



Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

AGENDA
PHA EXECUTIVE BOARD OF DIRECTORS
REGULAR BOARD MEETING
Wednesday, March 25, 2026

Call Meeting to Order:

President's Remarks:

Guests:

Approval Minutes:

Minutes of the Regular Meeting on January 28, 2026

Owners wishing to address the Board on Agenda items: Time Limit – Three Minutes:

Financials:

1. P&L Review/Balance Sheet

Committee Reports/Updates:

1. Architectural Review Committee (ARC) - Mark Griffin & Marci Horn
2. Community Services Committee (CSC) – Leslie Gaylord & Andy Edwards
3. AD HOC Development Committee – Sonia Eyre

New Business:

1. Ratify Email Vote – Election of Officers & Appoint Sonia Eyre to Executive Board
2. Ratify Email Vote – Approve Final Contract for Apex Trash Removal Service April 1, 2026 – March 31, 2031
3. Approve 2025 990 Tax Return
4. Update on Covenant Enforcement

Owners wishing to address the Board on Non-Agenda items: Time Limit - Three Minutes

Adjournment:

Next Executive Board Meeting: Wednesday, May 27, 2026



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**Executive Board of Directors
Pinery Homeowners' Association
Minutes of the Regular Meeting
Wednesday, January 25, 2026**

Attendance: Vice President James Glavin, Secretary Mark Griffin (via Teams), Directors Marci Horn, Andy Edwards

Absent:, Barry Hong (Treasurer), Leslie Gaylord

Visitors: None

Call to Order: Meeting called to order at 6:38 p.m.

President's Remarks:

Changes to Agenda: None

Approval of Minutes:

Minutes of the Regular Meeting held on September 24, 2025 were approved as written

Minutes of the Regular Meeting held on November 19, 2025 were approved as written.

Minutes of the Executive Session held on November 19, 2025 were approved with corrections.

Residents wishing to address the Board of Agenda Items: None

Committee Reports

Architectural Review Committee: Director Horn reported that she attended the court hearing regarding the current covenant violation; no determination has been issued at this time. She also noted that the committee has received numerous privacy-fence submittals over the past several months.

Community Services Committee: Director Edwards reported that the committee is exploring opportunities to apply for grants to support improvements to the Lakeshore Park playground. He further noted that numerous modifications will be required to bring the park into compliance with current codes.

Ad Hoc Development Committee: Stephanie Wyche reviewed several referrals the HOA has received regarding development-related matters. Supporting information for these referrals is attached to the minutes.

Financial: The Board reviewed the Profit and Loss Statement and Balance Sheet for January – December 2025. All questions were answered.

Unfinished Business: None

Pinery Executive Board of Directors

Date: Wednesday, January 28, 2026
To: Pinery HOA Board of Directors
Re: **Ad Hoc Development Committee Project SB2025-10:** Pinery Planned Development, 34 Amendment: Request for a planned development amendment initiated by the Board of County Commissioners to re-categorize undeveloped school land with the Pinery PD.



Over the past few months, you may have noticed three large white Douglas County signs posted in our community—one near Sunridge Hollow and Bettes Ranch Road, and another by Mountain View Elementary. Naturally, many residents have wondered what these signs mean and whether the properties could be used for future housing or commercial development.

To get accurate information, Leigha and I attended the Douglas County Commissioners' Land Use Meeting via Zoom. The purpose of this meeting was to **downzone** these parcels, all of which are owned by the Douglas County School District. Downzoning is a protective measure: if the School District decides it no longer needs these sites, the land would remain undeveloped and could continue to serve as open space, walking areas, or potential parkland.

The Commissioners were very clear that they have **no plans** to convert these properties into residential or commercial developments—so no new housing, retail centers, or large businesses. If the School District eventually releases the land, the County intends to work directly with the community to determine the best use. Options could include preserving the open space, creating a dog park, or developing a playground.

Locations of Pinery Properties Below:



Pinery Executive Board of Directors

Date: Wednesday, January 28, 2026

To: Pinery HOA Board of Directors

Re: Ad Hoc Development Committee Project #SB2025-045: Comments sent back to Douglas County on January 9, 2026

January 9, 2026

Eric Pavlinek
Planning Services
RE: Project SB2025-045

The Pinery Homeowners' Association appreciates the opportunity to provide comments on the proposed Final Plat for 136 residential lots within the Pinery Meadows Planned Development.

With any development within the Pinery SUA, our focus is to ensure the new development is compatible with the character of the original Pinery - incorporating natural earth tones, building elevations, and landscaping designed to complement the surrounding environment and the like. The Pinery will continue to follow this project as design guidelines are defined.

The Pinery HOA's primary concern with this referral relates to the traffic associated with this and other developments along the SH-83 corridor and the impact at the North Pinery Parkway and SH83 intersection. As development continues along the SH-83 corridor, spanning Douglas and El Paso counties, traffic volumes will continue to increase well past the current 30,000 car trips per day. The Pinery remains constrained by its right-in/right-out access entering and exiting SH-83.

