

# Deferred Assessment Resolution Resolution Worksheet

Date: February 21, 2024

## Suggested Motion:

“The Association elects to apply all or part of the excess assessment income to the following year’s assessments and that such final amount shall be at the Board’s discretion.”

2<sup>nd</sup>:

## Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Peggy Clancy				
Claire Eberwein				
Peter Ferrell				
Marieke Johnson				
Matthew Larson				
Jeff Lisanick				
Amanda Mullan				



**Principals**

Howard A. Goldklang, CPA, MBA  
Donald E. Harris, CPA  
Anne M. Sheehan, CPA  
S. Gail Moore, CPA  
Jeremy W. Powell, CPA  
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200  
Reston, VA 20191

**Associate Principals**

Matthew T. Stiefvater, CPA  
Sheila M. Lewis, CPA

**Managers**

Andrew T. Plaughter, CPA  
Michele S. Lizama, CPA  
Jennifer L. Murray, CPA

**February 6, 2024**

**Parkfairfax Condominium Unit Owners Association**

**For Year Ending: May 31, 2024**

**PLEASE CONSIDER THIS FOR ACTION**

**Condominiums and Homeowner Associations:**

Each year, we recommend that all of our clients pass a deferred assessment resolution. This resolution is intended to strengthen your income tax filing position. On an annual basis, condominiums and homeowner associations may choose to file using either one of these two available methods:

Corporate Method – Form 1120 – IRC Section 277

or

Exempt Method – Form 1120-H – IRC Section 528

Once the current fiscal year has ended and the audit and/or income tax preparation has been completed, we will recommend the best filing method. If the Association were to pass the following resolution before the fiscal year end, it would help to strengthen the position to use the Corporate Method. If the Corporate Method is not ultimately used, there is no negative impact to having passed this resolution. The resolution simply means that the Association will plan to use any surplus earned this year during the following year.

Suggested wording for the deferred assessment resolution:

The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

We recommend that this resolution be passed on an annual basis prior to the end of the Association's fiscal year.

If you have any questions, please contact our office.

***Goldklang Group CPAs, P.C.***

**GOLDKLANG GROUP CPAs, P.C.**

BMC

Exclusively serving Homeowners, Condominiums and Cooperative Associations in MD, DC and VA since 1974.

phone 703 391 9003 fax 703 391 9004 www.GGroupCPAs.com