20241 1032

### **Utah Tax Return for Miscellaneous Corporations**

Intuit 2012 TC-20MC

For calendar year 2012 or fiscal year (mm/dd/yyyy): and ending -

Amended Return (code 1 - 4)

Mark 'X' if you filed federal form 8886

Mark 'X' if this is a new address: Physical address Mailing address

HI-COUNTRY ESTATES HOA 13300 SOUTH 7370 WEST HERRIMAN, UT 84065

DRAPER

Employer Identification Number 942701581

UT Incorporation/Qualification No. 6350240140

8012549369

1	Corporation return type — mark 'X' for return type (see instructions):			UT	UTCA0501L 09/29/12	
	<ul> <li>Regulated Investment Company (complete Schedule A, Part 1)</li> <li>Real Estate Investment Trust (complete Schedule A, Part 2)</li> </ul>	<ul> <li>X Homeowners Asso (complete Sched</li> <li>Unincorporated Exempt Corporation having Unre (complete Schedule A</li> </ul>	ule A, Part 3) Organization or Exempt elated Business Income	IRC Section 338 Ele	One-day Target Corporation with IRC Section 338 Election (complete Schedule A, Part 5)	
2	Tax - enter the amount calculated on Schedul		,	• 2	71	
3	Utah use tax			• 3		
4	Total tax - add line 2 and line 3			• 4	71	
5	Refundable credits — enter total from Schedule B (attach Schedule B)			• 5		
6	Prepayments from Schedule E, line 4			• 6		
7	Amended return only (see instructions)			• 7		
В	Total refundable credits and prepayments - add lines 5 through 7		• 8			
9	Tax Due — Subtract line 8 from line 4 (not less	than zero)		• 9	71	
10	Penalties and interest (see instructions)			10		
11	Total Due - Pay this amount - add line 9 and line	10.		• 11	71	
12	Overpayment — subtract the sum of line 4 and line 10 from line 8 (not less than zero)		• 12			
13	Amount of overpayment on line 12 to be applied to next taxable year		• 13			
14	Refund – subtract line 13 from line 12			• 14		
15	Mark 'X' for each quarterly estimated prepaym meeting an exception (attach documentation):	ent • 1st	• 2nd	USTC USE C	DNLY	
Under this re	penalties of perjury, I declare to the best of my knowledge and sturn and accompanying schedules are true, correct and complet	• 3rd belief, e.	• 4th			
SIGN	Signature of officer	Title TREASURER	S-26-13	'X' if USTC may discuss with preparer below		
	Preparer's signature Paid RICK VAN VALKENBURGH	B/22/2013	Preparer's telephone number (801) 572-6684	Preparer's PTIN	X 0442469	
Pre	parer's ection Firm's name and address BRAD BRADLEY 826 E 12300	COMPANY		Preparer's EIN	0573882	

84020

#### Supplemental Information to be Supplied by All Miscellaneous Corporations

TC-20MC 2012

Page 2

942701581 HI-COUNTRY ESTATES HOA

What is the last year for which a federal examination has been completed? 1

Under separate cover, send a summary and supporting schedules for all federal adjustments and the federal tax liability for each year for which federal audit adjustments have not been reported to the Tax Commission and indicate date of final determination. Forward information to:

Auditing Division, Utah State Tax Commission, 210 North 1950 West, Salt Lake City, UT 84134-2000.

- 2 For what years are federal examinations now in progress and/or final determination of past examinations still pending?
- For what years have extensions for proposing additional assessments of federal tax been agreed to with the Internal Revenue Service? 3

Note: Utah Code Subsection 59-7-519 extends the Statute of Limitations for tax assessment if federal audit adjustments are not fully reported.