We recognize that it is not the Pinery Meadows development by itself that creates this failure, but the cumulative development. Traffic studies conducted over the years have overlooked the absence of a dedicated northbound deceleration and acceleration lane at the entrance to The Pinery. This is something that cannot be overlooked as developments continue to progress.

Traffic Impact Analysis Findings

Upon thorough review of the Traffic Impact Study for Pinery Meadows (March 7, 2025), the need for NB deacceleration/acceleration lanes is identified as a "Recommended Improvement":

Figure 4 - Year 2028 Background, Lane Geometry, and Traffic Control (pg. 14)

"WB to NB acceleration lane to mitigate poor existing levels of service (by others)"

This concern has also been addressed in the October 2025 Traffic Impact Study for Pinery Village Filing 1, Lot 3B (SP2025-079):

Background Traffic Auxiliary Lane Analysis (pg. 8)

"Auxiliary lanes for study intersections were evaluated, using Year 2027 and 2045 background traffic volumes, and are to be based on Douglas County's Roadway Standards, which defers to CDOT's State Highway Access Code (SHAC)3.



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Pinery HOA Executive Board of Directors

Date: Wednesday, March 25, 2026
To: Pinery HOA Board of Directors
Re: Ratify Email Vote Election of Officers for 2026

I move that the Pinery Homeowners Association Board of Directors approve the Board Officers listed below and confirm the appointment of Sonia Eyre to the Board of Directors.

Proposed Officers:

- **President:** James Glavin
- **Vice President:** Andy Edwards
- **Secretary:** Mark Griffin
- **Treasurer:** Barry Hong

Notes for the Record:

During the January 2026 election, there were two open positions on the Board of Directors. Only one candidate, Barry Hong, submitted a nomination. Sonia Eyre volunteered to serve again in order to fill the remaining vacant position.

Motion made by: _____

Second: _____

Vote:

- **In Favor:** _____
- **Opposed:** _____
- **Abstaining:** _____

Outcome:

- Motion Passed
- Motion Failed

Recorded By:



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Pinery HOA Executive Board of Directors

Date: Wednesday, March 25, 2026
To: Pinery HOA Board of Directors
Re: Ratify Email Vote Approve Final Contract for Apex Trash Removal Service April 1, 2026 – March 31, 2031

I move that the Pinery Homeowners Association Board of Directors approve the Apex Trash Removal Contract for the term of April 1, 2026 through March 31, 2031

Motion made by: _____

Second: _____

Vote:

- **In Favor:** _____
- **Opposed:** _____
- **Abstaining:** _____

Outcome:

- Motion Passed
- Motion Failed

Recorded By:



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Pinery HOA Executive Board of Directors

Date: Wednesday, March 25, 2026
To: Pinery HOA Board of Directors
Re: Approve 990 Tax Return for 2025

I move that the Pinery Homeowners Association Board of Directors approve the proposed draft Form 990 Tax Return for 2025.

Notes: Because we used Prior Years' Net Retained Assets to fund several projects in 2025 (playground equipment decking, front entry irrigation, front entry tree removal), our accountant had me post a series of journal entries to ensure a clean audit trail and proper recognition of revenue and expenses.

Everything is reflected in the draft.

Motion made by: _____

Second: _____

Vote:

- **In Favor:** _____
- **Opposed:** _____
- **Abstaining:** _____

Outcome:

- Motion Passed
- Motion Failed

Recorded By:

Forms 990 / 990-EZ Return Summary

For calendar year 2025, or tax year beginning _____, and ending _____

84-0754737

PINERY HOMEOWNERS ASSOCIATION, INC.

Net Asset / Fund Balance at Beginning of Year 624,084

Revenue

Contributions	<u>13,400</u>	
Program service revenue	<u>794,405</u>	
Investment income	<u>23,381</u>	
Capital gain / loss	<u> </u>	
Fundraising / Gaming:		
Gross revenue	<u> </u>	
Direct expenses	<u> </u>	
Net income	<u> </u>	
Other income	<u>220</u>	
Total revenue		<u>831,406</u>

Expenses

Program services	<u>625,904</u>	
Management and general	<u>229,896</u>	
Fundraising	<u> </u>	
Total expenses		<u>855,800</u>

Excess / (deficit) -24,394

Changes

Net Asset / Fund Balance at End of Year 599,690

Reconciliation of Revenue

Total revenue per financial statements	<u> </u>
Less:	
Unrealized gains	<u> </u>
Donated services	<u> </u>
Recoveries	<u> </u>
Other	<u> </u>
Plus:	
Investment expenses	<u> </u>
Other	<u> </u>
Total revenue per return	<u>831,406</u>

Reconciliation of Expenses

Total expenses per financial statements	<u> </u>
Less:	
Donated services	<u> </u>
Prior year adjustments	<u> </u>
Losses	<u> </u>
Other	<u> </u>
Plus:	
Investment expenses	<u> </u>
Other	<u> </u>
Total expenses per return	<u>855,800</u>

Balance Sheet

	Beginning	Ending	Differences
Assets	<u>1,133,435</u>	<u>1,145,989</u>	
Liabilities	<u>509,351</u>	<u>546,299</u>	
Net assets	<u>624,084</u>	<u>599,690</u>	<u>-24,394</u>

Miscellaneous Information

Amended return _____
 Return / extended due date 05/15/26
 Failure to file penalty _____

Form **8879-TE**

IRS E-file Signature Authorization for a Tax-Exempt Entity

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service
Name of filer

For calendar year 2025, or fiscal year beginning, 2025, and ending, 20

Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879TE for the latest information.

