

TWO RIVERS CPA, LLC
PO BOX 1369
PINEDALE, WY 82941
(307) 231-0625

MARCH 8, 2019

GOLF VISTA HOA
P.O. BOX 3393
JACKSON, WY 83001

DEAR DONNA,

I HAVE PREPARED AND ENCLOSED YOUR 2018 HOMEOWNERS ASSOCIATION INCOME TAX RETURN FOR THE YEAR ENDED DECEMBER 31, 2018. THE RETURN SHOULD BE SIGNED AND DATED BY THE APPROPRIATE CORPORATE OFFICER(S) AND MAILED.

THE FEDERAL FORM 1120-H SHOULD BE MAILED ON OR BEFORE APRIL 15, 2019 TO:

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

NO PAYMENT IS REQUIRED WITH THIS RETURN WHEN FILED.

I SINCERELY APPRECIATE THIS OPPORTUNITY TO SERVE YOU. IF YOU HAVE ANY QUESTIONS REGARDING THE RETURN, PLEASE DO NOT HESITATE TO CALL.

A COPY OF THE RETURN IS ENCLOSED FOR YOUR FILES. I SUGGEST THAT YOU RETAIN THIS COPY INDEFINITELY.

SINCERELY,

Luke Fixter

LUKE R. FIXTER, CPA

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

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

TYPE OR PRINT	Name GOLF VISTA HOA	Employer identification number ** - *** 9793
	Number, street, and room or suite no. If a P.O. box, see instructions. P.O. BOX 3393	Date association formed 05/01/1981
	City or town, state or province, country, and ZIP or foreign postal code JACKSON, WY 83001	

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

A Check type of homeowners association: <input type="checkbox"/> Condominium management association <input checked="" type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
B Total exempt function income. Must meet 60% gross income test SEE STATEMENT 1	B 16,163.
C Total expenditures made for purposes described in 90% expenditure test	C 10,459.
D Association's total expenditures for the tax year	D 10,459.
E Tax-exempt interest received or accrued during the tax year	E 0.

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 statement)	7	
8 Gross income (excluding exempt function income). Add lines 1 through 7	8	0.

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	0.
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	0.
18 Specific deduction of \$100	18	\$100.00

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19	-100.	
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	0.	
21 Tax credits	21		
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	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.
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 2019 estimated tax	26	Refunded	

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 **TAXPAYER COPY** Signature of officer _____ Date _____ **PRESIDENT** Title _____ Date _____

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

Paid Preparer's Use Only	Print/Type preparer's name LUKE R. FIXTER, CPA	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN P01745790
	Firm's name TWO RIVERS CPA, LLC	Firm's EIN ** - *** 6586			
	Firm's address PO BOX 1369 PINEDALE, WY 82941	Phone no. 307-231-0625			

FORM 1120-H

EXEMPT FUNCTION INCOME

STATEMENT 1

DESCRIPTION

AMOUNT

HOA MEMBERSHIP DUES

12,628.

HOA SPECIAL ASSESSMENT FEES

2,850.

HOA LATE PAYMENT FEES

685.

TOTAL TO FORM 1120-H, ITEM B

16,163.

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(307) 231-0625

MARCH 8, 2019

GOLF VISTA HOA
P.O. BOX 3393
JACKSON, WY 83001

DEAR DONNA,

I HAVE PREPARED AND ENCLOSED YOUR 2018 IDAHO CORPORATION
INCOME TAX RETURN FOR THE YEAR ENDED DECEMBER 31, 2018. THE
RETURN SHOULD BE SIGNED AND DATED BY THE APPROPRIATE
CORPORATE OFFICER(S) AND MAILED.

THE IDAHO FORM 41 SHOULD BE MAILED ON OR BEFORE APRIL 15,
2019 TO:

IDAHO STATE TAX COMMISSION
P.O. BOX 56
BOISE, ID 83756-0056

ENCLOSE A CHECK OR MONEY ORDER FOR \$10.00, PAYABLE TO IDAHO
STATE TAX COMMISSION.

I SINCERELY APPRECIATE THIS OPPORTUNITY TO SERVE YOU. IF YOU
HAVE ANY QUESTIONS REGARDING THE RETURN, PLEASE DO NOT
HESITATE TO CALL.

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THAT YOU RETAIN THIS COPY INDEFINITELY.

SINCERELY,

LUKE R. FIXTER, CPA

DON'T STAPLE

FORM

41 IDAHO CORPORATION INCOME TAX RETURN

1019 2018

EFO00025 05-22-2018

AMENDED RETURN? Check the box. See instr. for reasons to amend and enter the number that applies.