#### Schedule A - Tax Calculation (continued) Intuit TC-20MC, Sch. A Page 2 20244 942701581 HI-COUNTRY ESTATES HOA Part 3: Homeowners Association with IRC Section 528 Income 1411 Taxable income (loss) from federal form 1120-H, line 19 • 1 1 71 2 Tax - multiply line 1 by 5% (.05) (not less than 0) • 2 Enter this amount on TC-20MC, line 2 Attach a copy of federal form 1120-H to this return Part 4: Unincorporated Exempt Organization or Exempt Corporation Having Unrelated Business Income 1 Unrelated business taxable income (loss) from federal form 990-T, line 34 • 1 2 Apportionment fraction - enter 1.000000, or TC-20, Schedule J, line 9, 13 or 16, if applicable 2 3 Utah taxable income (loss) - multiply line 1 by decimal on line 2 • 3 Tax - multiply line 3 by 5% (.05) (not less than 0) Enter this amount on TC-20MC, line 2 Attach a copy of federal form 990-T to this return Part 5: One-day Target Corporation with an IRC Section 338 Election 1 Gain (loss) on deemed sales of assets • 1 2 Apportionment fraction (see instructions) 2 3 Utah apportioned gain (loss) - multiply line 1 by decimal on line 2 • 3 Utah losses carried forward from prior years. Attach documentation. (see instructions) 4 5 Utah taxable gain (loss) - subtract line 4 from line 3 Initial tax - multiply line 5 by 5% (.05) (not less than 0) 6 7 Minimum tax 7 100. 8 Tax - enter the greater of line 6 or line 7 • 8 Enter this amount on TC-20MC, line 2

