

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
2023

For calendar year 2023 or tax year beginning , and ending

TYPE OR PRINT	Name THE GUNNISON WILLOWS CONDOMIUM AS	Employer identification number 84-1212019
	Number, street, and room or suite no. If a P.O. box, see instructions. P.O. BOX 2023	Date association formed
	City or town, state or province, country, and ZIP or foreign postal code CRESTED BUTTE CO 81224	05/27/1980

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

A Check type of homeowners association: ☒ Condominium management association Residential real estate association Timeshare association

B Total exempt function income. Must meet 60% gross income test. See instructions

B **78,831**

C Total expenditures made for purposes described in 90% expenditure test. See instructions

C **48,854**

D Association's total expenditures for the tax year. See instructions

D **48,854**

E Tax-exempt interest received or accrued during the tax year

E

Gross Income (excluding exempt function income)

1 Dividends

2 Taxable interest

3 Gross rents

4 Gross royalties

5 Capital gain net income (attach Schedule D (Form 1120))

6 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)

7 Other income (excluding exempt function income) (attach statement)

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

1

2 **3**

3

4

5

6

7

8 **3**

Deductions (directly connected to the production of gross income, excluding exempt function income)

9 Salaries and wages

10 Repairs and maintenance

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

18 Specific deduction of \$100

9

10

11

12

13

14

15

16 **0**

17 **3**

18 **100**

Tax and Payments

19 Taxable income. Subtract line 18 from line 17

20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)

21 Tax credits (see instructions)

22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits

23a Preceding year's overpayment credited to the current year

23b Current year's estimated tax payments

23c Tax deposited with Form 7004

23d Credit for tax paid on undistributed capital gains (attach Form 2439)

23e Credit for federal tax paid on fuels (attach Form 4136)

23f Elective payment election amount from Form 3800

23g Total payments and credits. Combine lines 23a through 23f

24 Amount owed. Subtract line 23g from line 22. See instructions

25 Overpayment. Subtract line 22 from line 23g

26 Enter amount of line 25 you want: Credited to 2024 estimated tax Refunded

19 **-97**

20 **0**

21

22 **0**

23a

23b

23c

23d

23e

23f

23g **0**

24 **0**

25

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.

May the IRS discuss this return with the preparer shown below? See instr. ☒ Yes ☐ No

Signature of officer Date Title

Paid

Print/Type preparer's name
KIMBERLY J. HITCHCOCK, CPA

Preparer's signature
KIMBERLY J. HITCHCOCK, CPA

Date
02/15/24

Check ☐ if self-employed PTIN
P00291937

Preparer

Firm's name
MCNURLIN HITCHCOCK & ASSOCIATES, PC

Firm's EIN
84-1233353

Use Only

Firm's address
**1987 WADSWORTH BLVD SUITE A
LAKEWOOD, CO 80214**

Phone no.
303-988-5648

For Paperwork Reduction Act Notice, see separate instructions.

Form **1120-H** (2023)

DAA

Colorado Form 112 Return Summary

For calendar year 2023 or tax year beginning , ending
THE GUNNISON WILLOWS CONDOMIUM AS

Taxable Income		
Net federal taxable income	-97	
Additions to federal income		
Subtractions from federal income		
Modified federal taxable income	-97	
Apportionment percentage	100.000000	
Colorado taxable income before NOL	-97	
Colorado net operating loss deduction		
Taxable income		-97

Tax Computation		
Colorado tax		
Total non-refundable credits		
Total enterprise zone credits used		
Recapture prior year credits		
Total tax		0

Payments / Penalties		
Payments		
Withholding from lottery or gambling winnings		
Gross conservation easement credit		
Innovative motor vehicle credit		
Business personal property credit		
Renewable energy tax credit		
Penalty		
Interest		
Estimated tax penalty due		
Total payments / penalties		

Tax due 0

Overpayment credited to next year's estimated tax

Refund

Next Year's Estimates		Apportionment Factor
1st quarter		Sales 100.000000
2nd quarter		
3rd quarter		
4th quarter		
Total		



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2023 Colorado C Corporation Income Tax Return

Do not submit federal return, forms or schedules when filing this return.

