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CLIENT'S COPY

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

SEPTEMBER 15, 2026

WILDWOOD TOWNHOMES ASSOCIATION
PO BOX 1806
GUNNISON, CO 81230

DEAR BOARD MEMBERS:

WE HAVE PREPARED AND ENCLOSED YOUR 2025 CORPORATION INCOME
TAX RETURNS FOR THE YEAR ENDED DECEMBER 31, 2025.

THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. IF YOU
WISH TO HAVE IT TRANSMITTED ELECTRONICALLY TO THE IRS, PLEASE
SIGN, DATE, AND RETURN FORM 8879-CORP TO OUR OFFICE. WE WILL
THEN SUBMIT YOUR ELECTRONIC RETURN TO THE IRS. DO NOT MAIL
THE PAPER COPY OF THE RETURN TO THE IRS.

NO PAYMENT IS REQUIRED WITH THIS RETURN WHEN FILED.

THE COLORADO FORM 112 RETURN HAS BEEN PREPARED FOR ELECTRONIC
FILING. IF YOU WISH TO HAVE IT TRANSMITTED ELECTRONICALLY TO
THE CDOR, PLEASE SIGN, DATE AND RETURN DR 8454 TO OUR OFFICE.
WE WILL THEN SUBMIT THE ELECTRONIC RETURN TO THE CDOR. DO NOT
MAIL A PAPER COPY OF THE RETURN TO THE CDOR.

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,

RICHARD STICE

CORPORATION
Two-Year Comparison

2025

Name		Employer Identification Number	
WILDWOOD TOWNHOMES ASSOCIATION		** - * * * * *	
Description	Prior Year	Current Year	Increase (Decrease)
GROSS INCOME:			
INTEREST	150.	97.	-53.
GROSS INCOME	150.	97.	-53.
DEDUCTIONS:			
TOTAL DEDUCTIONS	0.	0.	0.
TAXABLE INCOME:			
TAXABLE INCOME BEFORE SPECIFIC DEDUCTION OF \$100	150.	97.	-53.
SPECIFIC DEDUCTION OF \$100	100.	100.	0.
TAXABLE INCOME	50.	-3.	-53.
TAX COMPUTATION:			
INCOME TAX	15.	0.	-15.
TAX BEFORE CREDITS	15.	0.	-15.
EFFECTIVE TAX RATE	30.0000%	.0000%	-30.0000%
MARGINAL TAX RATE	21.0000%	.0000%	-21.0000%
QUALIFIED ELECTRIC VEHICLE CREDIT	0.	0.	0.
TAX AFTER CREDITS	15.	0.	-15.
TOTAL TAX	15.	0.	-15.
PAYMENTS AND CREDITS:			
BALANCE DUE OR REFUND:			
AMOUNT OWED	15.	0.	-15.

Form **8879-CORP**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service**E-file Authorization for Corporations**

For calendar year 2025, or tax year beginning _____, 2025, ending _____, 20____

OMB No. 1545-0123

**For use with Form 1120 series returns.
Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879CORP for the latest information.**

Name of corporation

WILDWOOD TOWNHOMES ASSOCIATION

Employer identification number

**** - * * * * *****Part I Information** (Whole dollars only)

1	Total income (Form 1120, line 11)	1	
2	Total income (Form 1120-F, Section II, line 11)	2	
3	Total income (loss) (Form 1120-S, line 6)	3	
4	Total income (Form 1120 <u>-H</u> , line <u>8</u>)	4	97.

Part II Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's electronic income tax return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at **888-353-4537** no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☒ I authorize STICE & COMPANY, LLC to enter my PIN 76056
ERO firm name do not enter all zeros
as my signature on the corporation's electronically filed income tax return.

☐ As an officer of the corporation, I will enter my PIN as my signature on the corporation's electronically filed income tax return.

Officer's signature _____ Date _____ Title **BOARD MEMBER****Part III Certification and Authentication**ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 84784899999
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS *e-file* Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature _____ Date _____

**ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So**

LHA For Paperwork Reduction Act Notice, see instructions.

Form **8879-CORP** (Rev. 12-2024)

For calendar year 2025
or tax year beginning _____ ending _____**2025**Department of the Treasury
Internal Revenue ServiceGo to www.irs.gov/Form1120H for instructions and the latest information.

Check if:

- (1) ☐ Final return
(2) ☐ Name change
(3) ☐ Address change
(4) ☐ Amended return

Name

WILDWOOD TOWNHOMES ASSOCIATION

Number and street. If a P.O. box, see instructions.