Attach a copy of the federal return and IRS form 8023 to this return

## Form 1120-H

Department of the Treasury Internal Revenue Service

# U.S. Income Tax Return for Homeowners Associations

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

OMB No. 1545-0127

2012

	For	calendar	year 2012 or tax year beginning	, 2012, and ending		,	
Date association formed   Hir COUNTRY ESTATES HOA   HERRIMAN, UT 84065   1/01/1972   1/0					Employer ident	ification numb	ber
Date association formed   Hir COUNTRY ESTATES HOA   HERRIMAN, UT 84065   1/01/1972   1/0	1				94-2701	581	
	TYF	PE				0.07.070	
	PRI						
Check if: (1)   Final return   (2)   Name change   (3)   Address change   (4)   Amended return	1	HE	RRIMAN, UT 84065				
A Check type of homeowner's association:					1/01/19	972	
B Total exempt function income. Must meet 60% gross income test (see instructions).	Chec	ck if:	(1) Final return (2) Name change (3)	Address change	(4) Ame	nded returi	n
C Total expenditures made for purposes described in 90% expenditure test (see instructions). □ 144,353. □ 144	Α	Check typ	e of homeowner's association: Condominium management association	X Residential real estate a	ssociation	ΠTi	meshare association
C Total expenditures made for purposes described in 90% expenditure test (see instructions). □ 144,353. □ 144	В	Total ex	rempt function income. Must meet 60% gross income test (see ins	tructions)		R	216 507
D Association's total expenditures for the tax year (see instructions).  France Tax exempt interest received or accured during the tax year.  Gross Income (excluding exempt function income)  1 Dividends.  1 Dividends.  1 Dividends.  2 311. 3 Gross rents. 3 Gross rents. 4 Cross royalties. 4 Cross royalties. 5 Capital gain net income (attach Schedule D (Form 1120)). 5 Capital gain net income (attach Schedule D (Form 1120)). 5 Capital gain net income (excluding exempt function income) (attach statement). 5 Capital gain net income (excluding exempt function income) (attach statement). 5 Capital gain net income (excluding exempt function income) (attach statement). 5 Capital gain net income (excluding exempt function income). 6 Capital gain net income (excluding exempt function income). 7 Other income (excluding exempt function income). 8 Gross income (excluding exempt function income). 9 Add lines I through 7 B R 1, 511.  Deductions (directly connected to the production of gross income, excluding exempt function income). 9 Salaries and wages. 9 Description of the production of gross income, excluding exempt function income). 10 Repairs and maintenance. 11 Rents. 11 Capital Rents. 11 Capital Rents. 12 Taxes and licenses. 13 Interest. 14 Depreciation (attach Form 4562). 15 Other deductions (attach Form 4562). 16 Total deductions (attach Form 4562). 17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8. 17 1, \$1,511. 18 Specific deduction of \$100. Subtract line 16 from line 8. 17 1, \$1,511. 18 Specific deduction of \$100. Subtract line 18 from line 17. 19 Taxable income before specific deduction of \$100. Subtract line 19. Timeshare associations, enter 32% of line 19.). 20 423. 21 Tax credit (see instructions). 21 Tax credit (see instructions). 22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits. 22 4 423. 23 0 0. 24 Amount owed. Subtract line 22 from line 22 (see instructions). 24 Capital Rents and online lead that prepare (remer have have already a	150					- T	
Tax-exempt interest received or accrued during the tax year   Cross Income (excluding exempt function income)   1	100					1.50	
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2 3 311. 3 Gross rents		Distribution				-	
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4 Gross royalties	2						311.
S	3	Gross re	ents			3	
6 Net gain (or loss) from Form 4797, Part II, line 17 (attach Form 4797). 7 Other income (excluding exempt function income) (attach statement). SEE STATEMENT 1 7 1, 200. 8 Gross income (excluding exempt function income) Add lines 1 through 7 8 1, 511.  Deductions (directly connected to the production of gross income, excluding exempt function income)  9 Salaries and wages. 9 9 10 Repairs and maintenance. 10 11 Rents. 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4	Gross re	oyalties			4	
6 Net gain (or loss) from Form 4797, Part II, line 17 (attach Form 4797). 7 Other income (excluding exempt function income) (attach statement). SEE STATEMENT 1 7 1, 200. 8 Gross income (excluding exempt function income) Add lines 1 through 7 8 1, 511.  Deductions (directly connected to the production of gross income, excluding exempt function income)  9 Salaries and wages. 9 9 10 Repairs and maintenance. 10 11 Rents. 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5	Capital	gain net income (attach Schedule D (Form 1120))	*****************************		5	
7 Other income (excluding exempt function income) (attach statement)	6	Net gair	(or loss) from Form 4797 Part II line 17 (attach Form 4797)			6	
