

STICE & COMPANY, LLC  
P.O. BOX 1230  
GUNNISON, CO 81230

SEPTEMBER 25, 2025

WILDWOOD TOWNHOMES ASSOCIATION  
PO BOX 1806  
GUNNISON, CO 81230

WILDWOOD TOWNHOMES ASSOCIATION:

WE HAVE PREPARED AND ENCLOSED YOUR 2024 FEDERAL HOMEOWNERS ASSOCIATION AND STATE CORPORATION INCOME TAX RETURNS FOR THE YEAR ENDED DECEMBER 31, 2024. THE RETURNS SHOULD BE SIGNED AND DATED BY THE APPROPRIATE CORPORATE OFFICER(S) AND MAILED.

THE FEDERAL FORM 1120-H SHOULD BE MAILED AS SOON AS POSSIBLE TO:

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

PAY THE BALANCE DUE OF \$15 IN FULL WHEN THE RETURN IS FILED.

DEPOSIT YOUR FUNDS USING THE IRS ELECTRONIC REMITTANCE PROCESSING SYSTEM, EFTPS. TAXPAYERS CAN MAKE PAYMENTS ONLINE AT [WWW.EFTPS.GOV](http://WWW.EFTPS.GOV) OR BY CALLING EFTPS CUSTOMER SERVICE AT 1-800-555-3453. EFTPS DEPOSITS MUST BE INITIATED DURING BUSINESS HOURS AT LEAST 1 BUSINESS DAY BEFORE THE DATE THE DEPOSIT IS DUE. IF YOU ARE USING THE ACH CREDIT OR SAME-DAY FEDWIRE METHODS, PLEASE CHECK WITH THE APPROPRIATE FINANCIAL INSTITUTION FOR THE DEADLINE TO ENSURE TIMELY TRANSMISSION OF FUNDS.

THE COLORADO FORM 112 SHOULD BE MAILED AS SOON AS POSSIBLE TO:

COLORADO DEPARTMENT OF REVENUE  
DENVER, CO 80261-0005

NO PAYMENT IS REQUIRED WITH THIS RETURN WHEN FILED.

COPIES OF THE RETURNS ARE ENCLOSED FOR YOUR FILES. WE  
SUGGEST THAT YOU RETAIN THESE COPIES INDEFINITELY.

VERY TRULY YOURS,

A handwritten signature in blue ink, appearing to read 'R. Stice', with a large, sweeping flourish at the end.

RICHARD STICE

Go to [www.irs.gov/Form1120H](http://www.irs.gov/Form1120H) for instructions and the latest information.

For calendar year 2024 or tax year beginning , and ending

<b>TYPE OR PRINT</b>	Name <b>WILDWOOD TOWNHOMES ASSOCIATION</b>	Employer identification number <b>56-2376056</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>PO BOX 1806</b>	Date association formed <b>05/29/2003</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>GUNNISON, CO 81230</b>	

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

<b>A</b> 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>B</b> Total exempt function income. Must meet 60% gross income test <b>SEE STATEMENT 1</b>	<b>B 166,173.</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test <b>SEE STATEMENT 2</b>	<b>C 203,635.</b>
<b>D</b> Association's total expenditures for the tax year	<b>D 203,635.</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year	<b>E 0.</b>

**Gross Income** (excluding exempt function income)

<b>1</b> Dividends	<b>1</b>
<b>2</b> Taxable interest <b>SEE STATEMENT 3</b>	<b>2 150.</b>
<b>3</b> Gross rents	<b>3</b>
<b>4</b> Gross royalties	<b>4</b>
<b>5</b> Capital gain net income (attach Schedule D (Form 1120))	<b>5</b>
<b>6</b> Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	<b>6</b>
<b>7</b> Other income (excluding exempt function income) (attach statement)	<b>7</b>
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7	<b>8 150.</b>

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

<b>9</b> Salaries and wages	<b>9</b>
<b>10</b> Repairs and maintenance	<b>10</b>
<b>11</b> Rents	<b>11</b>
<b>12</b> Taxes and licenses	<b>12</b>
<b>13</b> Interest	<b>13</b>
<b>14</b> Depreciation (attach Form 4562)	<b>14</b>
<b>15</b> Other deductions (attach statement)	<b>15</b>
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15	<b>16 0.</b>
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8	<b>17 150.</b>
<b>18</b> Specific deduction of \$100	<b>18 \$100</b>

