

U.S. Income Tax Return for Homeowners Associations

2017

Department of the Treasury Internal Revenue Service

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

For calendar year 2017 or tax year beginning , 2017, and ending , 20

Name: Windemere Homeowner Association; Employer identification number: 80-0319256; Date association formed: 01/01/2009

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

A Check type of homeowners association: [X] Condominium management association [] Residential real estate association [] Timeshare association

Table with 8 rows: Dividends, Taxable interest, Gross rents, Gross royalties, Capital gain net income, Net gain or (loss) from Form 4797, Other income, Gross income (excluding exempt function income).

Table with 9 rows: Salaries and wages, Repairs and maintenance, Rents, Taxes and licenses, Interest, Depreciation, Other deductions, Total deductions, Taxable income before specific deduction of \$100, Specific deduction of \$100.

Table with 12 rows: Tax and Payments section including Taxable income, 30% of line 19, Tax credits, Total tax, 2016 overpayment, 2017 estimated tax payments, Tax deposited with Form 7004, Credit for tax paid on undistributed capital gains, Credit for federal tax paid on fuels, Amount owed, Overpayment, Enter amount of line 25 you want.

Sign Here section: Declaration of preparer, Signature of officer, Date, Treasurer Title, and a box for 'May the IRS discuss this return with the preparer shown below?' with Yes/No options.

Paid Preparer Use Only section: Print/Type preparer's name (Janice L. Shannon CPA), Preparer's signature, Date (01/21/2018), Check self-employed, PTIN (P00269872), Firm's name (SHANNON & COMPANY CPA), Firm's EIN (31-1711663), Firm's address (2355 Lakeview Drive Beaver Creek OH 45431), Phone no. (937) 426-5089.

Section 1.263(a)-1(f)

▶ Attach to your income tax return

Name(s) Shown on Return Windemere Homeowner Association	Identification Number 80-0319256
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Tax Year: 2017

Section 1.263(a)-1(f)
De Minimis Safe Harbor Election

The taxpayer elects to make the de minimis safe harbor election under the Regulation 1.263(a)-1(f)

Name: Windemere Homeowner Association
Address: PO Box 341182, Beavercreek, OH 45434-1182
Identification Number: 80-0319256