

ELEVATION ACCOUNTING INC
P.O. BOX 7095
GUNNISON, CO 81230
970-641-1770

March 24, 2023

The Gunnison Willows Condominium As
PO Box 1659
Gunnison, CO 81230-1659

Dear Client:

Enclosed is your 2022 Federal Income Tax Return for Homeowners Associations. The original should be signed at the bottom of page one. No tax is payable with the filing of this return. Mail the Federal return on or before April 18, 2023 to:

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE CENTER
OGDEN, UT 84201-0012

Enclosed is your 2022 Colorado Corporation Income Tax Return. The original should be signed at the bottom of the form. No tax is payable with the filing of this return. Mail the Colorado return on or before April 18, 2023 to:

COLORADO DEPARTMENT OF REVENUE
DENVER, CO 80261-0005

Please be sure to call if you have any questions.

Sincerely,

Lyndsey Ruehle

GROSS INCOME (NON-EXEMPT FUNCTION INCOME)

Gross income..... 0

DEDUCTIONS

Total deductions..... 0

TAXABLE INCOME

Specific deduction of \$100..... 100

Taxable income..... -100

TAX COMPUTATION

Tax (30% of taxable income)..... 0

Net tax..... 0

PAYMENTS AND CREDITS

Total payments and credits..... 0

REFUND OR AMOUNT DUE

Overpayment..... 0

Tax due..... 0

TAX RATES

Marginal tax rate..... 30.0%

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The Gunnison Willows Condominium As

FEDERAL INCOME

Federal income from Form 1120.....	-100
Net federal taxable income.....	-100

TAXABLE INCOME

Modified federal taxable income.....	-100
Colorado TI before NOL deduction.....	-100
Colorado taxable income.....	-100

TAX AND CREDITS

Tax.....	0
Total net tax.....	0

REFUND OR AMOUNT DUE

Refunded.....	0
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TAX RATES

Marginal tax rate.....	0.0%
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Forms needed for this return

Federal: 1120-H
Colorado: DR 0112

Tax Rates

	<u>Marginal</u>	<u>Effective</u>
Federal	30%	0%
Colorado	0%	0%

Carryovers to 2023

Colorado Carryovers

Net Operating Loss 100.

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

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

2022

For calendar year 2022 or tax year beginning , 2022, and ending ,

TYPE OR PRINT	The Gunnison Willows Condominium As PO Box 1659 Gunnison, CO 81230-1659	Employer identification number 84-1212019 Date association formed 5/27/1980
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Check if: (1) Final return (2) Name change (3) Address change (4) Amended return

A Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association			
B Total exempt function income. Must meet 60% gross income test. See instructions	B		
C Total expenditures made for purposes described in 90% expenditure test. See instructions	C		
D Association's total expenditures for the tax year. See instructions	D		
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		
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		0.

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		0.
18 Specific deduction of \$100	18		\$100

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19			
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20			-100.
21 Tax credits (see instructions)	21			0.
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22			0.
23 a 2021 overpayment credited to 2022 23 a				
b 2022 estimated tax payments 23 b				
c Total 23 c			0.	
d Tax deposited with Form 7004 23 d				
e Credit for tax paid on undistributed capital gains (attach Form 2439) 23 e				
f Credit for federal tax paid on fuels (attach Form 4136) 23 f				
g Add lines 23c through 23f 23 g				0.
24 Amount owed. Subtract line 23g from line 22. See instructions	24			0.
25 Overpayment. Subtract line 22 from line 23g	25			
26 Enter amount of line 25 you want: Credited to 2023 estimated tax 26			Refunded	

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 _____ Title _____

May the IRS discuss this return with the preparer shown below? See instrs. Yes No

Paid Preparer Use Only

Print/Type preparer's name Lyndsey Ruehle	Preparer's signature Lyndsey Ruehle	Date	Check <input checked="" type="checkbox"/> self-employed if	PTIN P01572434
Firm's name Elevation Accounting INC	Firm's EIN 46-3382104			
Firm's address P.O. Box 7095 Gunnison, CO 81230	Phone no. 970-641-1770			