Peductions (directly connected to the production of gross income, excluding exempt function income)   Paductions (directly connected to the production of gross income, excluding exempt function income)   Paductions (directly connected to the production of gross income, excluding exempt function income)   Paductions (directly connected to the production of gross income, excluding exempt function income)   Paductions (altach grown 4562)		Other in	come (excluding exempt function income) (attach statement)	SEE STATEMEN	T 1		1 200
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9 Salaries and wages.  10 Repairs and maintenance.  11 Rents.  11 Rents.  12 Taxes and licenses.  13 Interest.  14 Depreciation (attach Form 4562).  15 Other deductions (attach statement).  16 Total deductions. Add lines 9 through 15.  17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8.  17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8.  17 Taxable income subtract line 18 from line 17.  18 Specific deduction of \$100.  Tax and Payments  19 1, 411.  20 Enter 30% of line 19. (Timeshare associations, enter 32% of line 19).  21 Tax credits (see instructions).  21 Tax credits (see instructions).  22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits.  22 day 23.  23 a 2011 overpayment credited to 2012. 23 a b 2012 estimated tax payments.  23 b 2012 estimated tax payments.  23 b 2012 estimated tax payments.  23 d		Doc	luctions (directly connected to the production of gross	incomo ovaludina	overnet fu		1,511.
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14 Depreciation (attach Form 4562).	- APT //					The state of the s	
15 Other deductions (attach statement)							
Total deductions. Add lines 9 through 15.							
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Tax and Payments  19 Taxable income. Subtract line 18 from line 17. 20 Enter 30% of line 19. (Timeshare associations, enter 32% of line 19.) 21 Tax credits (see instructions) 22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits 22 a 2011 overpayment credited to 2012. 23 a 2011 overpayment credited to 2012. 23 a 2012 estimated tax payments. 23 b c Total 23 d c 0.  d Tax deposited with Form 7004. 23 d c Credit for tax paid on undistributed capital gains (attach Form 2439). 24 Amount owed. Subtract line 23 from line 22 (see instructions). 25 Overpayment. Subtract line 23 from line 23 (see instructions). 26 Enter amount of line 25 you want: Credited to 2013 estimated tax. ►  27 Paid Index penalties of perpury, I declare that 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.  Paid RICK VAN VALKENBURGH RICK VAN VALKENBURGH   RICK VAN VALKENBURGH   RICK VAN VALKENBURGH   Firm's name   BRAD BRADLEY COMPANY   Firm's EIN   87-0573882	16						0.
Tax and Payments  19 Taxable income. Subtract line 18 from line 17.	17					17	1,511.
Taxable income. Subtract line 18 from line 17.	18	Specific				18	\$100.
20 423.  21 Tax credits (see instructions)			Tax and Payme	nts			
20 423.  21 Tax credits (see instructions)	19	Taxable	income. Subtract line 18 from line 17			19	1.411
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a 2011 overpayment credited to 2012. 23a   b 2012 estimated tax payments. 23b   c Total   23c   0.  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   423.  25 Overpayment. Subtract line 22 from line 23g. 25   26 Enter amount of line 25 you want: Credited to 2013 estimated tax.   Refunded   26    Sign Here   Date   TREASURER     Signature of officer   Date   Title     Print/Type preparer's name   Preparer's signature     Print/Type preparer's name   Preparer's signature     Print/Type preparer's name   Preparer's signature     Prim's name   BRAD BRADLEY COMPANY   Firm's EIN   87-0573882	0.000				-0-110000000000000000000000000000000000	2001001	400
b 2012 estimated tax payments.  d Tax deposited with Form 7004.  e Credit for tax paid on undistributed capital gains (attach Form 2439).  g Credit for federal tax paid on fuels (attach Form 4136).  g Add lines 23c through 23f.  23 g  Q.  24 Amount owed. Subtract line 23g from line 22 (see instructions)  25 Overpayment. Subtract line 25 you want: Credited to 2013 estimated tax.  26 Enter amount of line 25 you want: Credited to 2013 estimated tax.  27 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  Print/Type preparer's name  Print/Type preparer's name  Preparer's signature  Print/Signature of officer  Print/Type preparer's name  Preparer's signature  Print/Type prepar	22			ertain credits	1903-000-000-0	22	423.
d Tax deposited with Form 7004. e Credit for tax paid on undistributed capital gains (attach Form 2439). f Credit for federal tax paid on fuels (attach Form 4136). g Add lines 23c through 23f.  23g 0.  24 Amount owed. Subtract line 23g from line 22 (see instructions) 25 Overpayment. Subtract line 25 from line 23g. 26 Enter amount of line 25 you want: Credited to 2013 estimated tax.  Note 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.  Print/Type preparer's name  Print/Type preparer's name  Preparer  Preparer's signature  Prim's name  PRAD BRAD BRADLEY COMPANY  Firm's EIN  87-0573882				THE RESIDENCE OF THE PARTY OF T			
