Form **1120-H**
Department of the Treasury
Internal Revenue Service

# U.S. Income Tax Return for Homeowners Associations

OMB No. 1545-0127

**2007**

For calendar year 2007 or tax year beginning , 2007, and ending

| Use IRS label. Otherwise, print or type. | Name | Employer identification number (see instructions) |
|---|---|---|
| | Towne Park Homeowners Association, Inc. | 85-0324123 |
| | Number, street, and room or suite no. (If a P.O. box, see instructions.) | Date association formed |
| | 425 Towne Park Dr., NE | |
| | City or town, state, and ZIP code | |
| | Albuquerque NM 87123 | 03/21/84 |

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

A Check type of homeowner's association: ☐ Condominium management association ☒ Residential real estate association ☐ Timeshare association

| | | | |
|---|---|---|---|
| B | Total exempt function income. Must meet 60% gross income test (see instructions) | B | 527,206. |
| C | Total expenditures made for purposes described in 90% expenditure test (see instructions) | C | 452,144. |
| D | Association's total expenditures for the tax year (see instructions) | D | 478,455. |
| E | Tax-exempt interest received or accrued during the tax year | E | |

## Gross Income (excluding exempt function income)

| | | | |
|---|---|---|---|
| 1 | Dividends | 1 | |
| 2 | Taxable interest | 2 | 7,587. |
| 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 schedule) ..... See Other Income Statement | 7 | 18,173. |
| 8 | **Gross income** (excluding exempt function income). Add lines 1 through 7 | 8 | 25,760. |

## 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 schedule) ..... See Other Deductions Statement | 15 | 26,311. |
| 16 | **Total deductions.** Add lines 9 through 15 | 16 | 26,311. |
| 17 | Taxable income before specific deduction of $100. Subtract line 16 from line 8 | 17 | -551. |
| 18 | Specific deduction of $100 | 18 | $100. |

## Tax and Payments

| | | | | | | |
|---|---|---|---|---|---|---|
| 19 | **Taxable income.** Subtract line 18 from line 17 | | | | 19 | -651. |
| 20 | Enter 30% of line 19. (Timeshare associations, enter 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 | |
| 23 | **Payments:** **a** 2006 overpayment credited to 2007 | 23a | | | | |
| | **b** 2007 estimated tax payments | 23b | | **c** Total ► | 23c | |
| | **d** Tax deposited with Form 7004 | | | | 23d | 0. |
| | **e** Credit for tax paid on undistributed capital gains (attach Form 2439) | | | | 23e | |
| | **f** Credit for federal tax on fuels (attach Form 4136) | | | | 23f | |
| | **g** Add lines 23c through 23f | | | | 23g | 0. |
| 24 | **Amount owed.** Subtract line 23g from line 22 (see instructions) | | | | 24 | |
| 25 | **Overpayment.** Subtract line 22 from line 23g | | | | 25 | 0. |
| 26 | Enter amount of line 25 you want: **Credited to 2008 estimated tax** ► | | | **Refunded** ► | 26 | |

**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 instrs) ☒ Yes ☐ No

**Paid Preparer's Use Only**

| | | | |
|---|---|---|---|
| Preparer's signature ► | Date 09/16/08 | Check if self-employed ... ☐ | Preparer's SSN or PTIN P00182115 |
| Firm's name (or yours if self-employed), address, and ZIP code ► | MUEHLMEYER P.C. CPAs<br>8232 LOUISIANA BLVD NE # B<br>ALBUQUERQUE NM 87113-2105 | EIN 74-2833264 | Phone no. (505) 855-9195 |

Form 1120H, Page 1, Line 7
**Other Income Statement**

| | |
|---|---|
| Key/Gate Income | 1,735. |
| Newsletter Advertising Income | 2,346. |
| Clubhouse Rental Income | 9,750. |
| Parking Income | 1,703. |
| Rental Surcharge Income | 2,639. |
| Total | 18,173. |

Form 1120H, Page 1, Line 15
**Other Deductions Statement**

| | |
|---|---|
| Allocation of clubhouse (6%) | 6,653. |
| Allocation of landscaping (6%) | 4,360. |
| Allocation of security (6%) | 2,390. |
| Allocation of refuse removal (6%) | 832. |
| Allocation of key/gate costs (100%) | 1,357. |
| Allocation of management (6%) | 8,414. |
| Allocation of insurance (6%) | 163. |
| Allocation of property taxes (6%) | 2,142. |
| Total | 26,311. |

Form **1120-H**

Department of the Treasury
Internal Revenue Service

# U.S. Income Tax Return for Homeowners Associations

► See separate instructions.