**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17	<b>19 50.</b>
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	<b>20 15.</b>
<b>21</b> Tax credits	<b>21</b>
<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits	<b>22 15.</b>
<b>23</b> a Preceding year's overpayment credited to the current year	<b>23a</b>
b Current year's estimated tax payments	<b>23b</b>
c Tax deposited with Form 7004	<b>23c</b>
d Credit for tax paid on undistributed capital gains (attach Form 2439)	<b>23d</b>
e Credit for federal tax paid on fuels (attach Form 4136)	<b>23e</b>
f Elective payment election amount from Form 3800	<b>23f</b>
<b>g</b> <b>Total payments and credits.</b> Combine lines 23a through 23f	<b>23g 0.</b>
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions	<b>24 15.</b>
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g	<b>25</b>
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2025 estimated tax</b> <span style="float: right;"><b>Refunded</b></span>	<b>26</b>

<b>Sign Here</b>	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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Signature of officer <i>[Signature]</i>	Date <b>10/3/25</b>	

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>RICHARD STICE</b>	Preparer's signature <i>[Signature]</i>	Date <b>9.25.25</b>	Check if self-employed <input checked="" type="checkbox"/>	PTIN <b>P00641541</b>
	Firm's name <b>STICE &amp; COMPANY, LLC</b>	Firm's EIN <b>20-5012614</b>			
	Firm's address <b>P.O. BOX 1230 GUNNISON, CO 81230</b>	Phone no. <b>970-641-2984</b>			

Section 1.263(a)-1(f) De Minimis Safe Harbor Election

Wildwood Townhomes Association  
Po Box 1806  
Gunnison, CO 81230

Employer Identification Number: 56-2376056

For the Year Ending December 31, 2024

Wildwood Townhomes Association is making the de minimis safe harbor election under Reg. Sec. 1.263(a)-1(f).

FORM 1120-H	EXEMPT FUNCTION INCOME	STATEMENT	1
DESCRIPTION		AMOUNT	
HOA MEMBERSHIP DUES		117,753.	
HOA LATE PAYMENT FEES		1,651.	
SPECIAL ASSESSMENT		4,464.	
FLOOD INSURANCE ASSESSMENT		42,305.	
TOTAL TO FORM 1120-H, ITEM B		166,173.	

FORM 1120-H	EXPENDITURES DESCRIBED IN 90% TEST	STATEMENT	2
DESCRIPTION		AMOUNT	
BAD DEBT		222.	
INSURANCE		78,241.	
LEGAL AND PROFESSIONAL		639.	
MANAGEMENT FEES		19,664.	
MISC		21.	
POSTAGE		577.	
REPAIRS AND MAINTENANCE		95,561.	
UTILITIES		8,710.	
TOTAL TO FORM 1120-H, ITEM C		203,635.	

FORM 1120-H	INTEREST INCOME	STATEMENT	3
DESCRIPTION	US	OTHER	
INTEREST INCOME		150.	
TOTAL TO FORM 1120-H, LINE 2		150.	



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## 2024 Colorado C Corporation Income Tax Return

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

(0023)

Fiscal Year Beginning (MM/DD/24)		Fiscal Year Ending (MM/DD/YY)	
Name of Corporation		• Colorado Account Number (CAN)	
WILDWOOD TOWNHOMES ASSOCIATION			
Address		• Federal Employer ID Number (FEIN)	
PO BOX 1806		56-2376056	
City	State	ZIP	
GUNNISON	CO	81230	
• <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"/> (46) A corporation claiming an exemption under P.L. 86-272;  |
| <input type="checkbox"/> (43) A corporation engaged in interstate business apportioning income using receipts-factor apportionment (DR 0112RF required); | <input type="checkbox"/> (47) Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below); |
| <input type="checkbox"/> (44) A corporation engaged in interstate business apportioning income using special rule (DR 0112RF required);                  | <div style="border: 1px solid black; height: 40px; width: 100%;"></div>   |

**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. <b>Warning:</b> 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 (YYYY)

Federal Taxable Income	Round to nearest dollar
1. Federal taxable income from Federal form 1120 line 30 or Form 990-T, Part I, line 11.	• 1      50 00
2. Federal taxable income of companies not included in this return	• 2      0 00
3. Net federal taxable income, subtract line 2 from line 1	3      50 00



