

Fragaria Landing Homeowners Association  
Annual Meeting 2021 - Report of Prior Year Financial Information

Fragaria Landing HOA Treasurers Report December 31, 2020	Year to Date January 1 through December 31, 2020
<b>Beginning Operating Fund Balance 1/1/2020</b>	<b>\$ 21,975.94</b>
<b>Add Income</b>	
Paid Annual Assessments	\$ 8,225.00
<b>Total Income</b>	<b>\$ 8,225.00</b>
<b>Subtract Expenses</b>	
Office	\$ 233.00
Utilities	\$ 220.81
Landscape Maintenance	\$ 1,512.26
Officer Stipends	\$ 700.00
Liability Insurance	\$ 1,253.00
Annual Meeting	\$ -
Legal	\$ 357.50
Snow Removal	\$ -
Other	\$ 468.10
<b>Total Expenses</b>	<b>\$ 4,744.67</b>
<b>Transfer Out to Road fund</b>	<b>\$ 10,147.90</b>
<b>Transfer Out to Emergency Fund</b>	<b>\$ 10,000.00</b>
<b>Ending Operating Fund Balance 12/31/2020</b>	<b>\$ 5,308.37</b>

Fragaria Landing HOA Treasurers Report December 31, 2020	Year to Date January 1 through December 31, 2020
<b>Beginning Road Fund Balance 1/1/2020</b>	<b>\$ 34,014.65</b>
<b>Transfer In from Operating Fund</b>	<b>\$ 10,147.90</b>
<b>Add Annual and Special Assessments</b>	<b>\$ 6,800.00</b>
<b>Add Interest</b>	<b>19.36</b>
<b>Subtract Expenditures</b>	<b>\$ 43,429.32</b>
<b>Ending Road Fund Balance 12/31/2020</b>	<b>\$ 7,552.59</b>

<b>Emergency Fund Balance 12/31/2020</b>	<b>\$ 10,000.00</b>
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<b>Balance per Bank Checking 12/31/2020</b>	<b>\$ 580.16</b>
<b>Balance per Bank Savings 12/31/2020</b>	<b>\$ 22,280.80</b>
<b>Total Bank Funds</b>	<b>\$ 22,860.96</b>
<b>Operating Fund Balance</b>	<b>\$ 5,308.37</b>
<b>Road Fund Balance</b>	<b>\$ 7,552.59</b>
<b>Emergency Fund</b>	<b>\$ 10,000.00</b>
<b>Total Fund Balances</b>	<b>\$ 22,860.96</b>

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Form **1120-H**

Department of the Treasury  
Internal Revenue Service

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

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

OMB No. 1545-0123

**2020**

For calendar year 2020 or tax year beginning \_\_\_\_\_, 2020, and ending \_\_\_\_\_, 20

<b>TYPE OR PRINT</b>	Name <b>Fragaria Landing Homeowners Association</b>	Employer identification number
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>P.O. Box 1954</b>	Date association formed
	City or town, state or province, country, and ZIP or foreign postal code <b>Port Orchard, WA 98366</b>	<b>June 04, 1987</b>

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** **15,025**

**C** Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . . **C** **48,174**

**D** Association's total expenditures for the tax year. See instructions . . . . . **D** **48,174**

**E** Tax-exempt interest received or accrued during the tax year . . . . . **E**

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

<b>1</b>	Dividends . . . . .	<b>1</b>	
<b>2</b>	Taxable interest . . . . .	<b>2</b>	<b>19</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>19</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>17</b>	Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>19</b>
<b>18</b>	Specific deduction of \$100 . . . . .	<b>18</b>	<b>\$100</b>

**Tax and Payments**

<b>19</b>	<b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>	<b>0</b>
<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>0</b>
<b>23a</b>	2019 overpayment credited to 2020 . . . . . <b>23a</b>	<b>23a</b>	
<b>b</b>	2020 estimated tax payments . . . . . <b>23b</b>	<b>23b</b>	
<b>c</b>	<b>Total</b> ▶ <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>23e</b>	
<b>f</b>	Credit for federal tax paid on fuels (attach Form 4136) . . . . . <b>23f</b>	<b>23f</b>	
<b>g</b>	Add lines 23c through 23f . . . . . <b>23g</b>	<b>23g</b>	
<b>24</b>	<b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b>	<b>0</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>	