For calendar year 2018 or fiscal year beginning

Mo Day Year ending Mo Day Year

State use only

1218

Business name

State use only

GOLF

Federal Employer Identification Number (EIN)

*****9793

GOLF VISTA HOA

Current business mailing address

P.O. BOX 3393

City, state, and ZIP Code

JACKSON, WY 83001

531390

NAICS Code

- 1. If a federal audit was finalized this year, enter the latest year audited
2. Is this an inactive corporation or nameholder corporation?
3. a. Were federal estimated tax payments required?
b. Were estimated tax payments based on annualized amounts?
4. Is this a final return?
5. Is this an electrical or telephone utility?
6. EIN of parent from consolidated Form 1120, Schedule K as filed with the IRS
7. Did you use the combined reporting method?
8. If you're a multinational unitary group, answer questions a, b, and c. Complete Form 42.
9. Did you claim the property tax exemption for investment tax credit property acquired this tax year?
10. Are one or more corporations in this report paying the Idaho premium tax?

ADDITIONS

Table with 3 columns: Description, Line Number, Amount. Includes rows for Federal taxable income, interest and dividends, state taxes, net operating loss, dividends received, bonus depreciation, and other additions.

SUBTRACTIONS

Table with 3 columns: Description, Line Number, Amount. Includes rows for foreign dividend gross-up, interest from Idaho municipal securities, interest on U.S. government obligations, technological equipment donation, allocated income, and other subtractions.

MAIL TO: Idaho State Tax Commission, PO Box 56, Boise ID 83756-0056
INCLUDE A COMPLETE COPY OF YOUR FEDERAL FORM 1120



01820009

32. Net business income subject to apportionment. Enter the amount from line 31	32	-100
33. Corporations with all activity in Idaho enter 100%. Multistate/multinational corporations complete and include Form 42; enter the apportionment factor from Form 42, Part I, line 21	33	100.0000 %
34. Net business income apportioned to Idaho. Multiply line 32 by the percent on line 33	34	-100
35. Income allocated to Idaho. See instructions	35	
36. Idaho net operating loss carryover _____ carryback _____ Enter total	36	
SEE STATEMENT 1		
37. Idaho taxable income. Add lines 34 and 35, then subtract line 36	37	-100
38. Idaho income tax. Multiply line 37 by 6.925%. Minimum \$20 for each corporation (see instructions)	38	0

CREDITS

39. Credit for contributions to Idaho educational entities	39	
40. Credit for contributions to Idaho youth and rehabilitation facilities	40	
41. Total business income tax credits from Form 44, Part I, line 9. Include Form 44	41	
42. Total credits. Add lines 39 through 41	42	
43. Subtract line 42 from line 38. If line 42 is greater than line 38, enter zero	43	

OTHER TAXES

44. Permanent building fund tax. Enter \$10. Combined reports include \$10 for each corporation operating or authorized to do business in Idaho	44	10
45. Total tax from recapture of income tax credits from Form 44, Part II, line 6. Include Form 44	45	
46. Fuels tax due. Include Form 75	46	
47. Sales/use tax due on untaxed purchases (online, mail order, and other)	47	
48. Tax from recapture of qualified investment exemption (QIE). Include Form 49ER	48	
49. Total tax. Add lines 43 through 48	49	10
50. Underpayment interest. Include Form 41ESR	50	
51. Donation to Opportunity Scholarship Program	51	
52. Add lines 49 through 51	52	10

PAYMENTS AND OTHER CREDITS

53. Estimated tax payments. If made under other EIN(s), provide EIN(s), amount(s), and rollforward(s)	53	
54. Special fuels tax refund _____ Gasoline tax refund _____ Include Form 75	54	
55. Tax Reimbursement Incentive credit. Include certificate	55	
56. Total payments and other credits. Add lines 53 through 55	56	

If line 52 is more than line 56, GO TO LINE 57. If line 52 is less than line 56, GO TO LINE 60.

REFUND OR PAYMENT DUE

57. Tax due. Subtract line 56 from line 52	57	10
58. Penalty _____ Interest from due date _____ Enter total	58	

59. TOTAL DUE. Add lines 57 and 58 10

60. Overpayment. Subtract line 52 from line 56 60

61. REFUND. Amount of line 60 you want refunded to you 61

62. ESTIMATED TAX. Amount you want credited to your 2019 estimated tax. Subtract line 61 from line 60 62

AMENDED RETURN ONLY. Complete this section to determine your tax due or refund.

63. Total due (line 59) or overpayment (line 60) on this return	63	
64. Refund from original return plus additional refunds	64	
65. Tax paid with original return plus additional tax paid	65	
66. Amended tax due or refund. Add lines 63 and 64, then subtract line 65	66	

Within 180 days of receiving this return, the Idaho State Tax Commission may discuss this return with the paid preparer identified below. Under penalties of perjury, I declare that to the best of my knowledge and belief this return is true, correct, and complete.

Signature of officer	Date
SIGN HERE	Phone number
PRESIDENT	307-733-5881
Paid preparer's signature	Preparer's EIN, SSN, or PTIN
•	** - *** 6586
Address	Phone number
	307-231-0625

TWO RIVERS CPA, LLC
 PO BOX 1369
 PINEDALE, WY 82941

848302 09-26-18