(0023)

Fiscal Year Beginning (MM/DD/23)		Year Ending (MM/DD/YY)	
01/01/23		12/31/23	
Name of Corporation		• Colorado Account Number	
THE GUNNISON WILLOWS CONDOMIUM AS			
Address		• Federal Employer ID Number	
P.O.BOX 2023		84-1212019	
City	State	ZIP	
CRESTED BUTTE	CO	81224	
• ☐ Mark for Final Return		• ☐ If you are submitting a statement disclosing a listed or reported transaction, mark 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 recipients-factor apportionment (DR 0112RF required);		☐ (46) A corporation claiming an exemption under P.L. 86-272;	
☐ (44) A corporation engaged in interstate business apportioning income using special regulation (DR 0112RF required);		☐ (47) Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below);	
B. Separate/Consolidated/Combined Filing. This return is being filed for:			
☒ A single corporation filing a separate return;		☐ An affiliated group of corporations required to file a combined return (Schedule C required);	
☐ 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 in line below. (Schedule C required);		☐ An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Schedule C required);	
• Enter the year of election (YYYY)			
Federal Taxable Income		Round to nearest dollar	
1. Federal taxable income from Federal form 1120 or 990-T	• 1	- 97	00
2. Federal taxable income of companies not included in this return	• 2		00
3. Net federal taxable income, subtract line 2 from line 1	3	- 97	00
Additions			
4. Federal net operating loss deduction	• 4		00
5. Colorado income tax deduction	• 5		00



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Name			Account Number	
THE GUNNISON WILLOWS CONDOMIUM AS				
6. Other additions, submit explanation	• 6			00
7. Sum of lines 3 through 6	7		-97	00
Subtractions				
8. Exempt federal interest	• 8			00
9. Excludable foreign source income	• 9			00
10. Colorado Marijuana Business Deduction	• 10			00
11. Other subtractions, explanation required below	• 11			00
Explain:				
12. Sum of lines 8 through 11	12			00
Taxable Income				
13. Modified federal taxable income, subtract line 12 from line 7	13		-97	00
14. Colorado taxable income before net operating loss deduction	• 14		-97	00
15. Colorado net operating loss deduction: (see instructions)				
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018 • 15(a)				00
(b) Subtract line 15(a) from line 14, if zero skip to 15(d) 15(b)				00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018 • 15(c)				00
(d) Colorado net operating loss deduction, sum of (a) and (c) 15(d)				00
16. Carryforward deduction from Income Tax Year 2021, subtractions from HB21-1002 (see instructions) • 16				00
17. Colorado taxable income, subtract the sum of lines 15(d) and 16 from line 14 17			-97	00
18. Tax, 4.4% of the amount on line 17 • 18			0	00
Credits				
19. Sum of nonrefundable credits from line 26B, form DR 0112CR (the sum of lines 19, 20, and 21 cannot exceed tax on line 18.) You must submit the DR 0112CR with your return. • 19				00
20. Non-refundable Enterprise Zone credits used – as calculated, or from the DR 1366 line 85 (the sum of lines 19, 20, and 21 cannot exceed tax on line 18). You must submit the DR 1366 with your return. • 20				00
21. Strategic capital tax credit from DR 1330 line 8b, the sum of lines 19, 20, and 21 cannot exceed line 18, you must submit the DR 1330 with your return. • 21			0	00
22. Net tax, sum of lines 19, 20, and 21. Subtract that sum from line 18. 22			0	00
23. Recapture of prior year credits • 23				00



