Period		
Previous Balance	3,734.67	# Of Days-Stmt Period	32
1 Deposits/Credits	0.33		
0 Checks/withdrawals	0.00	Average Balance	3,734.67
Ending Balance	3,735.00		
MONTHLY SERVICE CHARGE	0.00	YTD Interest	1.84

Interest Period

Average Balance	3,734.67
Int Earned This Stmt	0.33
Annual Percentage Yield Earned	0.10 %

Deposits

Date	Description	Amount
12/31/19	INTEREST COMPOUNDED	0.33

Daily Balance Summary

Date	Amount	Date	Amount
12/31/2019	3,735.00		

PINE GROVE PATIO HOMES ASSOCIATION

Balance Sheet

As of December 31, 2019

Dec 31, 19

ASSETS

Current Assets

Checking/Savings

Edward Jones - CD

18,156.69

GB&T - Reserve

3,735.00

GB&T - Checking

1,292.08

Total Checking/Savings

23,183.77

Accounts Receivable

Accounts Receivable

-880.00

Total Accounts Receivable

-880.00

Other Current Assets

Undeposited Funds

520.00

Total Other Current Assets

520.00

Total Current Assets

22,823.77

TOTAL ASSETS

22,823.77

LIABILITIES & EQUITY

Equity

Capital Improvement Reserve

10,900.00

Retained Earnings

9,036.45

Net Income

2,887.32

Total Equity

22,823.77

TOTAL LIABILITIES & EQUITY

22,823.77

PINE GROVE PATIO HOMES ASSOCIATION

Profit & Loss

January through December 2019

Jan - Dec 19

Ordinary Income/Expense	
Income	
Dues Income	
HOA Dues--General Fund	8,465.00
Reserve Funds Assessed	3,375.00
Total Dues Income	11,840.00
Special Assessment	4,164.00
Total Income	16,004.00
Expense	
Bank Service Charge	10.00
Insurance Expense	2,798.56
Snow Removal	1,965.00
Lawn Care	
Supplies	119.70
Mowing	2,663.00
Fertilizing	47.35
Lawn Care - Other	112.50
Total Lawn Care	2,942.55
Tree Pruning	4,205.00
Accounting & Clerical Services	1,175.00
Administrative Expense	
Annual Report Fee	35.00
Office Supplies & Postage	25.25
P.O. Box Rent	92.00
Total Administrative Expense	152.25
Utilities	40.00
Total Expense	13,288.36
Net Ordinary Income	2,715.64
Other Income/Expense	
Other Income	
Gain/loss Edward Jones	156.69
Interest Income	14.99
Total Other Income	171.68
Net Other Income	171.68
Net Income	<u>2,887.32</u>