2025

Name and title of officer or person subject to tax PINERY HOMEOWNERS ASSOCIATION, INC.	EIN or SSN 84-0754737
Name and title of officer or person subject to tax JAMES GLAVIN VICE PRESIDENT	

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line for the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

<input checked="" type="checkbox"/> 1a Form 990 check here	b Total revenue , if any (Form 990, Part VIII, column (A), line 12)	1b	831,406
<input type="checkbox"/> 2a Form 990-EZ check here	b Total revenue , if any (Form 990-EZ, line 9)	2b	
<input type="checkbox"/> 3a Form 1120-POL check here	b Total tax (Form 1120-POL, line 22)	3b	
<input type="checkbox"/> 4a Form 990-PF check here	b Tax based on investment income (Form 990-PF, Part V, line 5)	4b	
<input type="checkbox"/> 5a Form 8868 check here	b Balance due (Form 8868, line 3c)	5b	
<input type="checkbox"/> 6a Form 990-T check here	b Total tax (Form 990-T, Part III, line 4)	6b	
<input type="checkbox"/> 7a Form 4720 check here	b Total tax (Form 4720, Part III, line 1)	7b	
<input type="checkbox"/> 8a Form 5227 check here	b FMV of assets at end of tax year (Form 5227, item D)	8b	
<input type="checkbox"/> 9a Form 5330 check here	b Tax due (Form 5330, Part II, line 19)	9b	
<input type="checkbox"/> 10a Form 8038-CP check here	b Amount of credit payment requested (Form 8038-CP, Part III, line 22)	10b	

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that I am an officer of the above entity or I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2025 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

I authorize **MAY JACKSON HENDRICK, LLC** to enter my PIN **81700** as my signature
ERO firm name Enter five numbers, but do not enter all zeros

on the tax year 2025 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2025 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax _____ Date **03/10/26**

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

84521118801

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2025 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature **LORI K. HENDRICK** Date **03/10/26**

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **990**

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2025
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the **2025** calendar year, or tax year beginning , and ending

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization
PINERY HOMEOWNERS ASSOCIATION, INC.
 Doing business as
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite
8170 HILLCREST WAY
 City or town, state or province, country, and ZIP or foreign postal code
PARKER CO 80134-6360

D Employer identification number
84-0754737

E Telephone number
303-841-8572

G Gross receipts\$ **831,406**

F Name and address of principal officer:
SONIA EYRE

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. See instructions.

I Tax-exempt status: 501(c)(3) 501(c) (**4**) (insert no.) 4947(a)(1) or 527

J Website: **WWW.PINERY.ORG**

K Form of organization: Corporation Trust Association Other

L Year of formation: **1977** **M** State of legal domicile: **CO**

H(c) Group exemption number

Part I Summary		Prior Year	Current Year
Activities & Governance	1 Briefly describe the organization's mission or most significant activities: HOMEOWNERS' ASSOCIATION PROVIDING FOR THE GENERAL WELFARE AND PUBLIC GOOD OF ITS MEMBERS.		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	7
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	7
	5 Total number of individuals employed in calendar year 2025 (Part V, line 2a)	5	4
	6 Total number of volunteers (estimate if necessary)	6	70
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
7b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0	
Revenue	8 Contributions and grants (Part VIII, line 1h)		13,400
	9 Program service revenue (Part VIII, line 2g)	805,248	794,405
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	33,452	23,381
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	160	220
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	838,860	831,406
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)		0
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	152,592	160,786
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25)	0	
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	660,730	695,014
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	813,322	855,800
19 Revenue less expenses. Subtract line 18 from line 12	25,538	-24,394	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 1,133,435	End of Year 1,145,989
	21 Total liabilities (Part X, line 26)	509,351	546,299
	22 Net assets or fund balances. Subtract line 21 from line 20	624,084	599,690

Part II Signature Block

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 officer) is based on all information of which preparer has any knowledge.

Sign Here
 Signature of officer: **JAMES GLAVIN** VICE PRESIDENT
 Date: _____

Paid Preparer Use Only
 Preparer's name: **LORI K. HENDRICK**
 Preparer's signature: **LORI K. HENDRICK**
 Date: **03/10/26** Check if PTIN self-employed **P00655374**
 Firm's name: **MAY JACKSON HENDRICK, LLC** Firm's EIN: **20-1617168**
 Firm's address: **18801 E MAINSTREET STE 240 PARKER, CO 80134-3445** Phone no.: **303-841-4220**

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

HOMEOWNERS' ASSOCIATION PROVIDING FOR THE GENERAL WELFARE AND PUBLIC GOOD OF ITS MEMBERS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ **358,157** including grants of \$) (Revenue \$ **556,425**)
TRASH COLLECTION FOR RESIDENTS.