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Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
WILDWOOD TOWNHOMES ASSOCIATION		56-2376056	
<b>Additions</b>			
4. Federal net operating loss deduction	• 4		00
5. Colorado income tax deduction	• 5		00
6. Business meals deducted pursuant to section 274(k) of the Internal Revenue Code	• 6		00
7. Other additions, submit explanation	• 7		00
8. Sum of lines 3 through 7	8	50	00
<b>Subtractions</b>			
9. Exempt federal interest	• 9		00
10. Excludable foreign source income	• 10		00
11. Colorado Marijuana and Natural Medicine Business Deduction	• 11		00
12. Other subtractions, explanation required below	• 12		00
Explain:			
13. Sum of lines 9 through 12	13		00
<b>Taxable Income</b>			
14. Modified federal taxable income, subtract line 13 from line 8	14	50	00
15. Colorado taxable income before net operating loss deduction	• 15	50	00
16. Colorado net operating loss deduction: (see instructions)			
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018	• 16(a)	50	00
(b) Subtract line 16(a) from line 15, if zero skip to 16(d)	16(b)		00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018	• 16(c)		00
(d) Colorado net operating loss deduction, sum of (a) and (c)	<b>STATEMENT 1</b> 16(d)	50	00
17. Carryforward deduction from Income Tax Year 2021, subtractions from HB21-1002 (see instructions)	• 17		00
18. Colorado taxable income, subtract the sum of lines 16(d) and 17 from line 15	18	0	00
19. Tax, 4.25% of the amount on line 18	• 19		00



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Name of Corporation (match page 1)	CAN or FEIN (match page 1)
<b>WILDWOOD TOWNHOMES ASSOCIATION</b>	<b>56-2376056</b>
<b>Credits</b>	
20. Sum of nonrefundable credits from DR 0112CR line 28B, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 0112CR with your return.	00
21. Nonrefundable Enterprise Zone credits used - as calculated, or from the DR 1366 line 26, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 1366 with your return.	00
22. Nonrefundable CHIPS Zone Credits from the DR 1370 line 22, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1370 with your return.	00
23. Strategic capital tax credit from DR 1330 line 8b, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1330 with your return.	00
24. Net tax, sum of lines 20, 21, 22 and 23. Subtract that sum from line 19.	0 00
25. Recapture of prior year credits	00
26. Sum of lines 24 and 25	0 00
27. Estimated tax, extension payments, and credits	00
28. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return.	00
29. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return.	00
30. Innovative Motor Vehicle and Innovative Truck Credit for a vehicle you purchased or leased from form DR 0617, you must submit the DR 0617(s) with your return.	00
31. Business Personal Property Credit: Use the calculation in the 112 book instructions to calculate, you must submit a copy of the assessor's statement with your return.	00
32. Renewable Energy Tax Credit from form DR 1366 line 28, you must submit the DR 1366 with your return.	00
33. SALT Parity Act Credit (see instructions).	00
34. Credit for conversion costs to an employee-owned business model. You must submit the certificate from the Office of Economic Development with your return.	00
35. Alternative Transportation Options Credit.	00
36. 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.	00
37. Heat Pump Credit for Registered Contractors from DR 1322, line 7	00
38. Colorado Film Incentive Credit.	00
39. Food Accessibility Credit, certified by the Department of Agriculture	00
40. Refundable CHIPS Zone Credit(s) from the DR 1370 line 24, you must submit the DR 1370 with your return.	00
41. Certified Greenhouse Gas Avoidance Credits, you must submit certificate(s) from the Colorado Energy Office with your return.	00
42. Additional credit from form DR 0619, line 3 and 10, you must submit the DR 0619 with your return.	00
43. Electric-Powered Lawn Equipment Credit for qualified retailers.	00



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Name of Corporation (match page 1)		CAN or FEIN (match page 1)
WILDWOOD TOWNHOMES ASSOCIATION		56-2376056
44. Sum of lines 27 through 43	44	00
45. Net tax due. Subtract line 44 from line 26	45	00
46. Penalty	• 46	00
47. Interest	• 47	00
48. Estimated tax penalty due	• 48	00
49. Total due. Enter the sum of lines 45 through 48	• 49	
50. Overpayment, subtract line 26 from line 44	50	00
51. Amount from line 50 to carry forward to the next year's estimated tax	• 51	00
52. Amount from line 50 to be refunded	• 52	00

**Direct  
Deposit**

Routing Number

Type:  Checking  Savings

Account Number

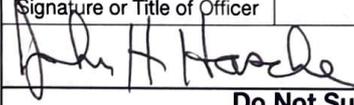
The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment directly from your bank account electronically.

File and pay at: [Colorado.gov/RevenueOnline](http://Colorado.gov/RevenueOnline) or

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



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Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
WILDWOOD TOWNHOMES ASSOCIATION		56-2376056	
C. The corporation's books are in care of:			
Last Name	First Name	Middle Initial	Phone Number
Address		City	State ZIP
D. Business code number per federal return (NAICS)		E. Year corporation began doing business in Colorado	
• 531390		•	
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 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?			• <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
Last Name of person or firm preparing return		First Name	Middle Initial
STICE 		RICHARD	
Address of person or firm preparing return		Phone Number	
P.O. BOX 1230		970-641-2984	
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)	
		10/03/25	
<b>Do Not Submit Federal Return, Forms or Schedules when Filing this Return</b>			

<p>If you are filing this return <b>with</b> 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 <b>without</b> 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>	

