

Filing Instructions

Prepared for:

KETTLE CREEK HOMEOWNERS ASSOCIATION
C/O Z & R PROPERTY MANAGEMENT, INC.
6015 LEHMAN DRIVE, SUITE 205
COLORADO SPRINGS, CO 80918

Prepared by:

WAUGH & GOODWIN, LLP
1365 GARDEN OF THE GODS, SUITE 105
COLORADO SPRINGS, CO 80907

2009 HOMEOWNERS ASSOCIATION INCOME TAX RETURN

NO PAYMENT IS REQUIRED.

THE APPROPRIATE CORPORATE OFFICER(S) SHOULD SIGN AND DATE THE RETURN.

MAIL BY MARCH 15, 2010 TO: DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0012

2009 COLORADO FORM 112

NO PAYMENT IS REQUIRED WITH THIS RETURN WHEN FILED.

THE APPROPRIATE CORPORATE OFFICER(S) SHOULD SIGN AND DATE THE RETURN.

MAIL BY APRIL 15, 2010 TO: COLORADO DEPARTMENT OF REVENUE
DENVER, CO 80261-0006

U.S. Income Tax Return for Homeowners Associations

2009

For calendar year 2009 or tax year beginning _____, and ending _____

Use IRS label. Otherwise, print or type.	Name KETTLE CREEK HOMEOWNERS ASSOCIATION	Employer identification number
	Number, street, and room or suite no. If a P.O. box, see instructions. C/O Z & R PROPERTY MANAGEMENT, INC.	20-1755437
	City or town, state, and ZIP code 6015 LEHMAN DRIVE, SUITE 205 COLORADO SPRINGS, CO 80918	Date association formed 10/08/2004

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	B	45,599.
C Total expenditures made for purposes described in 90% expenditure test	C	56,369.
D Association's total expenditures for the tax year	D	58,533.
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	508.
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 schedule)	7	
8 Gross income (excluding exempt function income). Add lines 1 through 7	8	508.

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 schedule)	15	2,164.
16 Total deductions. Add lines 9 through 15	16	2,164.
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	<1,656.>
18 Specific deduction of \$100	18	\$100.00

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19	<1,756.>
20 Enter 30% of line 19. (Timeshare associations, enter 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 2008 overpayment credited to 2009	23a	
b 2009 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 2010 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.

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

Sign Here	Signature of officer	Date	Title		
	Preparer's signature: <i>Kenneth E. Waugh CPA</i> Date: <i>1/23/10</i> Firm's name (or yours if self-employed), address, and ZIP code: WAUGH & GOODWIN, LLP 1365 GARDEN OF THE GODS, SUITE 105 COLORADO SPRINGS, CO 80907				
Paid Preparer's Use Only	Check if self-employed <input type="checkbox"/>		Preparer's SSN or PTIN		
	EIN		Phone no.		
		P00450833		84-0920976	
		(719) 590-9777			

FORM 1120-H	INTEREST INCOME	STATEMENT	1
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DESCRIPTION	US	OTHER
INTEREST INCOME		508.
TOTAL TO FORM 1120-H, LINE 2		508.

FORM 1120-H	OTHER DEDUCTIONS	STATEMENT	2
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DESCRIPTION	AMOUNT
10% ADMIN	147.
20% MANAGEMENT	1,862.
50% ACCOUNTING	155.
TOTAL TO FORM 1120-H, LINE 15	2,164.

**DO NOT SEND FEDERAL RETURN,
 FORMS OR SCHEDULES WITH THIS RETURN.
 (0023)**

**2009 Form 112 Colorado State
 C Corporation Income Tax Return**

For the tax year beginning JAN 1, 2009, ending DEC 31, 2009.

Name of Corporation KETTLE CREEK HOMEOWNERS ASSOCIATION C/O Z & R PROPERTY MANAGEMENT, INC.	Colorado Account Number •
Address 6015 LEHMAN DRIVE, SUITE 205	Federal Employer I.D. Number • 20-1755437
City, State, ZIP COLORADO SPRINGS, CO 80918	

IF YOU DO NOT NEED A CORPORATE TAX BOOKLET MAILED TO YOU NEXT YEAR, CHECK THIS BOX

If you are attaching a statement disclosing a listed or reportable transaction, check this box

A. Apportionment of Income. This return is being filed for:

(42) A corporation not apportioning income;

(43) A corporation engaged in interstate business apportioning income using single-factor apportionment (Attach Schedule SF);

(44) A corporation engaged in interstate business apportioning income under special regulation;

(45) A corporation electing to pay a tax on its gross Colorado sales;

(47) Other, federal form filed

B. Separate/Consolidate/Combined Filing. This return is being filed by:

A single corporation filing a separate return;

An affiliated group of corporations electing to file a consolidated return (Warning: such election is binding for four years).
 If your election was made in a prior year, enter the year of election here: _____ (Attach Schedule C);

An affiliated group of corporations required to file a combined return (Attach Schedule C);

An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Attach Schedule C).

