

Form **1120-H**

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

OMB No. 1545-0123

Department of the Treasury  
Internal Revenue Service

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

**2022**

For calendar year 2022 or tax year beginning , 2022, and ending , 20

<b>TYPE OR PRINT</b>	Name <b>Bella Vista Homes Homeowner's Assn</b>	Employer identification number <b>90-0877531</b>
	Number, street, and room or suite no. If a P.O. box, see instructions <b>317 Howard Street</b>	Date association formed <b>05-25-2006</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>Medford OR 97504</b>	

Check if: (1)  Final return (2)  Name change (3)  Address change (4)  Amended return

**A** Check type of homeowners association:  Condominium management association  Residential real estate association  Timeshare association

<b>B</b> Total exempt function income. Must meet 60% gross income test. See instructions . . . . .	<b>B</b>	<b>107,460</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>	<b>104,633</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>	<b>109,992</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year . . . . .	<b>E</b>	

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

<b>1</b> Dividends . . . . .	<b>1</b>	
<b>2</b> Taxable interest . . . . .	<b>2</b>	
<b>3</b> Gross rents . . . . .	<b>3</b>	
<b>4</b> Gross royalties . . . . .	<b>4</b>	
<b>5</b> Capital gain net income (attach Schedule D (Form 1120)) . . . . .	<b>5</b>	
<b>6</b> Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .	<b>6</b>	
<b>7</b> Other income (excluding exempt function income) (attach statement) . . . . . <b>Statement #1</b> . . . . .	<b>7</b>	<b>1,925</b>
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	<b>8</b>	<b>1,925</b>

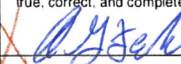
**Deductions (directly connected to the production of gross income, excluding exempt function income)**

<b>9</b> Salaries and wages . . . . .	<b>9</b>	
<b>10</b> Repairs and maintenance . . . . .	<b>10</b>	
<b>11</b> Rents . . . . .	<b>11</b>	
<b>12</b> Taxes and licenses . . . . .	<b>12</b>	
<b>13</b> Interest . . . . .	<b>13</b>	
<b>14</b> Depreciation (attach Form 4562) . . . . .	<b>14</b>	
<b>15</b> Other deductions (attach statement) . . . . . <b>Statement #5</b> . . . . .	<b>15</b>	<b>5,359</b>
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b>	<b>5,359</b>
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>(3,434)</b>
<b>18</b> Specific deduction of \$100 . . . . .	<b>18</b>	<b>\$100</b>


**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>	<b>(3,534)</b>
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b>	
<b>21</b> Tax credits (see instructions) . . . . .	<b>21</b>	
<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits. . . . .	<b>22</b>	
<b>23a</b> 2021 overpayment credited to 2022 . . . . .	<b>23a</b>	
<b>b</b> 2022 estimated tax payments . . . . .	<b>23b</b>	
<b>c</b> Total . . . . .	<b>23c</b>	
<b>d</b> Tax deposited with Form 7004 . . . . .	<b>23d</b>	
<b>e</b> Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	<b>23e</b>	
<b>f</b> Credit for federal tax paid on fuels (attach Form 4136) . . . . .	<b>23f</b>	
<b>g</b> Add lines 23c through 23f . . . . .	<b>23g</b>	
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b>	
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	<b>25</b>	
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2023 estimated tax</b> <b>Refunded</b> <b>26</b>	<b>26</b>	

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

**Sign Here**  **Signature of officer** **10-17-2023** **Date** **President** **Title**

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

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>David Schwindt</b>	Preparer's signature 	Date <b>09-19-2023</b>	Check <input type="checkbox"/> if self-employed <input type="checkbox"/> <b>PTIN</b> <b>P00001855</b>
	Firm's name <b>Schwindt &amp; Company</b>	Firm's EIN <b>93-1057961</b>		
	Firm's address <b>12300 SE Mallard Way Suite 275 Milwaukie OR 97222</b>	Phone no (503) 227-1165		

For Paperwork Reduction Act Notice, see separate instructions.

Form 1120-H (2022)

**Federal Supporting Statements**

**2022** PG01

Name(s) as shown on return

Tax ID Number

Bella Vista Homes Homeowner's Assn

90-0877531

Form 1120H - Line 7 - Other Income

Statement #1

Description	Amount
Architectural Review	1,925
<b>Total</b>	<b>1,925</b>

Form 1120H - Line 15 - Other Deductions

**PG01**  
Statement #5

Description	Amount
Accounting Fees	3,000
Other Accounting Fees	825
Tax prep fees	275
Reserve study fees	1,259
<b>Total</b>	<b>5,359</b>

## Preparer Notes

Page 1

(This page is not filed with the return. It is for your records only.)

Name(s)

Bella Vista Homes Homeowner's Assn

Employer identification no.

90-0877531

Miscellaneous Notes:

\*Management exp allocable to non-exempt function income include time to set up files, record transactions, allocate exp between member/non-member activities, make deposits, withdrawals, mileage, supplies and postage (5 hrs/mo @ \$50/hr).

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

OMB No. 1545-0233

► **File a separate application for each return.**  
 ► **Go to [www.irs.gov/Form7004](http://www.irs.gov/Form7004) for instructions and the latest information.**

**Print  
or  
Type**

Name <b>Bella Vista Homes Homeowner's Assn</b>	Identifying number <b>90-0877531</b>
Number, street, and room or suite no. (If P.O. box, see instructions.) <b>317 Howard Street</b>	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).) <b>Medford OR 97504</b>	

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

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

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

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

**Part II All Filers Must Complete This Part**

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here   
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here
- 5a** The application is for calendar year 20 22, or tax year beginning \_\_\_\_\_, 20\_\_\_\_, and ending \_\_\_\_\_, 20\_\_\_\_.
- b Short tax year.** If this tax year is less than 12 months, check the reason:  Initial return  Final return  
 Change in accounting period  Consolidated return to be filed  Other (See instructions-attach explanation.)

<b>6</b> Tentative total tax	<b>6</b>	<b>0</b>
<b>7</b> Total payments and credits. See instructions	<b>7</b>	<b>0</b>
<b>8</b> Balance due. Subtract line 7 from line 6. See instructions	<b>8</b>	<b>0</b>

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.