OMB No. 1545-0127

**2008**

For calendar year 2008 or tax year beginning , 2008, and ending ,

| Use IRS label. Otherwise, print or type. | Name | Employer identification number |
|---|---|---|
| | Towne Park Homeowners Association, Inc. | 85-0324123 |
| | Number, street, and room or suite no. If a P.O. box, see instructions. | Date association formed |
| | 425 Towne Park Dr., NE | |
| | City or town, state, and ZIP code | |
| | Albuquerque NM 87123 | 03/21/84 |

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

| | | | | | |
|---|---|---|---|---|---|
| A | Check type of homeowner's association: | ☐ Condominium management association | ☒ Residential real estate association | ☐ Timeshare association | |
| B | Total exempt function income. Must meet 60% gross income test (see instructions) | | | B | 476,593. |
| C | Total expenditures made for purposes described in 90% expenditure test (see instructions) | | | C | 485,683. |
| D | Association's total expenditures for the tax year (see instructions) | | | D | 509,184. |
| E | Tax-exempt interest received or accrued during the tax year | | | E | |

## Gross Income (excluding exempt function income)

| | | | |
|---|---|---|---|
| 1 | Dividends | 1 | |
| 2 | Taxable interest | 2 | |
| 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 schedule) See Other Income Statement | 7 | 22,435. |
| 8 | **Gross income** (excluding exempt function income). Add lines 1 through 7 | 8 | 22,435. |

## 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 schedule) See Other Deductions Statement | 15 | 23,501. |
| 16 | **Total deductions.** Add lines 9 through 15 | 16 | 23,501. |
| 17 | Taxable income before specific deduction of $100. Subtract line 16 from line 8 | 17 | -1,066. |
| 18 | Specific deduction of $100 | 18 | $100. |

## Tax and Payments

| | | | | | |
|---|---|---|---|---|---|
| 19 | **Taxable income.** Subtract line 18 from line 17 | | | 19 | -1,166. |
| 20 | Enter 30% of line 19. (Timeshare associations, enter 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 | |
| 23 | **Payments:** a 2007 overpayment credited to 2008 | 23a | | | |
| | b 2008 estimated tax payments | 23b | c Total ► 23c | | |
| | d Tax deposited with Form 7004 | | 23d 0. | | |
| | 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. |
| 24 | **Amount owed.** Subtract line 23g from line 22 (see instructions) | | | 24 | |
| 25 | **Overpayment.** Subtract line 22 from line 23g | | | 25 | 0. |
| 26 | Enter amount of line 25 you want: **Credited to 2009 estimated tax** ► | | **Refunded** ► | 26 | |

**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 instrs) ☒ Yes ☐ No

**Paid Preparer's Use Only**

| | | | |
|---|---|---|---|
| Preparer's signature ► | Date 04/29/09 | Check if self-employed ☐ | Preparer's SSN or PTIN P00182115 |
| Firm's name (or yours if self-employed), address, and ZIP code ► | MUEHLMEYER P.C. CPA<br>8232 LOUISIANA BLVD NE # B<br>ALBUQUERQUE NM 87113-2105 | EIN 74-2833264 | Phone no. (505) 855-9195 |

Form 1120H, Page 1, Line 7
**Other Income Statement**

| | |
|---|---|
| Key/Gate Income | 2,840. |
| Newsletter Advertising Income | 4,960. |
| Clubhouse Rental Income | 11,911. |
| Parking Income | 2,721. |
| Rental Surcharge Income | 3. |
| Total | 22,435. |

Form 1120H, Page 1, Line 15
**Other Deductions Statement**

| | |
|---|---|
| Allocation of clubhouse (5%) | 6,423. |
| Allocation of landscaping (5%) | 3,271. |
| Allocation of security (5%) | 1,946. |
| Allocation of refuse removal (5%) | 1,398. |
| Allocation of key/gate costs (100%) | 1,541. |
| Allocation of management (5%) | 7,661. |
| Allocation of insurance (5%) | 1,017. |
| Allocation of property taxes (5%) | 244. |
| Total | 23,501. |

Form **1120-H**

Department of the Treasury
Internal Revenue Service

# U.S. Income Tax Return for Homeowners Associations

▶ See separate instructions.