4b (Code:) (Expenses \$ **124,875** including grants of \$) (Revenue \$ **17,240**)
PARKS, TRAILS AND ENTRYWAY:
2025 ACCOMPLISHMENTS:

- REPAIRED IRRIGATION SYSTEM AT FRONT ENTRYWAY
- TRIM DEAD TREES AND FIRE MITIGATION ON ALL OPEN SPACES

- 2026 GOALS:**
- UPGRAD FRONT ENTRYWAY WITH REPLENISHMENT OF MULCH OR ADD ROCK

4c (Code:) (Expenses \$ **55,116** including grants of \$) (Revenue \$ **45,563**)
SECURITY COALITION.

4d Other program services (Describe on Schedule O.)

(Expenses \$ **87,756** including grants of \$) (Revenue \$ **188,576**)

4e Total program service expenses **625,904**

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>		X
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	X	
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules *(continued)*

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
b	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29	Did the organization receive more than \$25,000 in noncash contributions? <i>If "Yes," complete Schedule M</i>		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O.	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)		Yes	No			
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	4			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		X		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a				X
b	If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation on Schedule O</i>	3b				
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a				X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a				X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b				X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c				
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a				X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b				
7	Organizations that may receive deductible contributions under section 170(c).					
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a				
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b				
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c				
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e				
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f				
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g				
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h				
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8				
9	Sponsoring organizations maintaining donor advised funds.					
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a				
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b				
10	Section 501(c)(7) organizations. Enter:					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	Section 501(c)(12) organizations. Enter:					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b				
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a				
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				
13	Section 501(c)(29) qualified nonprofit health insurance issuers.					
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a				
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b				
c	Enter the amount of reserves on hand	13c				
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a				X
b	If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation on Schedule O</i>	14b				
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15				X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16				X
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person, engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	17				

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
1b	Enter the number of voting members included on line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?	X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	X	
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	X	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
8a	a The governing body?	X	
8b	b Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
10b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	X	
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
12c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done	X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	a The organization's CEO, Executive Director, or top management official		X
15b	b Other officers or key employees of the organization If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.		X
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
16b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **NONE**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records.

**THE ASSOCIATION
PARKER**

8170 HILLCREST WAY

CO 80134-6360 303-841-8572

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) SONIA EYRE PRESIDENT	1.73 0.00	X		X				0	0	0
(2) JAMES GLAVIN VICE PRESIDENT	1.73 0.00	X		X				0	0	0
(3) BARRY HONG TREASURER	1.73 0.00	X		X				0	0	0
(4) MARK GRIFFIN SECRETARY	1.73 0.00	X		X				0	0	0
(5) MARCI HORN DIRECTOR	1.73 0.00	X						0	0	0
(6) LESLIE GAYLORD DIRECTOR	1.73 0.00	X						0	0	0
(7) ANDY EDWARDS DIRECTOR	1.73 0.00	X						0	0	0
(8)										
(9)										
(10)										
(11)										

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12)										
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Subtotal										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)										

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **0**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **0**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants, and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e	13,400			
	f All other contributions, gifts, grants, and similar amounts not included above	1f				
	g Noncash contributions included in lines 1a-1f	1g	\$			
	h Total. Add lines 1a-1f		13,400			
Program Service Revenue	2a TRASH COLLECTION	Business Code	556,425	556,425		
	b STORAGE FACILITIES		144,390	144,390		
	c SECURITY COALITION REVENUE		45,563	45,563		
	d NEWSLETTER		21,286	21,286		
	e TITLE TRANFER FEES		12,750	12,750		
	f All other program service revenue		13,991	13,991		
	g Total. Add lines 2a-2f		794,405			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		23,381	23,381		
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6a Gross rents	(i) Real				
		(ii) Personal				
	b Less: rental expenses	6b				
	c Rental inc. or (loss)	6c				
	d Net rental income or (loss)					
	7a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
	b Less: cost or other basis and sales exps.	7b				
	c Gain or (loss)	7c				
	d Net gain or (loss)					
8a Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18	8a					
	b Less: direct expenses	8b				
c Net income or (loss) from fundraising events						
9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b				
c Net income or (loss) from gaming activities						
10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b				
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue	11a MISCELLANEOUS INCOME	Business Code	220	220		
	b					
	c					
	d All other revenue					
	e Total. Add lines 11a-11d		220			
12 Total revenue. See instructions		831,406	818,006	0	0	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	146,896		146,896	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	13,890		13,890	
11 Fees for services (nonemployees):				
a Management				
b Legal	19,630		19,630	
c Accounting	1,200		1,200	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	782		782	
12 Advertising and promotion				
13 Office expenses	2,908		2,908	
14 Information technology	20,490		20,490	
15 Royalties				
16 Occupancy	3,542		3,542	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	481		481	
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance	20,077		20,077	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a TRASH PROGRAM EXPENSES	358,157	358,157		
b PARKS, TRAILS & ENTRY EXP	124,875	124,875		
c DC SHERIFF SECURITY EXP	55,116	55,116		
d MEMBER PROGRAM EXPENSES	43,409	43,409		
e All other expenses	44,347	44,347		
25 Total functional expenses. Add lines 1 through 24e	855,800	625,904	229,896	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	294,468	1	336,108
	2 Savings and temporary cash investments	802,184	2	751,315
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	36,783	4	58,566
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 7,084		
	b Less: accumulated depreciation	10b 7,084	10c	
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)		1,133,435	16	1,145,989
Liabilities	17 Accounts payable and accrued expenses	23,526	17	19,676
	18 Grants payable		18	
	19 Deferred revenue	450,832	19	493,447
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	34,993	25	33,176
	26 Total liabilities. Add lines 17 through 25	509,351	26	546,299
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions		27	
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds	624,084	31	599,690
32 Total net assets or fund balances	624,084	32	599,690	
33 Total liabilities and net assets/fund balances	1,133,435	33	1,145,989	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	831,406
2	Total expenses (must equal Part IX, column (A), line 25)	2	855,800
3	Revenue less expenses. Subtract line 2 from line 1	3	-24,394
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	624,084
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	599,690

