

**U.S. Income Tax Return for Homeowners Associations**  
 Extension Granted to 09/15/14

**2013**

Information about Form 1120-H and its separate instructions is at [www.irs.gov/form1120h](http://www.irs.gov/form1120h).

For calendar year 2013 or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

<b>TYPE OR PRINT</b>	Name <b>Highlands Condo Association</b>	Employer identification number <b>20-5310334</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>c/o WEB Properties, P.O. Box 21469</b>	Date association formed <b>08/09/2006</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>Spokane, WA 99201</b>	

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

<b>A</b> Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
<b>B</b> Total exempt function income. Must meet 60% gross income test <b>See Statement 1</b>	<b>B 107,557.</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test <b>See Statement 2</b>	<b>C 131,284.</b>
<b>D</b> Association's total expenditures for the tax year	<b>D 131,284.</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year	<b>E 0.</b>

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

<b>1</b> Dividends		<b>1</b>
<b>2</b> Taxable interest <b>See Statement 3</b>		<b>2 162.</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>See Statement 4</b>		<b>7 2,613.</b>
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7		<b>8 2,775.</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>15</b>
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15		<b>16 0.</b>
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8		<b>17 2,775.</b>
<b>18</b> Specific deduction of \$100		<b>18 \$100.00</b>

**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17		<b>19 2,675.</b>
<b>20</b> Enter 30% of line 19. (Timeshare associations, enter 32% of line 19.)		<b>20 803.</b>
<b>21</b> Tax credits		<b>21</b>
<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits		<b>22 803.</b>
<b>23</b> a 2012 overpayment credited to 2013 <b>23a</b>		
b 2013 estimated tax payments <b>23b</b>		
c Total <b>23c</b>		<b>0.</b>
d Tax deposited with Form 7004 <b>23d</b>		
e Credit for tax paid on undistributed capital gains (attach Form 2439) <b>23e</b>		
f Credit for federal tax paid on fuels (attach Form 4136) <b>23f</b>		
g Add lines 23c through 23f <b>23g</b>		<b>0.</b>
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22 (see instructions) <b>Stmt 5 **</b>		<b>24 839.</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 2014 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 \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

May the IRS discuss this return with the preparer shown below (see instr.)?  
 Yes  No

Print/Type preparer's name <b>Jeri Self-Merritt</b>	Preparer's signature <i>Jeri Self-Merritt CPA</i>	Date <b>9-10-14</b>	Check if self-employed <input type="checkbox"/>	PTIN <b>P00048285</b>
Firm's name <b>Langenhorst &amp; Self-Merritt CPAs, P.S.</b>	Firm's EIN <b>91-1856792</b>			
Firm's address <b>522 W. Riverside, Suite 750 Spokane, WA 99201</b>	Phone no. <b>509.444.6819</b>			

**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.**  
 ► **Information about Form 7004 and its separate instructions is at [www.irs.gov/form7004](http://www.irs.gov/form7004).**

<b>Print or Type</b>	Name <b>Highlands Condo Association</b>	Identifying number <b>20-5310334</b>
	Number, street, and room or suite no. (If P.O. box, see instructions.) <b>c/o WEB Properties, P.O. Box 21469</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>Spokane, WA 99201</b>	

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

**Part I Automatic 5-Month Extension**

**1a** Enter the form code for the return that this application is for (see below)  

Application Is For:	Form Code	Application Is For:	Form Code
Form 1065	<b>09</b>	Form 1041 (estate other than a bankruptcy estate)	<b>04</b>
Form 8804	<b>31</b>	Form 1041 (trust)	<b>05</b>

**Part II Automatic 6-Month Extension**

**b** Enter the form code for the return that this application is for (see below) 17

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	<b>01</b>	Form 1120-ND (section 4951 taxes)	<b>20</b>
Form 706-GS(T)	<b>02</b>	Form 1120-PC	<b>21</b>
Form 1041 (bankruptcy estate only)	<b>03</b>	Form 1120-POL	<b>22</b>
Form 1041-N	<b>06</b>	Form 1120-REIT	<b>23</b>
Form 1041-QFT	<b>07</b>	Form 1120-RIC	<b>24</b>
Form 1042	<b>08</b>	Form 1120S	<b>25</b>
Form 1065-B	<b>10</b>	Form 1120-SF	<b>26</b>
Form 1066	<b>11</b>	Form 3520-A	<b>27</b>
Form 1120	<b>12</b>	Form 8612	<b>28</b>
Form 1120-C	<b>34</b>	Form 8613	<b>29</b>
Form 1120-F	<b>15</b>	Form 8725	<b>30</b>
Form 1120-FSC	<b>16</b>	Form 8831	<b>32</b>
Form 1120-H	<b>17</b>	Form 8876	<b>33</b>
Form 1120-L	<b>18</b>	Form 8924	<b>35</b>
Form 1120-ND	<b>19</b>	Form 8928	<b>36</b>

**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.

**Part III All Filers Must Complete This Part**

**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 2013, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

**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>	0.
<b>7</b> Total payments and credits (see instructions)	<b>7</b>	0.
<b>8</b> Balance due. Subtract line 7 from line 6 (see instructions)	<b>8</b>	0.

LHA For Privacy Act and Paperwork Reduction Act Notice, see separate Instructions.

Form 1120-H Exempt Function Income Statement 1

Description	Amount
HOA Membership Dues	107,049.
HOA Late Payment Fees	334.
Other Income	174.
<b>Total to Form 1120-H, Item B</b>	<b>107,557.</b>

Form 1120-H EXPENDITURES DESCRIBED IN 90% TEST Statement 2

Description	Amount
Insurance	9,503.
Landscaping	7,246.
Office Expense	523.
Other Administrative Fees	1,835.
Payroll Expenses	8,296.
Pool Supplies & Maintenance	943.
Property Management Fee	12,000.
Repairs & Maintenance	42,865.
Safety & Security	369.
Snow Removal	1,644.
Taxes & Licenses	1,288.
Utilities	44,772.
<b>Total to Form 1120-H, Item C</b>	<b>131,284.</b>

Form 1120-H Interest Income Statement 3

Description	US	Other
Interest Income		162.
<b>Total to Form 1120-H, Line 2</b>		<b>162.</b>

Form 1120-H Other Income Statement 4

Description	Amount
Laundry Income	2,613.
Total to Form 1120-H, Line 7	2,613.

Tax Due (Overpayment) Statement 5

Description	Amount
Total Tax	803.
Late Payment Penalty	24.
Late Payment Interest	12.
Total Tax Due (Overpayment) to Page 1	839.

Computation of Late Payment Interest Statement 6

PAYMENT AMOUNT	REMAINING COMPOUNDED BALANCE	PERIOD OF UNDERPAYMENT	DAYS	INTEREST RATE	AMOUNT OF INTEREST
0.	803.	03/15/2014 09/15/2014	184	3.0000	12.
Total Late Payment Interest to Page 1					12.

Computation of Late Payment Penalty Statement 7

PAYMENT AMOUNT	REMAINING BALANCE	PERIOD OF UNDERPAYMENT	MON	RATE	AMOUNT OF PENALTY
0.	803.	03/15/2014 09/15/2014	6	.5000	24.
Total Late Payment Penalty to Page 1					24.