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Name	Account Number
THE GUNNISON WILLOWS CONDOMIUM AS	
24. Sum of lines 22 and 23	24 00
25. Estimated tax, extension payments, and credits	• 25 00
26. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return.	• 26 00
27. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return.	• 27 00
28. Innovative Motor Vehicle and Innovative Truck Credit from form DR 0617, you must submit the DR 0617(s) with your return.	• 28 00
29. Business Personal Property Credit: Use the worksheet in the 112 book instructions to calculate, you must submit copy of assessor's statement with your return.	• 29 00
30. Renewable Energy Tax Credit from form DR 1366 line 86, you must submit the DR 1366 with your return.	• 30 00
31. SALT Parity Act Credit (see instructions).	• 31 00
32. Credit for conversion costs to an employee-owned business model. You must submit the certificate from the Office of Economic Development with your return.	• 32 00
33. Alternative Transportation Options Credit.	• 33 00
34. Refundable Residential Energy Storage Systems Credit (assigned to you by the building owner) from line 10 of DR 1307, which you must submit with your return.	• 34 00
35. Refundable Heat Pump Credit (assigned to you by the building owner) from line 8 of DR 1322, which you must submit with your return.	• 35 00
36. Sum of lines 25 through 35	36 00
37. Net tax due. Subtract line 36 from line 24	37 0 00
38. Penalty	• 38 00
39. Interest	• 39 00
40. Estimated tax penalty due	• 40 00
41. Total due. Enter the sum of lines 37 through 40	• 41 0.00
42. Overpayment, subtract line 24 from line 36	42 00
43. Amount from line 42 to carry forward to the next year's estimated tax	• 43 00
44. Amount from line 42 to be refunded	• 44 00

**Direct
Deposit**Routing Number Type: ☐ Checking ☐ SavingsAccount Number

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 directly from your bank account electronically.

File and pay at: Colorado.gov/RevenueOnline orMail and Make Checks Payable to: Colorado Department of Revenue
Denver, CO 80261-0006



230112 41022

DR 0112 (08/22/23)

COLORADO DEPARTMENT OF REVENUE

Tax.Colorado.gov

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Form 112

Name		Account Number	
THE GUNNISON WILLOWS CONDOMINIUM AS			
C. The corporation's books are in care of:			
Last Name	First Name	Middle Initial	Phone Number
CRESTED YETI			970-209-2200
Address	City	State	ZIP
P.O. BOX 2023	CRESTED BUTTE	CO	81224
D. Business code number per federal return (NAICS)		E. Year corporation began doing business in Colorado	
• 531390		• 1980	
F. Do you want to allow the paid preparer shown below to discuss this return and any related information with the Colorado Department of Revenue? See the instructions.			• ☒ Yes ☐ No
G. Kind of business in detail HOMEOWNERS ASSOCIATION			
H. 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)? (YYYY)			
Did you file amended Colorado returns to reflect such changes or submit copies of the Federal Agent's reports?			• ☐ Yes ☒ No
Last Name of person or firm preparing return		First Name	Middle Initial
J. HITCHCOCK, CPA		KIMBERLY	
Address of person or firm preparing return		Phone Number	
1987 WADSWORTH BLVD SUITE A		303-988-5648	
City	State	ZIP	
LAKEWOOD	CO	80214	
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 or Title of Officer		Date (MM/DD/YY)	
Do Not Submit Federal Return, Forms or Schedules when Filing this Return			

If you are filing this return **with** a check or payment, please mail the return to:

COLORADO DEPARTMENT OF REVENUE
Denver, CO 80261-0006

If you are filing this return **without** a check or payment, please mail the return to:

COLORADO DEPARTMENT OF REVENUE
Denver, CO 80261-0005

These addresses and ZIP codes are exclusive to the Colorado Department of Revenue, so a street address is not required

Form **112**

CO Net Operating Loss Carryover Worksheet

2023

For calendar year 2023 or tax year beginning, ending

NameTHE GUNNISON WILLOWS CONDOMIUM AS

Employer Identification Number84-1212019

Colorado Account Number

Preceding Taxable Year	Adjustment to NOL Income /(Loss) After Adj.	Prior Year		Current Year	Next Year Carryover
		Utilized (Offset)	Carryovers	Carryover Utilized (Offset)	Adjustment Income (Loss)
24th 12/31/99					
23rd 12/31/00					
22nd 12/31/01					
21st 12/31/02					
20th 12/31/03					
19th 12/31/04					
18th 12/31/05					
17th 12/31/06					
16th 12/31/07					
15th 12/31/08					
14th 12/31/09					
13th 12/31/10					
12th 12/31/11					
11th 12/31/12					
10th 12/31/13					
9th 12/31/14					
8th 12/31/15					
7th 12/31/16					
6th 12/31/17					
5th 12/31/18					
4th 12/31/19					
3rd 12/31/20					
2nd 12/31/21					
1st 12/31/22	-100		100		100
NOL Carryover Available To Current Year			100		
Current Year	-97				97
NOL Carryover Available To Next Year					197