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both. <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
2c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

**Schedule B
(Form 990)**
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

Name of the organization PINERY HOMEOWNERS ASSOCIATION, INC.	Employer identification number 84-0754737
--	---

Organization type (check one):

- | | |
|--------------------|---|
| Filers of: | Section: |
| Form 990 or 990-EZ | <input checked="" type="checkbox"/> 501(c)(4) (enter number) organization |
| | <input type="checkbox"/> 4947(a)(1) nonexempt charitable trust not treated as a private foundation |
| | <input type="checkbox"/> 527 political organization |
| Form 990-PF | <input type="checkbox"/> 501(c)(3) exempt private foundation |
| | <input type="checkbox"/> 4947(a)(1) nonexempt charitable trust treated as a private foundation |
| | <input type="checkbox"/> 501(c)(3) taxable private foundation |

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

- For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33¹/₃% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year \$

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization

Employer identification number

PINERY HOMEOWNERS ASSOCIATION, INC.

84-0754737

Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	N/A	\$ 13,400	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
.....	\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
.....	\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
.....	\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
.....	\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
.....	\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

**SCHEDULE C
(Form 990)**

Political Campaign and Lobbying Activities

OMB No. 1545-0047

2025

**Open to Public
Inspection**

For Organizations Exempt From Income Tax Under Section 501(c) and Section 527

Complete if the organization is described below. Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

If the organization answered "Yes" on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then:

- Section 501(c)(3) organizations: Complete Parts I-A and I-B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and I-C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes" on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then:

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes" on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions), or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then:

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization

PINERY HOMEOWNERS ASSOCIATION, INC.

Employer identification number (EIN)

84-0754737

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. See instructions for definition of "political campaign activities."
- 2 Political campaign activity expenditures. See instructions \$
- 3 Volunteer hours for political campaign activities. See instructions

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 \$
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 \$
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
- 4a Was a correction made? Yes No
- b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities \$
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities \$
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b \$
- 4 Did the filing organization file **Form 1120-POL** for this year? Yes No
- 5 Enter the names, addresses, and EINs of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule C (Form 990) 2025

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grassroots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount. Enter the amount from the following table in both columns		
IF the amount on line 1e, column (a) or (b), is: THEN the lobbying nontaxable amount is:		
not over \$500,000	20% of the amount on line 1e.	
over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	
over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	
over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	
over \$17,000,000	\$1,000,000.	
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a. If zero or less, enter -0-		
i Subtract line 1f from line 1c. If zero or less, enter -0-		
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2022	(b) 2023	(c) 2024	(d) 2025	(e) Total
2a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column (e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

Table with 3 columns: (a) Yes/No, (b) Amount. Rows include questions about lobbying activities like influencing legislation, volunteers, staff, media, mailings, publications, grants, direct contact, rallies, and other activities.

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

Table with 3 columns: Question, Yes, No. Rows include questions about dues, in-house lobbying expenditures, and carry-over lobbying expenditures.

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No," OR (b) Part III-A, line 3, is answered "Yes."

Table with 2 columns: Question, Amount. Rows include questions about dues, section 162(e) nondeductible lobbying and political expenditures, and carry-over amounts.

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

Series of horizontal dotted lines for providing supplemental information.

Part IV Supplemental Information *(continued)*

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SCHEDULE D (Form 990)

(Rev. December 2024) Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization

Employer identification number

PINERY HOMEOWNERS ASSOCIATION, INC.

