

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

2012

Department of the Treasury
Internal Revenue Service

▶ Information about Form 1120-H and its separate instructions is at www.irs.gov/form1120h.

For calendar year 2012 or tax year beginning , 2012, and ending ,

TYPE OR PRINT	Name Mill Creek South Homeowners Association, Inc	Employer identification number 54-1636910
	Number, street, and room or suite no. If a P.O. box, see instructions. PO Box 1283	Date association formed 08/18/92
	City or town, state, and ZIP code Charlottesville VA 22902	

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

A	Check type of homeowner's 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 (see instructions)	18,161.
C	Total expenditures made for purposes described in 90% expenditure test (see instructions)	15,528.
D	Association's total expenditures for the tax year (see instructions)	15,678.
E	Tax-exempt interest received or accrued during the tax year	

Gross Income (excluding exempt function income)

1	Dividends	
2	Taxable interest	42.
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	42.

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) See Other Deductions Statement	150.
16	Total deductions. Add lines 9 through 15	150.
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	-108.
18	Specific deduction of \$100	\$100.

Tax and Payments

19	Taxable income. Subtract line 18 from line 17	
20	Enter 30% of line 19. (Timeshare associations, enter 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	
	a 2011 overpayment credited to 2012 ... 23 a	
	b 2012 estimated tax payments ... 23 b	
	c Total ▶ 23 c	
	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	
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 2013 estimated tax ▶	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)? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Paid Preparer Use Only	Print/Type preparer's name Edwina W Webster	Preparer's signature	Date 02/26/13	Check <input checked="" type="checkbox"/> if self-employed	PTIN P00233394
	Firm's name ▶ EDWINA W WEBSTER CPA PLLC	Firm's EIN ▶ 56-2025684			
	Firm's address ▶ 220 E MEADOW RD STE 9	Phone no. (336) 627-7011			
	EDEN NC 27288-3416				

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Other Deductions Statement

Professional _____ 150.

Total _____ 150.