Bonadio & Co., LLP
Certified Public Accountants

February 29, 2024

Whetstone Industrial Park Lot Owners Ass
P. O. Box 836
Crested Butte, CO 81224
Attention: Bill Lacy

Dear Bill:

We have prepared and enclosed your 2023 Homeowners Association income tax return for the year ended December 31, 2023. The return should be signed and dated by the appropriate corporate officer(s) and mailed.

The federal Form 1120-H should be mailed on or before April 15, 2024 to:

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

No payment is required with this return when filed.

The new Corporate Transparency Act – effective 1/1/24, requires certain entities to file Beneficial Ownership Information (BOI) reports to identify individuals who own or control a company in the government's effort to identify bad actors using shell companies or other opaque ownership structures. The due date for these filings is December 31, 2024 (for entities in existence prior to 1/1/2024) or 90 days after the entity's formation (for entities formed after 1/1/2024). Penalties for non-compliance may be substantial. We recommend you seek the advice of legal counsel for assistance with these filings.

A copy of the return is enclosed for your files. We suggest that you retain this copy indefinitely.

As you know, your corporation's minutes are required to be updated annually. The corporate minutes should document approval and support for the corporation's business decisions, for example, officer compensation and bonuses, loans to and from shareholders, declaration of dividends, major expansions and acquisitions, new contracts or agreements, contributions to or creation of retirement plans, as well as reasons for accumulation of earnings. You should also document annual selection of all officers and directors. Corporate minutes are frequently requested by the IRS during an audit. Please contact your attorney to ensure this has been completed.

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

Sincerely,

Josh D. Whitworth

Form **1120-H**

Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for Homeowners Associations

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

OMB No. 1545-0123

2023

For calendar year 2023 or tax year beginning , and ending

TYPE OR PRINT

Name
WHETSTONE INDUSTRIAL PARK LOT OWNERS ASS

Number, street, and room or suite no. If a P.O. box, see instructions.
P. O. BOX 836

City or town, state or province, country, and ZIP or foreign postal code
CRESTED BUTTE, CO 81224

Employer identification number
88-1769369

Date association formed
06/01/2017

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 STATEMENT 1	**B**	23,029.
C	Total expenditures made for purposes described in 90% expenditure test ..... SEE STATEMENT 2	**C**	40,322.
D	Association's total expenditures for the tax year	**D**	40,322.
E	Tax-exempt interest received or accrued during the tax year	**E**	0.

Gross Income (excluding exempt function income)

1	Dividends	1	
2	Taxable interest	2	
3	Gross rents	3	
4	Gross royalties	4	
5	Capital gain net income (attach Schedule D (Form 1120))	5	
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	0.

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	0.
18	Specific deduction of $100	18	$100

Tax and Payments

19	**Taxable income.** Subtract line 18 from line 17			19	-100.
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)			20	0.
21	Tax credits			21	
22	**Total tax.** Subtract line 21 from line 20. See instructions for recapture of certain credits			22	0.
23	**a** Preceding year's overpayment credited to the current year	23a			
	b Current year's estimated tax payments	23b			
	c Tax deposited with Form 7004	23c			
	d Credit for tax paid on undistributed capital gains (attach Form 2439)	23d			
	e Credit for federal tax paid on fuels (attach Form 4136)	23e			
	f Elective payment election amount from Form 3800	23f			
	g **Total payments and credits.** Combine lines 23a through 23f			23g	0.
24	**Amount owed.** Subtract line 23g from line 22. See instructions			24	
25	**Overpayment.** Subtract line 22 from line 23g			25	
26	Enter amount of line 25 you want: **Credited to 2024 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 | PRESIDENT Title

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

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check if self-employed	PTIN
JOSH D. WHITWORTH		02/29/24	☐	P00625532

Firm's name BONADIO & CO., LLP — Firm's EIN 16-1131146

Firm's address 7557 RAMBLER ROAD, SUITE 600 DALLAS, TX 75231 — Phone no. (214) 346-0750

CORPORATION

Two-Year Comparison

2023

Name

WHETSTONE INDUSTRIAL PARK LOT OWNERS ASS

Employer Identification Number

88-1769369

Description	Prior Year	Current Year	Increase (Decrease)
GROSS INCOME:			
DEDUCTIONS:			
TAXABLE INCOME:			
TAXABLE INCOME BEFORE SPECIFIC DEDUCTION OF $100	0.	0.	0.
SPECIFIC DEDUCTION OF $100	100.	100.	0.
TAXABLE INCOME	-100.	-100.	0.
TAX COMPUTATION:			
TAX BEFORE CREDITS	0.	0.	0.
QUALIFIED ELECTRIC VEHICLE CREDIT	0.	0.	0.
TAX AFTER CREDITS	0.	0.	0.
TOTAL TAX	0.	0.	0.
PAYMENTS AND CREDITS:			
BALANCE DUE OR REFUND:			

Form **7004**
(Rev. December 2018)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns

▶ **File a separate application for each return.**
▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

OMB No. 1545-0233

Print or Type

Name: WHETSTONE INDUSTRIAL PARK LOT OWNERS ASS

Identifying number: 88-1769369

Number, street, and room or suite no. (If P.O. box, see instructions.): P. O. BOX 836

City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).): CRESTED BUTTE, CO 81224

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for 17

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ..... ▶ ☐

3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ..... ▶ ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ..... ▶ ☐

5a The application is for calendar year 2023, or tax year beginning _____, and ending _____

b **Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions - attach explanation.)

6 Tentative total tax	6	0.
7 **Total** payments and credits. See instructions	7	0.
8 **Balance due.** Subtract line 7 from line 6. See instructions	8	0.

LHA **For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.** Form **7004** (Rev. 12-2018)

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0045

319741 04-01-23

FORM 1120-H EXEMPT FUNCTION INCOME STATEMENT 1

DESCRIPTION	AMOUNT
HOA MEMBERSHIP DUES	23,029.
TOTAL TO FORM 1120-H, ITEM B	23,029.

FORM 1120-H EXPENDITURES DESCRIBED IN 90% TEST STATEMENT 2

DESCRIPTION	AMOUNT
ELECTRICITY	8,912.
INSURANCE EXPENSE	3,454.
LEGAL EXPENSES	8,240.
MAINTENANCE & REPAIRS	198.
MANAGEMENT FEES	6,000.
SNOW REMOVAL - PLOW	8,848.
WATER/SEWER	4,670.
TOTAL TO FORM 1120-H, ITEM C	40,322.