84-0754737

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?, 6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

Part II Conservation Easements

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 2 columns: Description, Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization (check all that apply), 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year, 3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?, 6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B) (i) and section 170(h)(4)(B)(ii)?, 9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: Description, Amount. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items., 1b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items., 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

- 3** Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange program
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5** During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table.
- | | Amount |
|--|-----------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a** Board designated or quasi-endowment %
 - b** Permanent endowment %
 - c** Term endowment %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- (i)** Unrelated organizations? Yes No
 - (ii)** Related organizations? Yes No
- b** If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?
- 4** Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment				
e Other		7,084	7,084	

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))

Part VII Investments – Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments – Program Related

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) STORAGE LOT SECURITY DEPOSITS	26,423
(3) ARCHITECTURAL DEPOSITS	5,700
(4) PAYROLL LIABILITIES	1,053
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	33,176

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII

Part XIII Supplemental Information *(continued)*

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**SCHEDULE O
(Form 990)**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

PINERY HOMEOWNERS ASSOCIATION, INC.

Employer identification number

84-0754737

**FORM 990, PART III, LINE 4D - ALL OTHER ACCOMPLISHMENTS
MEMBER SERVICES AND NEWSLETTER.**

STORAGE LOT FOR RECREATION VEHICLES.

2025 ACCOMPLISHMENTS:

- REPAIRED RV STORAGE LOT DUMP STATION PLUMBING

2026 GOALS:

- RESURFACE ASPHALT ON NORTH AND SOUTH RV LOTS

- REPLACE FENCE ON SOUTH SIDE OF RV LOT

**FORM 990, PART VI, LINE 6 - CLASSES OF MEMBERS OR STOCKHOLDERS
THE RESIDENTS ARE MEMBERS OF THE HOMEOWNERS' ASSOCIATION.**

**FORM 990, PART VI, LINE 7A - ELECTION OF MEMBERS AND THEIR RIGHTS
THE MEMBERS OF THE HOMEOWNERS' ASSOCIATION ELECT THE OFFICERS AND DIRECTORS
OF THE BOARD.**

**FORM 990, PART VI, LINE 7B - DECISIONS SUBJECT TO APPROVAL OF MEMBERS
THE BOARD IS GIVEN RIGHTS TO CONDUCT BUSINESS OPERATIONS ON BEHALF OF THE
MEMBERS OF THE HOMEOWNERS' ASSOCIATION WHICH ARE DETERMINED BY THE
GOVERNING DOCUMENTS. IN ADDITION, THE BOARD IS REQUIRED TO OBTAIN THE
MEMBERS' APPROVAL OF THE ANNUAL BUDGET, AND ANY OTHER SIGNIFICANT
TRANSACTIONS AS DETERMINED BY THE GOVERNING DOCUMENTS.**

**FORM 990, PART VI, LINE 11B - ORGANIZATION'S PROCESS TO REVIEW FORM 990
A DRAFT OF THE FORM 990 IS PROVIDED TO THE BOARD OF DIRECTORS FOR REVIEW
AND APPROVAL PRIOR TO SUBMITTING THE FORM 990 TO THE IRS.**

**FORM 990, PART VI, LINE 12C - ENFORCEMENT OF CONFLICTS POLICY
CONFLICT OF INTEREST POLICY ADDRESSES CURRENT AND POTENTIAL CONFLICTS OF
INTEREST. THE POLICY OUTLINES THE RIGHTS AND RESPONSIBILITIES OF THE
ASSOCIATION'S MEMBERS AND THE MEMBERS OF THE BOARD.**

**FORM 990, PART VI, LINE 19 - GOVERNING DOCUMENTS DISCLOSURE EXPLANATION
THE ORGANIZATION'S GOVERNING DOCUMENTS AND FINANCIAL STATEMENTS ARE MADE
AVAILABLE UPON REQUEST.**

Federal Asset Report

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Other Depreciation:									
1	FURNITURE	9/30/2017	7,084		X	3,336	7 MO200DB	7,084	0
Total Other Depreciation			<u>7,084</u>			<u>3,336</u>		<u>7,084</u>	<u>0</u>
Total ACRS and Other Depreciation			<u>7,084</u>			<u>3,336</u>		<u>7,084</u>	<u>0</u>
Grand Totals			7,084			3,336		7,084	0
Less: Dispositions and Transfers			0			0		0	0
Less: Start-up/Org Expense			0			0		0	0
Less: Domestic R & E Expense			0			0		0	0
Net Grand Totals			<u>7,084</u>			<u>3,336</u>		<u>7,084</u>	<u>0</u>

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AMT Asset Report

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus Sec % 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Other Depreciation:								
1	FURNITURE	9/30/2017	0		0	0 HY	0	0
Total Other Depreciation			0		0		0	0
Total ACRS and Other Depreciation			0		0		0	0
Grand Totals			0		0		0	0
Less: Dispositions and Transfers			0		0		0	0
Net Grand Totals			0		0		0	0

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Depreciation Adjustment Report

All Business Activities

<u>Form</u>	<u>Unit</u>	<u>Asset</u>	<u>Description</u>	<u>Tax</u>	<u>AMT</u>	<u>AMT Adjustments/ Preferences</u>
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There are no assets that meet the criteria of this report