PO BOX 1806

City or town, state or province, country, and ZIP or foreign postal code

GUNNISON, CO 81230

Employer identification number

****-*******

Date association formed

05/29/2003**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 **STATEMENT 1** **B** **183,866.****C** Total expenditures made for purposes described in 90% expenditure test **STATEMENT 2** **C** **193,923.****D** Association's total expenditures for the tax year **D** **193,923.****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 **STATEMENT 3** **2** **97.**

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** **97.**

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** **97.**

18 Specific deduction of \$100 **18** **\$100**

19 **Taxable income.** Subtract line 18 from line 17 **19** **-3.**

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.**

Tax and Payments

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

b Current year's estimated tax payments **23b**

c Tax deposited with Form 7004 **23c**

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

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

f Elective payment election amount from Form 3800 **23f**

g **Total payments and credits.** Combine lines 23a 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 portion of line 25 you want: **a Credited to 2026 estimated tax** **b Refunded** **26b**

c Routing number **d Type:** ☐ Checking ☐ Savings

e Account number

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.

BOARD MEMBER

Signature of officer

Date

Title

May the IRS discuss this return with the preparer shown below? See instr.

☒ Yes ☐ No**Paid**

Preparer's name

RICHARD STICE

Preparer's signature

Date

Check if self-employed ☒

PTIN

P00641541**Preparer**

Firm's name

STICE & COMPANY, LLC

Firm's EIN

****-*********Use Only**

Firm's address

P.O. BOX 1230

Phone no.

970-641-2984**GUNNISON, CO 81230**

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

Wildwood Townhomes Association
Po Box 1806
Gunnison, CO 81230

Employer Identification Number: **-*****

For the Year Ending December 31, 2025

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		135,632.	
HOA LATE PAYMENT FEES		353.	
SPECIAL ASSESSMENT		4,464.	
FLOOD INSURANCE ASSESSMENT		43,417.	
TOTAL TO FORM 1120-H, ITEM B		183,866.	

FORM 1120-H	EXPENDITURES DESCRIBED IN 90% TEST	STATEMENT	2
DESCRIPTION		AMOUNT	
BAD DEBT		442.	
INSURANCE		84,168.	
LEGAL AND PROFESSIONAL		125.	
MANAGEMENT FEES		21,630.	
MISC		15.	
POSTAGE		1,394.	
REPAIRS AND MAINTENANCE		75,650.	
UTILITIES		10,499.	
TOTAL TO FORM 1120-H, ITEM C		193,923.	

FORM 1120-H	INTEREST INCOME	STATEMENT	3
DESCRIPTION	US	OTHER	
INTEREST INCOME			97.
TOTAL TO FORM 1120-H, LINE 2			97.



258454 11019

State of Colorado Income Tax Declaration for Online Electronic Filing

Do not mail this form to the IRS or the Colorado Department of Revenue. **Retain with your records.**

For Tax Year (MM/DD/YY)	or Fiscal Year beginning (MM/DD/YY)
01/01/25	

Income Tax Type				
☐ Individual (DR 0104)	☒ C-Corporation (DR 0112)	☐ Partnership/S-Corp (DR 0106)	☐ Fiduciary (DR 0105)	☐ Exempt Entity (DR 0990)
Taxpayer's Last Name or Business Name		First Name or Business DBA if different from Business Name		Middle Initial
WILDWOOD TOWNHOMES ASSOCIA				
Spouse's Last Name (if applicable)		First Name		Middle Initial
Taxpayer's SSN or ITIN		Spouse's SSN or ITIN (if applicable)		FEIN
				*** - *****
Taxpayer's or Business's Address		City	State	ZIP
PO BOX 1806		GUNNISON	CO	81230

Part I - Tax Return Information

1. Total Income from your federal return (see instructions for more information)	1	\$	183,963
2. Taxable Income (or allowable deduction) from your federal return (see instructions for more information)	2	\$	- 3
3. Colorado Tax (or recapture of prior year credits) from your Colorado return (see instructions for more information)	3	\$	
4. Colorado Tax Withheld, Payments, or Credits from your Colorado return (see instructions for more information)	4	\$	

Part II - Declaration of Taxpayer

Under penalties of perjury, I declare that the information I have provided for electronic filing and the amounts shown in Part I above agree with the amounts shown on my Federal/Colorado income tax returns, and that said tax returns, statements, schedules and attachments are true, correct, and complete to the best of my knowledge and belief. I understand that I (or my Electronic Return Originator (ERO) if applicable) may be required to provide paper copies of this declaration, my returns, withholding statements, schedules, and attachments upon request by the Colorado Department of Revenue at any time during the period covered by the Colorado statute of limitations.

