

June 6, 2022

Pine Grove Patio Homes Association  
Po Box 1670  
Gunnison, CO 81230

Pine Grove Patio Homes Association:

I have prepared and enclosed your 2020 federal Homeowners Association and state Corporation income tax returns for the year ended December 31, 2020. The returns should be signed and dated by the appropriate corporate officer(s) and mailed.

The federal Form 1120-H should be mailed as soon as possible to:

Department of the Treasury  
Internal Revenue Service Center  
Ogden, UT 84201-0012

No payment is required with this return when filed.

The Colorado Form 112 should be mailed as soon as possible to:

Colorado Department of Revenue  
Denver, CO 80261-0005

No payment is required with this return when filed.

Copies of the returns are enclosed for your files. I suggest that you retain these copies indefinitely.

Very truly yours,

Jessica Roper

Form **1120-H**  
Department of the Treasury  
Internal Revenue Service

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

OMB No. 1545-0123

**2020**

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

For calendar year 2020 or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

<b>TYPE OR PRINT</b>	Name <b>Pine Grove Patio Homes Association</b>	Employer identification number <b>** - ***9591</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>Po 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 <b>See Statement 1</b>	<b>B</b> 16,230.
<b>C</b> Total expenditures made for purposes described in 90% expenditure test <b>See Statement 2</b>	<b>C</b> 11,773.
<b>D</b> Association's total expenditures for the tax year	<b>D</b> 11,773.
<b>E</b> Tax-exempt interest received or accrued during the tax year	<b>E</b> 0.

<b>Gross Income</b> (excluding exempt function income)	
<b>1</b> Dividends	<b>1</b>
<b>2</b> Taxable interest <b>See Statement 3</b>	<b>2</b> 86.
<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> 86.

<b>Deductions</b> (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> 0.
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8	<b>17</b> 86.
<b>18</b> Specific deduction of \$100	<b>18</b> \$100

<b>Tax and Payments</b>	
<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17	<b>19</b> -14.
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	<b>20</b> 0.
<b>21</b> Tax credits	<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> 0.
<b>23</b> <b>a</b> 2019 overpayment credited to 2020 <b>23a</b>	<b>c Total</b> <b>23c</b> 0.
<b>b</b> 2020 estimated tax payments <b>23b</b>	
<b>d</b> Tax deposited with Form 7004	
<b>e</b> Credit for tax paid on undistributed capital gains (attach Form 2439)	
<b>f</b> Credit for federal tax paid on fuels (attach Form 4136)	
<b>g</b> Add lines 23c through 23f	
<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>
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2021 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: \_\_\_\_\_ Date: \_\_\_\_\_ Title: **President**

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

Print/Type preparer's name <b>Jessica Roper</b>	Preparer's signature _____	Date <b>06/06/22</b>	Check if self-employed <input type="checkbox"/>	PTIN <b>P02285959</b>
Firm's name <b>Edward Howard CPA, LLC</b>	Firm's EIN <b>** - ***8466</b>		Phone no. <b>(970) 641-2500</b>	
Firm's address <b>114 N Boulevard Suite 205 Gunnison, CO 81230</b>				

Pine Grove Patio Homes Association

\*\*\_\*\*\*9591

Form 1120-H	Exempt Function Income	Statement 1
Description		Amount
HOA Membership Dues		13,230.
HOA Special Assessment Fees		3,000.
Total to Form 1120-H, Item B		16,230.

Form 1120-H	EXPENDITURES DESCRIBED IN 90% TEST	Statement 2
Description		Amount
Total Expenses		11,773.
Total to Form 1120-H, Item C		11,773.

Form 1120-H	Interest Income	Statement 3
Description	US	Other
Edward Jones		80. 6.
Total to Form 1120-H, Line 2		86.

CLIENT COPY

Statement(s) 1, 2, 3



**2020 Colorado C Corporation Income Tax Return**  
 Do not submit federal return, forms or schedules when filing this return.

**(0023)**

Fiscal Year Beginning (MM/DD/20)		Year Ending (MM/DD/YY)	
Name of Corporation		Colorado Account Number	
Pine Grove Patio Homes Association			
Address		Federal Employer ID Number	
Po Box 1670		**-***9591	
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	
<b>A. Apportionment of Income.</b> 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>B. Separate/Consolidated/Combined Filing.</b> 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)			
<b>Federal Taxable Income</b>		<b>Round to nearest dollar</b>	
1. Federal taxable income from Federal form 1120 or 990-T	• 1	-14	00
2. Federal taxable income of companies not included in this return	• 2	0	00
3. Net federal taxable income, subtract line 2 from line 1	3	-14	00
<b>Additions</b>			
4. Federal net operating loss deduction	• 4		00
5. Colorado income tax deduction	• 5		00
6. Business Interest Expense Deduction Addback (see instructions).	• 6		00



Name		Account Number
<b>Pine Grove Patio Homes Association</b>		
7. Other additions, submit explanation	• 7	00
8. Sum of lines 3 through 7	8	-14 00
<b>Subtractions</b>		
9. Exempt federal interest	• 9	00
10. Excludable foreign source income	• 10	00
11. Colorado capital gain subtraction	• 11	00
12. Colorado Marijuana Business Deduction	• 12	00
13. Agricultural asset lease deduction. Enter CADA certificate number and submit a copy of your certificate with your return	• CADA Certificate Number • 13	00
14. Other subtractions, explanation required below Explain:	• 14	00
15. Sum of lines 9 through 14	15	00
<b>Taxable Income</b>		
16. Modified federal taxable income, subtract line 15 from line 8	16	-14 00
17. Colorado taxable income before net operating loss deduction	• 17	-14 00
18. Colorado net operating loss deduction: (see instructions)		
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018	• 18(a)	00
(b) Subtract line 18(a) from line 17, if zero skip to 18(d)	18(b)	00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018	• 18(c)	00
(d) Colorado net operating loss deduction, sum of (a) and (c)	18(d)	00
19. Colorado taxable income, subtract line 18(d) from line 17	19	-14 00
20. Tax, 4.55% of the amount on line 19	• 20	0 00
<b>Credits</b>		
21. Sum of nonrefundable credits from line 28, form DR 0112CR (the sum of lines 21, 22, and 23 cannot exceed tax on line 20.) You must submit the DR 0112CR with your return.	• 21	00
22. Non-refundable Enterprise Zone credits used - as calculated, or from the DR 1366 line 87 (the sum of lines 21, 22, and 23 cannot exceed tax on line 20.) You must submit the DR 1366 with your return.	• 22	00
23. Strategic capital tax credit from DR 1330 line 6b, the sum of lines 21, 22, and 23 cannot exceed line 20, you must submit the DR 1330 with your return.	• 23	00
24. Net tax, sum of lines 21, 22, and 23. Subtract that sum from line 20.	24	0 00





Name		Account Number	
Pine Grove Patio Homes Association			
C. The corporation's books are in care of:			
Last Name	First Name	Middle Initial	Phone Number
Address		City	State ZIP
D. Business code number per federal return (NAICS)		E. Year corporation began doing business in Colorado	
• 531390		•	
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.			• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G. Kind of business in detail Homeowners ASSN			
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 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
Roper		Jessica	
Address of person or firm preparing return		Phone Number	
114 N Boulevard Suite 205		(970) 641-2500	
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)	
President			
<b>Do Not Submit Federal Return, Forms or Schedules when Filing this Return</b>			

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