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Future Depreciation Report **FYE: 12/31/2026**

Form 990, Page 1

Asset	Description	Date In Service	Cost	Tax	AMT
Other Depreciation:					
1	FURNITURE	9/30/2017	7,084	0	0
	Total Other Depreciation		<u>7,084</u>	<u>0</u>	<u>0</u>
	Total ACRS and Other Depreciation		<u>7,084</u>	<u>0</u>	<u>0</u>
	Grand Totals		<u>7,084</u>	<u>0</u>	<u>0</u>

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Form 990	Two Year Comparison Report	2024 & 2025
For calendar year 2025, or tax year beginning _____, ending _____		

Name **PINERY HOMEOWNERS ASSOCIATION, INC.** Taxpayer Identification Number **84-0754737**

		2024	2025	Differences	
Revenue	1. Contributions, gifts, grants	1.			
	2. Membership dues and assessments	2.			
	3. Government contributions and grants	3.		13,400	
	4. Program service revenue	4.	805,248	794,405	-10,843
	5. Investment income	5.	33,452	23,381	-10,071
	6. Proceeds from tax exempt bonds	6.			
	7. Net gain or (loss) from sale of assets other than inventory	7.			
	8. Net income or (loss) from fundraising events	8.			
	9. Net income or (loss) from gaming	9.			
	10. Net gain or (loss) on sales of inventory	10.			
	11. Other revenue	11.	160	220	60
	12. Total revenue. Add lines 1 through 11	12.	838,860	831,406	-7,454
Expenses	13. Grants and similar amounts paid	13.			
	14. Benefits paid to or for members	14.			
	15. Compensation of officers, directors, trustees, etc.	15.			
	16. Salaries, other compensation, and employee benefits	16.	152,592	160,786	8,194
	17. Professional fundraising fees	17.			
	18. Other professional fees	18.	7,314	21,612	14,298
	19. Occupancy, rent, utilities, and maintenance	19.	3,421	3,542	121
	20. Depreciation and Depletion	20.	464		-464
	21. Other expenses	21.	649,531	669,860	20,329
	22. Total expenses. Add lines 13 through 21	22.	813,322	855,800	42,478
	23. Excess or (Deficit). Subtract line 22 from line 12	23.	25,538	-24,394	-49,932
Other Information	24. Total exempt revenue	24.	838,860	831,406	-7,454
	25. Total unrelated revenue	25.			
	26. Total excludable revenue	26.	838,860	818,006	-20,854
	27. Total assets	27.	1,133,435	1,145,989	12,554
	28. Total liabilities	28.	509,351	546,299	36,948
	29. Retained earnings	29.	624,084	599,690	-24,394
	30. Number of voting members of governing body	30.	5	7	
31. Number of independent voting members of governing body	31.	5	7		
32. Number of employees	32.	4	4		
33. Number of volunteers	33.	70	70		

Form 990	Tax Return History	2025
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Name PINERY HOMEOWNERS ASSOCIATION, INC.	Employer Identification Number 84-0754737
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	2021	2022	2023	2024	2025	2026
Contributions, gifts, grants					13,400	
Membership dues						
Program service revenue	796,098	786,687	780,224	805,248	794,405	
Capital gain or loss						
Investment income	1,143	308	11,334	33,452	23,381	
Fundraising revenue (income/loss)						
Gaming revenue (income/loss)						
Other revenue	557	180	240	160	220	
Total revenue	797,798	787,175	791,798	838,860	831,406	
Grants and similar amounts paid						
Benefits paid to or for members						
Compensation of officers, etc.						
Other compensation	134,635	145,491	136,913	152,592	160,786	
Professional fees	8,127	7,137	9,960	7,314	21,612	
Occupancy costs	3,123	3,232	3,321	3,421	3,542	
Depreciation and depletion	681	619	619	464		
Other expenses	623,970	605,531	604,636	649,531	669,860	
Total expenses	770,536	762,010	755,449	813,322	855,800	
Excess or (Deficit)	27,262	25,165	36,349	25,538	-24,394	
Total exempt revenue	797,798	787,175	791,798	838,860	831,406	
Total unrelated revenue						
Total excludable revenue	797,798	787,175	791,798	838,860	818,006	
Total Assets	1,020,129	1,032,238	1,107,416	1,133,435	1,145,989	
Total Liabilities	483,097	470,041	508,870	509,351	546,299	
Net Fund Balances	537,032	562,197	598,546	624,084	599,690	

Federal Statements

Taxable Interest on Investments

<u>Description</u>	<u>Amount</u>	<u>Unrelated Business</u>	<u>Exclusion Code</u>	<u>Postal Code</u>	<u>Acquired after 6/30/75</u>	<u>US Obs (\$ or %)</u>
INTEREST INCOME	\$ 23,381					
TOTAL	<u>\$ 23,381</u>					

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84-0754737

Federal Statements

FYE: 12/31/2025

Form 990, Part IX, Line 11g - Other Fees for Service (Non-employee)