OMB No. 1545-0127

**2009**

For calendar year 2009 or tax year beginning , 2009, and ending , 20

| Use IRS label. Otherwise, print or type. | Name | Employer identification number |
|---|---|---|
| | Towne Park Homeowners Association | 85-0324123 |
| | Number, street, and room or suite no. If a P.O. box, see instructions. SEP 15 2010 | Date association formed |
| | 425 Towne Park Dr NE | |
| | City or town, state, and ZIP code | 03-21-1984 |
| | Albuquerque, NM 87123 | |

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 | Total exempt function income. Must meet 60% gross income test (see instructions) | B | 497,774 |
| C | Total expenditures made for purposes described in 90% expenditure test (see instructions) | C | 468,504 |
| D | Association's total expenditures for the tax year (see instructions) | D | 496,572 |
| E | Tax-exempt interest received or accrued during the tax year | E | 625 |

## Gross Income (excluding exempt function income)

| | | | |
|---|---|---|---|
| 1 | Dividends | 1 | |
| 2 | Taxable interest | 2 | 5,259 |
| 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 schedule) Statement #1 | 7 | 21,192 |
| 8 | **Gross income** (excluding exempt function income). Add lines 1 through 7 | 8 | 26,451 |

## 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 schedule) Statement #5 | 15 | 28,068 |
| 16 | **Total deductions.** Add lines 9 through 15 | 16 | 28,068 |
| 17 | Taxable income before specific deduction of $100. Subtract line 16 from line 8 | 17 | (1,617) |
| 18 | Specific deduction of $100 | 18 | $100.00 |

## Tax and Payments

| | | | |
|---|---|---|---|
| 19 | **Taxable income.** Subtract line 18 from line 17 | 19 | (1,717) |
| 20 | Enter 30% of line 19. (Timeshare associations, enter 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 | |
| 23 | a 2008 overpayment credited to 2009 — 23a | | |
| | b 2009 estimated tax payments — 23b — c Total ▶ 23c | | |
| | 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 | |
| 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 2010 estimated tax** ▶ **Refunded** ▶ | 26 | |

**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 instrs.)? ☒ Yes ☐ No

**Paid preparer's use only**

| | | | |
|---|---|---|---|
| Preparer's signature | | Date 09-14-2010 | Check if self-employed ☐ |
| Firm's name (or yours if self-employed), address, and ZIP code | Muehlmeyer PC CPA<br>8232 Louisiana Blvd NE Ste B<br>Albuquerque NM 87113 | EIN 74-2833264 | Preparer's SSN or PTIN |
| | | Phone no. (505)855-9195 | |

| Federal Supporting Statements | 2009 PG01 |
|---|---|
| Name(s) as shown on return: Towne Park Homeowners Association | FEIN: 85-0324123 |

**FORM 1120H PAGE 1**

Statement # 1

| DESCRIPTION | AMOUNT |
|---|---|
| Key gate income | 3,826 |
| Newsletter advertising income | 4,151 |
| Clubhouse rental income | 10,945 |
| Parking income | 1,702 |
| Rental surcharges | 568 |
| **TOTAL** | **21,192** |

PG 1

**FORM 1120H PAGE 1**

Statement # 5

| DESCRIPTION | AMOUNT |
|---|---|
| Allocation of clubhouse 6% | 5,126 |
| Allocation of landscaping 6% | 4,677 |
| Allocation of security 6% | 609 |
| Allocation of refuse removal 6% | 1,940 |
| Allocation of key gate costs 100% | 2,703 |
| Allocation of management 6% | 11,335 |
| Allocation of insurance 6% | 1,571 |
| Allocation of property taxes 6% | 107 |
| **TOTAL** | **28,068** |