Form **1120-H**
Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for Homeowners Associations

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

OMB No. 1545-0123

2018

For calendar year 2018 or tax year beginning , and ending

TYPE OR PRINT

Name: CRYSTAL RIDGE HOMEOWNERS' ASSOCIATION OF PUYALLUP, WASHINGTON

Number, street, and room or suite no. If a P.O. box, see instructions.: P.O. BOX 73144

City or town, state or province, country, and ZIP or foreign postal code: PUYALLUP, WA 98373-0144

Employer identification number: 91-1586904

Date association formed: 10/16/1992

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

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

B	Total exempt function income. Must meet 60% gross income test SEE STATEMENT 1	B	173,460.
C	Total expenditures made for purposes described in 90% expenditure test SEE STATEMENT 2	C	206,622.
D	Association's total expenditures for the tax year	D	206,622.
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 SEE STATEMENT 3	2	94.
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	94.

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	94.
18	Specific deduction of $100	18	$100.00

Tax and Payments

19	**Taxable income.** Subtract line 18 from line 17			19	-6.
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				
	b 2018 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	
25	**Overpayment.** Subtract line 22 from line 23g			25	
26	Enter amount of line 25 you want: **Credited to 2019 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 | Date | ▶ OFFICER Title

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

Paid Preparer's Use Only

Print/Type preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
MELANI M. JOYAL, CPA				P00021525

Firm's name ▶ RHODES & ASSOCIATES, P.L.L.C. Firm's EIN ▶ 91-2041338

Firm's address ▶ 31620 23RD AVE S #218 FEDERAL WAY, WA 98003 Phone no. (253) 528-0808

810591 11-15-18 JWA **For Paperwork Reduction Act Notice, see separate instructions.** Form **1120-H** (2018)

11130304 797590 5271 2018.03000 CRYSTAL RIDGE HOMEOWNERS' A 5271___1

FORM 1120-H	EXEMPT FUNCTION INCOME	STATEMENT 1

DESCRIPTION	AMOUNT
HOA MEMBERSHIP DUES	165,241.
HOA LATE PAYMENT FEES	3,819.
FINES AND SERVICE FEES	4,400.
TOTAL TO FORM 1120-H, ITEM B	173,460.

FORM 1120-H	EXPENDITURES DESCRIBED IN 90% TEST	STATEMENT 2

DESCRIPTION	AMOUNT
ADVERTISING	254.
INSURANCE	6,440.
LANDSCAPING	155,221.
LICENSES AND FEES	185.
MANAGEMENT FEES	23,400.
OFFICE EXPENSE	456.
POSTAGE AND MAIL	652.
PROFESSIONAL FEES	6,597.
PROPERTY TAXES	626.
UTILITIES	12,791.
TOTAL TO FORM 1120-H, ITEM C	206,622.

FORM 1120-H	INTEREST INCOME	STATEMENT 3

DESCRIPTION	US	OTHER
INTEREST INCOME - BANK		94.
TOTAL TO FORM 1120-H, LINE 2		94.