Description	Total Expenses	Program Service	Management & General	Fund Raising
PAYROLL PROCESSING	\$ 782	\$	\$ 782	\$
TOTAL	<u>\$ 782</u>	<u>\$ 0</u>	<u>\$ 782</u>	<u>\$ 0</u>

Form 990, Part IX, Line 24e - All Other Expenses

Description	Total Expenses	Program Service	Management & General	Fund Raising
NEWSLETTER EXPENSES	\$ 19,584	\$ 19,584	\$	\$
STORAGE LOT EXPENSES	10,163	10,163		
EQUIPMENT AND MAINTENANCE	9,359	9,359		
DUES AND SUBSCRIPTIONS	2,627	2,627		
TELEPHONE	1,825	1,825		
BANK CHARGES	789	789		
TOTAL	<u>\$ 44,347</u>	<u>\$ 44,347</u>	<u>\$ 0</u>	<u>\$ 0</u>

By Year 2027, an evaluation of auxiliary lane requirements, pursuant to Sections 3.10, 3.11, and 3.12 of CDOT’s SHAC, reveals that a westbound left turn deceleration lane and a northbound right turn deceleration lane at the intersection of S Parker Road with N Pinery Parkway are required since volumes exceed CDOT’s applicable thresholds.”

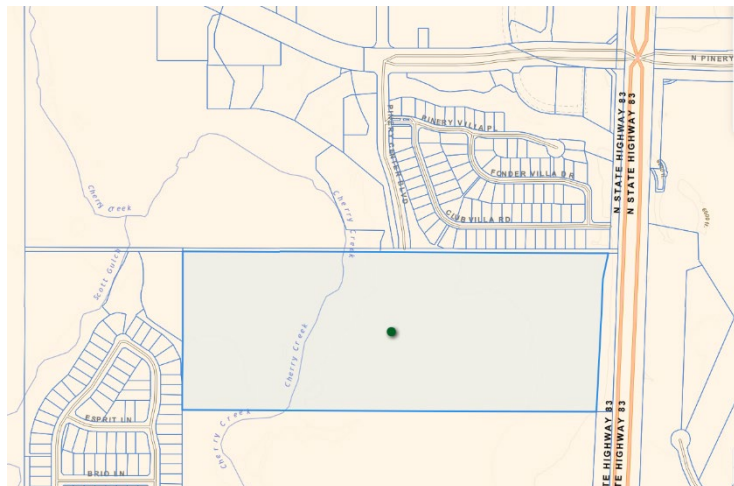
Background Traffic Analysis Results – Year 2045 (pg. 12)

“Year 2045 background traffic analysis indicates that the signalized intersection of S Parker Road with N Pinery Parkway has overall operations at LOS during the AM peak traffic hour and LOS C during the PM peak traffic hour. The LOS F operation anticipated during the morning peak traffic period is attributed to high volumes of westbound right turns, southbound left turns and conflicting northbound through traffic. Potential mitigation for the projected LOS F operations would include the construction of exclusive turn lanes as warranted and discussed previously, as well as construction to allow for a channelized free-flowing westbound right turn movement. The unsignalized intersection of N Pinery Parkway with Pinery Center Boulevard projects turn movement operations at LOS A during the morning and afternoon peak traffic hours.”

We are encouraged to see the North Pinery Parkway and SH83 intersection being discussed and identified in these traffic studies as a recommended improvement, but we believe it needs to be addressed sooner rather than later. Per the study, the current lane geometry/configuration of northbound SH-83 at the North Pinery Parkway (The Pinery entrance) *does not* meet today’s modern traffic standards. The west side of this intersection *does* meet today’s standards, creating an “asymmetrical” intersection. It is a design that only sets drivers up for failure, serious injury, or death.

We understand the many factors involved in implementing roadway improvements and recognize that such changes cannot occur overnight. However, we want to reiterate the importance of addressing this longstanding safety concern as development in the area continues.

Respectfully,
Sonia Eyre
Executive Board President
The Pinery Homeowners’ Association







Homeowners Association, Inc.

A COLORADO NON-PROFIT CORPORATION

8170 Hillcrest Way

Parker, CO 80134

303-841-8572

New Business:

1. **Election of 2026 Officers:** Due to the absence of Leslie Gaylord and Barry Hong at the meeting, the Board decided to table the election of officers to an email vote. Stephanie Wyche will send out an email regarding the 2026 election of officers
2. **Ratify Email Vote:** Approved Proposed Budget: Motion made by Director Horn, seconded by Director Edwards and passed unanimously to ratify the email vote approving the 2026 proposed budget.
3. **Approve final contract for Apex Trash Removal Service April 1, 2026-March 31, 2031:** No action was taken at this time, as the Board requested additional time to conduct a thorough review of the contract. Stephanie Wyche will distribute an email vote to the directors.

Adjournment: The meeting adjourned at 7:45 p.m.

Mark Griffin, PHA Secretary

Stephanie Wyche, Recording Secretary