

20241

1032



Utah Tax Return for Miscellaneous Corporations

Intuit **2012 TC-20MC**

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

Employer Identification Number
942701581

UT Incorporation/Qualification No.
6350240140

8012549369

1 Corporation return type – mark 'X' for return type (see instructions):

UTCA0501L 09/29/12

- Regulated Investment Company (complete Schedule A, Part 1)
- Real Estate Investment Trust (complete Schedule A, Part 2)
- Homeowners Association (complete Schedule A, Part 3)
- Unincorporated Exempt Organization or Exempt Corporation having Unrelated Business Income (complete Schedule A, Part 4)
- One-day Target Corporation with IRC Section 338 Election (complete Schedule A, Part 5)

2	Tax – enter the amount calculated on Schedule A (see instructions)	• 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	
8	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 prepayment meeting an exception (attach documentation):	• 1st	• 2nd
		• 3rd	• 4th

Under penalties of perjury, I declare to the best of my knowledge and belief, this return and accompanying schedules are true, correct and complete.

SIGN HERE	Signature of officer	Title	Date	X' if UTC may discuss return with preparer below
	<i>[Signature]</i>	TREASURER	8-26-13	
Paid Preparer's Section	Preparer's signature	Date	Preparer's telephone number	Preparer's PTIN
	RICK VAN VALKENBURGH	8/22/2013	(801) 572-6684	P00442469
	Firm's name and address	UT 84020		Preparer's EIN
	BRAD BRADLEY COMPANY 826 E 12300 S STE 1 DRAPER			870573882

20242 **Supplemental Information to be Supplied
by All Miscellaneous Corporations**
EIN 942701581
HI-COUNTRY ESTATES HOA

Intuit **TC-20MC
2012**

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

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?
- 3 For what years have extensions for proposing additional assessments of federal tax been agreed to with the Internal Revenue Service?

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)

20244 EIN 942701581 HI-COUNTRY ESTATES HOA

Part 3: Homeowners Association with IRC Section 528 Income

1	Taxable income (loss) from federal form 1120-H, line 19	• 1	1411
2	Tax – multiply line 1 by 5% (.05) (not less than 0) Enter this amount on TC-20MC, line 2 Attach a copy of federal form 1120-H to this return	• 2	71

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	
4	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	• 4	

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	
4	Utah losses carried forward from prior years. Attach documentation. (see instructions)	• 4	
5	Utah taxable gain (loss) – subtract line 4 from line 3	• 5	
6	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 Enter this amount on TC-20MC, line 2 Attach a copy of the federal return and IRS form 8023 to this return	• 8	

**U.S. Income Tax Return
for Homeowners Associations**

Department of the Treasury
Internal Revenue Service

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

2012

For calendar year 2012 or tax year beginning _____, 2012, and ending _____,

TYPE OR PRINT	HI-COUNTRY ESTATES HOA 13300 SOUTH 7370 WEST HERRIMAN, UT 84065	Employer identification number 94-2701581 Date association formed 1/01/1972
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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 216,587.
C Total expenditures made for purposes described in 90% expenditure test (see instructions).....	C 144,353.
D Association's total expenditures for the tax year (see instructions).....	D 144,353.
E Tax-exempt interest received or accrued during the tax year.....	E

Gross Income (excluding exempt function income)

1 Dividends.....	1
2 Taxable interest.....	2 311.
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 SEE STATEMENT 1 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
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 1,511.
18 Specific deduction of \$100.....	18 100.

Tax and Payments

19 Taxable income. Subtract line 18 from line 17.....	19 1,411.
20 Enter 30% of line 19. (Timeshare associations, enter 32% of line 19.).....	20 423.
21 Tax credits (see instructions).....	21
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits.....	22 423.
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. ▶	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	Signature of officer _____ Date _____	Title TREASURER	May the IRS discuss this return with the preparer shown below (see instrs)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Paid Preparer Use Only	Print/Type preparer's name RICK VAN VALKENBURGH	Preparer's signature RICK VAN VALKENBURGH	Date	Check <input type="checkbox"/> self-employed if	PTIN P00442469
	Firm's name ▶ BRAD BRADLEY COMPANY			Firm's EIN ▶ 87-0573882	
	Firm's address ▶ 826 E 12300 S STE 1 DRAPER, UT 84020			Phone no. (801) 572-6684	

STATEMENT 1
FORM 1120-H, LINE 7
OTHER INCOME

WATER TOWER RENT.....	\$	1,200.
TOTAL	\$	<u>1,200.</u>