

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

2023

Department of the Treasury
Internal Revenue Service

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

For calendar year 2023 or tax year beginning _____, 2023, and ending _____, 20____

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

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

A	Check type of homeowners association: <input type="checkbox"/> Condominium management association <input checked="" type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
B	Total exempt function income. Must meet 60% gross income test. See instructions	130,492
C	Total expenditures made for purposes described in 90% expenditure test. See instructions	89,439
D	Association's total expenditures for the tax year. See instructions	97,724
E	Tax-exempt interest received or accrued during the tax year	

Gross Income (excluding exempt function income)

1	Dividends	1	
2	Taxable interest	2	508
3	Gross rents	3	
4	Gross royalties	4	
5	Capital gain net income (attach Schedule D (Form 1120))	5	
6	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
7	Other income (excluding exempt function income) (attach statement) Statement #1	7	916
8	Gross income (excluding exempt function income). Add lines 1 through 7	8	1,424

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

9	Salaries and wages	9	
10	Repairs and maintenance	10	
11	Rents	11	
12	Taxes and licenses	12	
13	Interest	13	
14	Depreciation (attach Form 4562)	14	
15	Other deductions (attach statement) Statement #5	15	8,285
16	Total deductions. Add lines 9 through 15	16	8,285
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	(6,861)
18	Specific deduction of \$100	18	\$100

Tax and Payments

19	Taxable income. Subtract line 18 from line 17	19	(6,961)
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	
21	Tax credits (see instructions)	21	
22	Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits.	22	
23a	Preceding year's overpayment credited to the current year	23a	
b	Current year's estimated tax payments	23b	
c	Tax deposited with Form 7004	23c	
d	Credit for tax paid on undistributed capital gains (attach Form 2439)	23d	
e	Credit for federal tax paid on fuels (attach Form 4136)	23e	
f	Elective payment election amount from Form 3800	23f	
g	Total payments and credits. Combine lines 23a through 23f	23g	
24	Amount owed. Subtract line 23g from line 22. See instructions	24	
25	Overpayment. Subtract line 22 from line 23g	25	
26	Enter amount of line 25 you want: Credited to 2024 estimated tax Refunded	26	

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: *David Schwindt* Date: **03-21-2024** Title: **President, BVHOA**

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

Paid Preparer Use Only

Print/Type preparer's name David Schwindt	Preparer's signature <i>David Schwindt</i>	Date 03-16-2024	Check <input type="checkbox"/> if self-employed	PTIN P00001855
Firm's name Schwindt & Company	Firm's EIN 93-1057961		Phone no. (503) 227-1165	
Firm's address 12300 SE Mallard Way Suite 275 Milwaukie OR 97222				

Federal Supporting Statements

2023 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
ARC fees	650
Miscellaneous income	266
Total	916

Form 1120H - Line 15 - Other Deductions

PG01
Statement #5

Description	Amount
Bank charges	10
Accounting fees	3,000
Tax prep fees	1,100
Other accounting fees	3,675
Reserve study	329
Fidelity/Computer fraud insurance	171
Total	8,285

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
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Miscellaneous Notes:

*Management exp allocable to non-exempt function income includes 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)

Form **1120-H**

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

OMB No. 1545-0123

2023

Department of the Treasury
Internal Revenue Service

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	City or town, state or province, country, and ZIP or foreign postal code Medford OR 97504	

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Tax and Payments

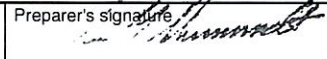
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Sign Here  **03-21-2024** **President, BVHA**

Signature of officer Date Title

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