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2022 Colorado C Corporation Income Tax Return

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

(0023)

Fiscal Year Beginning (MM/DD/22)		Year Ending (MM/DD/YY)	
Name of Corporation		• Colorado Account Number	
The Gunnison Willows Condominium As			
Address		• Federal Employer ID Number	
PO Box 1659		84-1212019	
City	State	ZIP	
Gunnison	CO	81230-1659	
• <input type="checkbox"/> Mark for Final Return		• <input type="checkbox"/> 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:			
<input checked="" type="checkbox"/> (42) A corporation not apportioning income;		<input type="checkbox"/> (45) A corporation electing to pay a tax on its gross Colorado sales;	
<input type="checkbox"/> (43) A corporation engaged in interstate business apportioning income using receipts-factor apportionment (DR 0112RF required);		<input type="checkbox"/> (46) A corporation claiming an exemption under P.L. 86-272;	
<input type="checkbox"/> (44) A corporation engaged in interstate business apportioning income using special regulation (DR 0112RF required);		<input type="checkbox"/> (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:			
<input checked="" type="checkbox"/> A single corporation filing a separate return;		<input type="checkbox"/> An affiliated group of corporations required to file a combined return (Schedule C required);	
<input type="checkbox"/> An affiliated group of corporations electing to file a consolidated report. 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);		<input type="checkbox"/> 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 (yyy)			
Federal Taxable Income		Round to nearest dollar	
1. Federal taxable income from Federal form 1120 or 990-T		• 1	-100 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	-100 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 Condominium As	
6. Other additions, submit explanation • 6	00
7. Sum of lines 3 through 6 7	-100 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	0 00
Taxable Income	
13. Modified federal taxable income, subtract line 12 from line 7 13	-100 00
14. Colorado taxable income before net operating loss deduction • 14	-100 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)	-100 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	-100 00
18. Tax , 4.4% of the amount on line 17 • 18	0 00
Credits	
19. Sum of nonrefundable credits from line 27, 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	0 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	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 Condominium 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. Electing Pass-Through Entity Owner Tax 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. Sum of lines 25 through 32 33	00
34. Net tax due. Subtract line 33 from line 24 34	0 00
35. Penalty • 35	00
36. Interest • 36	00
37. Estimated tax penalty due • 37	00
38. Total due. Enter the sum of lines 34 through 37 • 38	00
39. Overpayment, subtract line 24 from line 33 39	00
40. Amount from line 39 to carry forward to the next year's estimated tax • 40	00
41. Amount from line 39 to be refunded • 41	0 00

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Direct Deposit

Routing Number

Type: Checking Savings

Account 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 or

Mail and Make Checks Payable to: Colorado Department of Revenue
Denver, CO 80261-0006



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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
Real Estate	TAVA		(970) 596-1906
Address		City	State ZIP
304 W Tomichi Ave		Gunnison	CO 81230
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.			• <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G. Kind of business in detail Condominium Association Management			
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?			• <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?			• <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Last Name of person or firm preparing return		First Name	Middle Initial
Elevation Accounting INC		Lyndsey Ruehle	
Address of person or firm preparing return		Phone Number	
P.O. Box 7095		970-641-1770	
City		State	ZIP
Gunnison		CO	81230
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			

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<p>If you are filing this return with a check or payment, please mail the return to:</p> <p>COLORADO DEPARTMENT OF REVENUE Denver, CO 80261-0006</p>	<p>If you are filing this return without a check or payment, please mail the return to:</p> <p>COLORADO DEPARTMENT OF REVENUE Denver, CO 80261-0005</p>
<p>These addresses and ZIP codes are exclusive to the Colorado Department of Revenue, so a street address is not required.</p>	