

Department of the Treasury  
Internal Revenue Service

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

For calendar year 2019 or tax year beginning \_\_\_\_\_, 2019, 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>94,249</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>	<b>104,112</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>	<b>109,577</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>268</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>10,000</b>
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	<b>8</b>	<b>10,268</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>15,465</b>
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b>	<b>15,465</b>
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>(5,197)</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>(5,297)</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>23</b> <b>a</b> 2018 overpayment credited to 2019 . . . . . <b>23a</b>		
<b>b</b> 2019 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 2020 estimated tax</b> ▶ <b>Refunded</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 *David Schwindt*     
 Date *April 10, 2023*     
 Title *President*

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

**SIGN HERE**

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>David Schwindt</b>	Preparer's signature <i>David Schwindt</i>	Date <b>02-06-2023</b>	Check <input type="checkbox"/> if PTIN self-employed	<b>P00001855</b>
	Firm's name ▶ <b>Schwindt &amp; Company</b>	Firm's EIN ▶ <b>93-1057961</b>			
	Firm's address ▶ <b>3407 S Corbett Avenue Portland OR 97239</b>	Phone no. <b>(503) 227-1165</b>			

**Federal Supporting Statements**

**2019** 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 ARC

10,000

**Total**

**10,000**

**PG01**

Form 1120H - Line 15 - Other Deductions

Statement #5

Description

Amount

Accounting Fees

3,000

Other Accounting Fees

1,665

Bank fees

114

Reserve Study

686

ARC costs

10,000

**Total**

**15,465**

# Preparer Notes

Page 1

Name(s)

**Bella Vista Homes Homeowner's Assn**

Employer identification no.

**90-0877531**

**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).

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