

Department of the Treasury
Internal Revenue Service

▶ Information about Form 1120-H and its separate instructions is at www.irs.gov/form1120h.

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

TYPE OR PRINT	Name <u>Windemere Homeowner Association</u>	Employer identification number 80-0319256
	Number, street, and room or suite no. If a P.O. box, see instructions.	Date association formed
	<u>PO Box 341182</u> City or town, state or province, country and ZIP or foreign postal code <u>Beavercreek OH 45434</u>	<u>01/01/09</u>

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 7,985.
C Total expenditures made for purposes described in 90% expenditure test (see instructions)	C 5,520.
D Association's total expenditures for the tax year (see instructions)	D 5,520.
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 10.
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
8 Gross income (excluding exempt function income). Add lines 1 through 7	8 10.

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
16 Total deductions. Add lines 9 through 15	16
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17 10.
18 Specific deduction of \$100	18 \$100.

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19 -90.																								
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																								
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">a 2012 overpayment credited to 2013.</td> <td style="width:10%; border: 1px solid black;">23 a</td> <td style="width:5%;"></td> <td style="width:55%;"></td> </tr> <tr> <td>b 2013 estimated tax payments.</td> <td style="border: 1px solid black;">23 b</td> <td>c Total ▶</td> <td style="border: 1px solid black;">23 c</td> </tr> <tr> <td>d Tax deposited with Form 7004</td> <td style="border: 1px solid black;">23 d</td> <td></td> <td style="border: 1px solid black;">23 e</td> </tr> <tr> <td>e Credit for tax paid on undistributed capital gains (attach Form 2439)</td> <td style="border: 1px solid black;">23 e</td> <td></td> <td style="border: 1px solid black;">23 f</td> </tr> <tr> <td>f Credit for federal tax paid on fuels (attach Form 4136)</td> <td style="border: 1px solid black;">23 f</td> <td></td> <td></td> </tr> <tr> <td>g Add lines 23c through 23f.</td> <td></td> <td></td> <td style="border: 1px solid black;">23 g</td> </tr> </table>	a 2012 overpayment credited to 2013.	23 a			b 2013 estimated tax payments.	23 b	c Total ▶	23 c	d Tax deposited with Form 7004	23 d		23 e	e Credit for tax paid on undistributed capital gains (attach Form 2439)	23 e		23 f	f Credit for federal tax paid on fuels (attach Form 4136)	23 f			g Add lines 23c through 23f.			23 g	
a 2012 overpayment credited to 2013.	23 a																								
b 2013 estimated tax payments.	23 b	c Total ▶	23 c																						
d Tax deposited with Form 7004	23 d		23 e																						
e Credit for tax paid on undistributed capital gains (attach Form 2439)	23 e		23 f																						
f Credit for federal tax paid on fuels (attach Form 4136)	23 f																								
g Add lines 23c through 23f.			23 g																						
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 2014 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: [Signature] Date: 3/10/14 Title: President HOA

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

Paid Preparer Use Only

Print/Type preparer's name <u>Janice L. Shannon CPA</u>	Preparer's signature <u>[Signature]</u>	Date <u>03/01/14</u>	Check self-employed if <input type="checkbox"/>	PTIN <u>P00269872</u>
Firm's name ▶ <u>SHANNON & COMPANY CPA</u>	Firm's EIN ▶ <u>31-1711663</u>			
Firm's address ▶ <u>2355 Lakeview Drive</u> <u>Beavercreek OH 45431</u>	Phone no. <u>(937) 426-5089</u>			

Homeowners Association
Two Year Comparison

► Keep for your records

Name Windemere Homeowner Association	Employer Identification Number 80-0319256
---	--

Exempt Function Income/Expense	2013		2012		Difference 2013- 2012	
	Amount	% of Total Income	Amount	% of Total Income	Amount	%
B Exempt function income	7,985.		7,215.		770.	10.67
C Total expenditures made for 90% test	5,520.		7,586.		-2,066.	-27.23
D Association's total expenditures for the year	5,520.		7,586.		-2,066.	-27.23
E Tax exempt interest						

Gross Income

1 Dividends						
2 Taxable interest	10.		10.		0.	0.00
3 Gross rents						
4 Gross royalties						
5 Capital gain net income						
6 Net gain or (loss) (Form 4797)						
7 Other income						
8 Gross income ►	10.	100.00	10.		0.	0.00

Deductions

9 Salaries and wages (less employment credits)		0.00		0.00		
10 Repairs and maintenance		0.00		0.00		
11 Rents		0.00		0.00		
12 Taxes and licenses		0.00		0.00		
13 Interest		0.00		0.00		
14 Depreciation on Form 4562		0.00		0.00		
15 Other deductions		0.00		0.00		
16 Total deductions ►		0.00		0.00		

Taxable Income

17 Taxable income before specific deduction of \$100	10.	100.00	10.	100.00	0.	0.00
18 Specific deduction	100.	999.00	100.	999.00	0.	0.00
19 Taxable income ►	-90.				-90.	

Tax, Tax Payments and Credits

20 30% of taxable income						
21 Credits						
22 Total tax						
23 Payments	0.		0.		0.	
24 Tax due						
25 Overpayment	0.		0.		0.	