Signature of taxpayer, fiduciary officer, or partner	Title	Date (MM/DD/YY)
	BOARD MEMBER	
Spouse's Signature (If Joint Return, Both Must Sign)	Date (MM/DD/YY)	

Part III - Declaration of ERO/Preparer/Transmitter

If the transmitter did not prepare the tax return, check here ☒

If I am not the preparer, I declare only that the amounts shown in Part I above agree with the amounts shown on the taxpayer's Federal/Colorado income tax returns. If I am the preparer, under penalties of perjury I declare that I have reviewed the above taxpayer's Federal/Colorado income tax returns and that the information provided to me by the taxpayer and the amounts shown in Part I above agree with the amounts shown on said tax returns, and that said tax returns, statements, schedules, and attachments are true, correct, and complete to the best of my knowledge and belief. As preparer, I further declare that I have obtained the taxpayer's signature on this form at the time of filing and have provided the taxpayer with copies of all forms and information filed. I also agree to maintain this signed Form (DR 8454) for the period covered by the Colorado statute of limitations, and to provide paper copies of this declaration, said returns, withholding statements, schedules and attachments upon request by the Colorado Department of Revenue at any time during this period.

ERO's Signature	Preparer Identification Number, Your SSN, or ITIN

Check if also Preparer ☐	Date (MM/DD/YY)



250112 11019

2025 Colorado C Corporation Income Tax Return

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

(0023)

Fiscal Year Beginning (MM/DD/25)		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		** - * * * * *	
City	State	ZIP	
GUNNISON	CO	81230	
• ☐ 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;		☐ (46) A corporation claiming an exemption under P.L. 86-272;	
☐ (43) A corporation engaged in interstate business apportioning income using receipts-factor apportionment (DR 0112RF required);		☐ (47) Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below);	
☐ (44) A corporation engaged in interstate business apportioning income using special rule (DR 0112RF required);			
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 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);		☐ 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	-3 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	-3 00



250112 21019

Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
WILDWOOD TOWNHOMES ASSOCIATION		** - *****	
Additions			
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	-3	00
Subtractions			
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
Taxable Income			
14. Modified federal taxable income, subtract line 13 from line 8	14	-3	00
15. Colorado taxable income before net operating loss deduction	• 15	-3	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)		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) STATEMENT 1	16(d)		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	-3	00
19. Tax, 4.4% of the amount on line 18	• 19	0	00



250112 31019

Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
WILDWOOD TOWNHOMES ASSOCIATION		** - *****	
Credits			
20. Sum of nonrefundable credits from DR 0112CR line 27B, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 0112CR with your return.	• 20		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.	• 21		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.	• 22		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.	• 23		00
24. Net tax, sum of lines 20, 21, 22 and 23. Subtract that sum from line 19.	24	0	00
25. Recapture of prior year credits	• 25		00
26. Repayment of credit from form DR 0619, lines 4 and 11, you must submit the DR 0619 with your return.	• 26		00
27. Net Tax, Recapture, and Required Repayment, sum of lines 24, 25, and 26	27	0	00
28. Estimated tax, extension payments, and credits	• 28		00
29. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return.	• 29		00
30. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return.	• 30		00
31. 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.	• 31		00
32. Business Personal Property Credit: Use the calculation in the DR 0112 instructions to calculate, you must submit a copy of the assessor's statement with your return.	• 32		00
33. Renewable Energy Tax Credit from form DR 1366 line 28, you must submit the DR 1366 with your return.	• 33		00
34. SALT Parity Act Credit (see instructions).	• 34		00
35. Credits for Employee-Owned Businesses. You must submit the certificate from the Office of Economic Development with your return.	• 35		00
36. Alternative Transportation Options Credit.	• 36		00
37. 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.	• 37		00
38. Heat Pump Credit for Registered Contractors from DR 1322, line 7	• 38		00
39. Colorado Film Incentive Credit.	• 39		00
40. Food Accessibility Credit, certified by the Department of Agriculture	• 40		00
41. Refundable CHIPS Zone Credit(s) from the DR 1370 line 24, you must submit the DR 1370 with your return.	• 41		00
42. Certified Greenhouse Gas Avoidance Credits, you must submit certificate(s) from the Colorado Energy Office with your return.	• 42		00
43. Additional credit from form DR 0619, line 3 and 10, you must submit the DR 0619 with your return.	• 43		00



540204 11-24-25



250112 51019

Name of Corporation (match page 1)				CAN or FEIN (match page 1)			
WILDWOOD TOWNHOMES ASSOCIATION				** - *****			
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.						• ☒ 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			
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)			
BOARD MEMBER							
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.	

CO 112	COLORADO NET OPERATING LOSS DEDUCTION	STATEMENT	1
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TAX YEAR	LOSS SUSTAINED	LOSS PREVIOUSLY APPLIED	LOSS REMAINING
12/31/14	51.	51.	0.
12/31/15	43.	43.	0.
12/31/16	57.	26.	31.
12/31/17	53.	0.	53.
12/31/18	68.	0.	68.
12/31/19	64.	0.	64.
12/31/20	61.	0.	61.
12/31/21	54.	0.	54.
12/31/22	40.	0.	40.
TOTAL NOL CARRYOVER AVAILABLE THIS YEAR			371.