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24 423.  25 Overpayment. Subtract line 22 from line 23g.  26 Enter amount of line 25 you want: Credited to 2013 estimated tax. ▶  Sign Here    Date   Print/Type preparer's name   Preparer's signature   Print/Type preparer   Prim's name   BRAD BRADLEY COMPANY   Firm's EIN   87-0573882      24 423.   25     25     26     27     28     423.   29     29     20     20     20     20     21     423.   22     25     26     27     28     29     20     20     20     21     22     25     26     26     27     28     29     20     20     20     21     22     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     20     21     22     23     25     26     26     27     28     29     20		f Cred	dit for federal tax paid on fuels (attach Form 4136)	23f		D.VI.O.	
24 423.  25 Overpayment. Subtract line 22 from line 23g.  26 Enter amount of line 25 you want: Credited to 2013 estimated tax. ▶  Sign Here    Date   Print/Type preparer's name   Preparer's signature   Print/Type preparer   Prim's name   BRAD BRADLEY COMPANY   Firm's EIN   87-0573882      24 423.   25     25     26     27     28     423.   29     29     20     20     20     20     21     423.   22     25     26     27     28     29     20     20     20     21     22     25     26     26     27     28     29     20     20     20     21     22     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     21     22     23     25     26     26     27     28     29     20     20     20     20     21     22     23     25     26     26     27     28     29     20		a Add	lines 23c through 23f			23 a	0
25 Overpayment. Subtract line 22 from line 23g.  26 Enter amount of line 25 you want: Credited to 2013 estimated tax. ▶  27	24	-				-	
26 Enter amount of line 25 you want: Credited to 2013 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.    TREASURER   May the IRS discuss this return with the preparer shown below (see instrs)?   Yes					_		425.
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 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 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 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 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 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.  May the IRS discuss this return with the preparer shown below (see instrs)?				1			
TREASURER   May the IRS discuss this return with the preparer shown below (see instrs)?   Yes   No	26	Enter an					4
Here    Signature of officer   Date   Title   with the preparer shown below (see instrs)?     Yes   No			belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is	based on all information of which	ch preparer has a	ny knowledge.	age and
Paid Preparer Firm's name BRAD BRADLEY COMPANY  Date Title (see instrs)? X Yes No  Date Check if PTIN PO0442469  Print/Type preparer's name Preparer's signature Preparer's signature Print's self-employed Self-employed Print's name PRAD BRADLEY COMPANY  Firm's name PRAD BRADLEY COMPANY  Firm's EIN PRAD BRADLEY COMPANY				TREASURER			
Paid RICK VAN VALKENBURGH RICK VAN VALKENBURGH Check self-employed if proparer   Print/Type preparer's name   Preparer's signature   Date   Check self-employed   Print's name   Print's name   Preparer's signature   Date   Check self-employed   Print's name   Print's name   Preparer's signature   Print's signature   Print's signature   Print's signature   Print's signature   Print's signature   Print's signature   Preparer's signature   Preparer's signature   Preparer's signature   Print's signature   Preparer's signature   Print's signature   Print's signature   Preparer's signature   Print's s	Her	е	Signature of officer Date			(see instrs)?	
Paid     RICK VAN VALKENBURGH     RICK VAN VALKENBURGH     Check self-employed     if P00442469       Preparer     Firm's name     ► BRAD BRADLEY COMPANY     Firm's EIN     ► 87-0573882				10.1			V in No
Paid       RICK VAN VALKENBURGH       RICK VAN VALKENBURGH       self-employed       P00442469         Preparer       Firm's name       ► BRAD BRADLEY COMPANY       Firm's EIN       ► 87-0573882				A SERVED	Check	f	
			RICK VAN VALKENBURGH   RICK VAN VALKENBUR	GH	self-employed		
Use Only   Firm's address ► 826 E 12300 S STE 1	Preparer			- CIV	Firm's EIN	87-05	573882
Section 2.100 in the authorization of the authoriza	Use	Only	Firm's address ► 826 E 12300 S STE 1			3122	Value of the second
DRAPER, UT 84020 Phone no. (801) 572-6684			DRAPER, UT 84020		Phone no.	(801)	572-6684

2012	FEDERAL STATEMENTS		PAGE 1
	HI-COUNTRY ESTATES HOA		94-2701581
STATEMENT 1 FORM 1120-H, LINE 7 OTHER INCOME			
WATER TOWER RENT		TOTAL \$	1,200. 1,200.