		ROUND TO THE NEAREST DOLLAR
1	Federal taxable income from Form 1120	• 1 <1,756> 00
2	Federal taxable income of companies not included in this return	• 2 0 00
3	Net federal taxable income, line 1 minus line 2	• 3 <1,756> 00
Additions to federal taxable income		
4	Federal net operating loss deduction	• 4 00
5	Colorado income tax deduction	• 5 00
6	Other additions, attach explanation	• 6 00
7	Total of lines 3 through 6	• 7 <1,756> 00
Subtractions from federal taxable income		
8	Exempt federal interest	• 8 00
9	Excludable foreign source income	• 9 00
10	Colorado source capital gain (assets acquired on or after 5/9/94, held five years)	• 10 00
11	Other subtractions, attach explanation	• 11 00
12	Total of lines 8 through 11	• 12 0 00
13	Modified federal taxable income, line 7 minus line 12	• 13 <1,756> 00
14	Colorado taxable income before net operating loss deduction	• 14 <1,756> 00
15	Colorado net operating loss deduction SEE STATEMENT 1	• 15 6,478 00
16	Colorado taxable income, line 14 minus line 15	• 16 <8,234> 00
17	Tax, 4.63% of the amount on line 16	• 17 0 00
18	New investment tax credit from Form 112CR, line 6b	• 18 00
19	Enterprise zone investment tax credit from Form 112CR, line 15b	• 19 00
20	Enterprise zone employee credits from Form 112CR, line 25b	• 20 00
21	Enterprise zone contribution credit from Form 112CR, line 36b	• 21 00
22	Other enterprise zone credits from Form 112CR, lines 40b, 53b, 54b and 55b	• 22 00
23	Alternative fuel vehicle credit from Form 112CR, line 56b	• 23 00

24	Alternative fuel refueling facility credit from Form 112CR, line 57b	• 24		00
25	Gross conservation easement credit from Form 112CR, line 58b	• 25		00
26	Other credits from Form 112CR, line 71b	• 26		00
27	Total credits, lines 18 through 26	27	0	00
28	Net tax, line 17 minus line 27	28	0	00
29	Recapture of prior year credits	• 29		00
30	Total of lines 28 and 29	30	0	00
31	Estimated tax and extension payments and credits	• 31	0	00
32	Penalty, also include on line 35 if applicable	• 32		00
33	Interest, also include on line 35 if applicable	• 33		00
34	Estimated tax penalty due, also include on line 35 if applicable	• 34		00
35	If amount on line 30 exceeds amount on line 31, enter amount owed	• 35	0	00
36	Overpayment, line 31 minus line 30	36		00
37	Overpayment to be credited to estimated tax	• 37		00
38	Overpayment to be refunded	• 38		00

Direct Deposit

Routing number _____ Type: Checking Savings
 Account number _____

MAIL TO AND MAKE CHECKS PAYABLE TO: Colorado Department of Revenue, Denver, CO 80261-0006
 The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

C. The corporation's books are in care of:

Name Z & R PROPERTY MANAGEMENT		Telephone Number	
Address 6017 LEHMAN DRIVE, SUITE 205	City COLORADO SPRINGS	State CO	ZIP 80918

D. Business code number per federal return • 531310

E. Year corporation began doing business in Colorado •

F. Kind of business in detail:
HOMEOWNERS ASSOCIATION

G. Has the Internal Revenue Service made any adjustments in the corporation's income or tax or have you filed amended federal income tax returns at any time during the last four years? Yes No If Yes, for which year(s)? _____
 Did you file amended Colorado returns to reflect such changes or submit copies of the Federal Agent's reports? Yes No

Under penalties of perjury in the second degree, I declare that I have examined this return and to the best of my knowledge is true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature and Title of Officer	Date
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Name, address and telephone number of person or firm preparing return:
Kenneth E. Waugh, CPA
WAUGH & GOODWIN, LLP
1365 GARDEN OF THE GODS, SUITE 105
COLORADO SPRINGS, CO 80907
(719) 590-9777
 1/23/10

