

CLIENT 505

STUART KATTER, CPA, LLP  
2689 NORTHWEST CROSSING DRIVE  
BEND, OR 97703  
541-639-7299

 **FILE COPY**

March 19, 2019

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION  
C/O CRYSTAL LAKE COMMUNITY MGMT, INC.  
PO BOX 8550  
BEND, OR 97708

Dear Client:

Enclosed is your 2018 Federal Income Tax Return for Homeowners Associations. The original should be signed at the bottom of page one. No tax is payable with the filing of this return. Mail the Federal return on or before April 15, 2019 to:

DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE CENTER  
OGDEN, UT 84201-0012

Enclosed is your 2018 Oregon Corporation Excise Tax Return. The original should be signed at the bottom of page three. No tax is payable with the filing of this return. Mail the Oregon return on or before May 15, 2019 to:

REFUND  
P.O. BOX 14777  
SALEM, OR 97309-0960

Please be sure to call if you have any questions.

Sincerely,

  
STUART KATTER

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

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

**2018**

For calendar year 2018 or tax year beginning , 2018, and ending ,

<b>TYPE OR PRINT</b>	BELLA VISTA HOMES HOMEOWNERS ASSOCIATION C/O CRYSTAL LAKE COMMUNITY MGMT, INC. PO BOX 8550 BEND, OR 97708	<b>Employer identification number</b> 90-0877531 <small>Date association formed</small> 8/17/2012
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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> 103,637.
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions .....	<b>C</b> 86,575.
<b>D</b> Association's total expenditures for the tax year. See instructions .....	<b>D</b> 86,672.
<b>E</b> Tax-exempt interest received or accrued during the tax year .....	<b>E</b>

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

1 Dividends .....	1
2 Taxable interest .....	2 183.
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) .....	7
<b>8 Gross income</b> (excluding exempt function income). Add lines 1 through 7 .....	<b>8</b> 183.

**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) .....	15 SEE STATEMENT 1 97.
<b>16 Total deductions.</b> Add lines 9 through 15 .....	<b>16</b> 97.
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8 .....	17 86.
<b>18 Specific deduction of \$100</b> .....	<b>18</b> \$100.

**Tax and Payments**

19 <b>Taxable income.</b> Subtract line 18 from line 17 .....	19 -14.	
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) .....	20 0.	
21 Tax credits (see instructions) .....	21	
<b>22 Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits .....	<b>22</b> 0.	
23 a 2017 overpayment credited to 2018 .....	23a	c Total ▶ 23c 0.
b 2018 estimated tax payments .....	23b	
d Tax deposited with Form 7004 .....	23d	
e Credit for tax paid on undistributed capital gains (attach Form 2439) .....	23e	
f Credit for federal tax paid on fuels (attach Form 4136) .....	23f	
g Add lines 23c through 23f .....	23g 0.	
<b>24 Amount owed.</b> Subtract line 23g from line 22. See instructions .....	<b>24</b> 0.	
<b>25 Overpayment.</b> Subtract line 22 from line 23g .....	<b>25</b>	
26 Enter amount of line 25 you want: <b>Credited to 2019 estimated tax</b> ▶	<b>Refunded</b> ▶	<b>26</b>

**Sign Here**

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.

Signature of officer \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

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

**Paid Preparer Use Only**

Print/Type preparer's name: **STUART KATTER** Preparer's signature: *Stuart Katter* Date: **3-15-19** Check self-employed  if PTIN: **P00236705**

Firm's name: ▶ **STUART KATTER, CPA, LLP** Firm's EIN: ▶ **82-4132496**

Firm's address: ▶ **2689 NORTHWEST CROSSING DRIVE**  
**BEND, OR 97703** Phone no.: **541-639-7299**

2018

FEDERAL STATEMENTS

PAGE 1

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION  
C/O CRYSTAL LAKE COMMUNITY MGMT, INC.

90-0877531

STATEMENT 1  
FORM 1120-H, LINE 15  
OTHER DEDUCTIONS

ADMINISTRATION .....	\$	97.
	TOTAL	<u>\$ 97.</u>

"Oregon Tax-Exempt HOA"

Form 1120-H

U.S. Income Tax Return for Homeowners Associations

OMB No. 1545-0123

2018

Department of the Treasury Internal Revenue Service

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

For calendar year 2018 or tax year beginning , 2018, and ending ,

Header section containing association name (Bella Vista Homes Homeowners Association), address (C/O Crystal Lake Community Mgmt, Inc.), employer identification number (90-0877531), and date association formed (8/17/2012).

Check if: (1) Final return (2) Name change (3) Address change (4) Amended return. Association type: Residential real estate association.

Summary table with rows B through E: Total exempt function income (103,637), Total expenditures (86,575), Association's total expenditures (86,672), Tax-exempt interest received.

Gross Income table with rows 1 through 8: Dividends, Taxable interest (183), Gross rents, Gross royalties, Capital gain net income, Net gain or (loss), Other income, Gross income (183).

Deductions table with rows 9 through 18: Salaries and wages, Repairs and maintenance, Rents, Taxes and licenses, Interest, Depreciation, Other deductions (SEE STATEMENT 1, 97), Total deductions (97), Taxable income before specific deduction (86), Specific deduction of \$100.

Tax and Payments table with rows 19 through 26: Taxable income (-14), 30% of line 19 (0), Tax credits, Total tax (0), 2017 overpayment (23a), 2018 estimated tax payments (23b), Tax deposited (23d), Credit for tax paid (23e), Credit for federal tax paid (23f), Amount owed (24), Overpayment (25), Enter amount of line 25 (26).

Sign Here section with signature line for officer, date, title, and a box for 'May the IRS discuss this return with the preparer shown below?' (Yes/No).

Paid Preparer Use Only section with fields for preparer name (Stuart Katter), signature, date (3-15-19), firm name (Stuart Katter, CPA, LLP), firm address (2689 Northwest Crossing Drive, Bend, OR 97703), firm's EIN (82-4132496), and phone number (541-639-7299).

2018

FEDERAL STATEMENTS

PAGE 1

BELLA VISTA HOMES HOMEOWNERS ASSOCIATION  
C/O CRYSTAL LAKE COMMUNITY MGMT, INC.

90-0877531

STATEMENT 1  
FORM 1120-H, LINE 15  
OTHER DEDUCTIONS

ADMINISTRATION .....	\$	97.
	TOTAL	<u>\$ 97.</u>