

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

Department of the Treasury  
Internal Revenue Service

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

**2018**

For calendar year 2018 or tax year beginning , 2018, and ending , 20

<b>TYPE OR PRINT</b>	Name <b>PARK MEADOWS ASSOCIATION</b>	Employer identification number <b>31-1283373</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>195 PARK MEADOWS DRIVE</b>	Date association formed <b>7/1/1989</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>YELLOW SPRINGS, OH 45387</b>	

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>B</b> Total exempt function income. Must meet 60% gross income test. See instructions . . . . .	<b>B</b>	<b>78190</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>	<b>70407</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>	<b>70407</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year . . . . .	<b>E</b>	

<b>Gross Income</b> (excluding exempt function income)		
<b>1</b> Dividends . . . . .	<b>1</b>	<b>3173</b>
<b>2</b> Taxable interest . . . . .	<b>2</b>	<b>592</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>3352</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</b>	<b>7117</b>

<b>Deductions</b> (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</b>	
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>7117</b>
<b>18</b> Specific deduction of \$100 . . . . .	<b>18</b>	<b>100</b>

<b>Tax and Payments</b>		
<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>	<b>7017</b>
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b>	<b>2105</b>
<b>21</b> Tax credits (see instructions) . . . . .	<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</b>	<b>2105</b>
<b>23</b> a 2017 overpayment credited to 2018 <b>23a</b> . . . . .		
b 2018 estimated tax payments <b>23b</b> . . . . .		
c Total ▶ <b>23c</b> . . . . .		
d Tax deposited with Form 7004 <b>23d</b> . . . . .		
e Credit for tax paid on undistributed capital gains (attach Form 2439) <b>23e</b> . . . . .		
f Credit for federal tax paid on fuels (attach Form 4136) <b>23f</b> . . . . .		
g Add lines 23c through 23f <b>23g</b> . . . . .	<b>23g</b>	
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b>	<b>2105</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 2019 estimated tax</b> ▶ <b>Refunded</b> ▶ <b>26</b> . . . . .		

**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: *Candace Ray* Date: **8 Apr 19** Title: **TREASURER**

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

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>RACHEL MCKINLEY</b>	Preparer's signature <i>Rachel McKinley</i>	Date <b>4/8/19</b>	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	Firm's name ▶ <b>MCKINLEY MONEY MATTERS</b>				Firm's EIN ▶ <b>47-3616775</b>
	Firm's address ▶ <b>1610 RANDALL RD, YELLOW SPRINGS, OH 45387</b>				Phone no. <b>937-347-7165</b>



**SCHEDULE D  
(Form 1040)**

OMB No. 1545-0074

**Capital Gains and Losses**

**2018**

Attachment  
Sequence No. **12**

Department of the Treasury  
Internal Revenue Service (99)

▶ Attach to Form 1040 or Form 1040NR.  
▶ Go to [www.irs.gov/ScheduleD](http://www.irs.gov/ScheduleD) for instructions and the latest information.  
▶ Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.

Name(s) shown on return <b>PARK MEADOWS ASSOCIATION</b>	Your social security number <b>31-1283373</b>
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**Part I Short-Term Capital Gains and Losses—Generally Assets Held One Year or Less** (see instructions)

See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
<b>1a</b> Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b . . . . .				
<b>1b</b> Totals for all transactions reported on Form(s) 8949 with <b>Box A</b> checked . . . . .				
<b>2</b> Totals for all transactions reported on Form(s) 8949 with <b>Box B</b> checked . . . . .				
<b>3</b> Totals for all transactions reported on Form(s) 8949 with <b>Box C</b> checked . . . . .				
<b>4</b> Short-term gain from Form 6252 and short-term gain or (loss) from Forms 4684, 6781, and 8824 . . . . .				<b>4</b>
<b>5</b> Net short-term gain or (loss) from partnerships, S corporations, estates, and trusts from Schedule(s) K-1 . . . . .				<b>5</b>
<b>6</b> Short-term capital loss carryover. Enter the amount, if any, from line 8 of your <b>Capital Loss Carryover Worksheet</b> in the instructions . . . . .				<b>6</b> ( )
<b>7</b> <b>Net short-term capital gain or (loss)</b> . Combine lines 1a through 6 in column (h). If you have any long-term capital gains or losses, go to Part II below. Otherwise, go to Part III on the back . . . . .				<b>7</b>

**Part II Long-Term Capital Gains and Losses—Generally Assets Held More Than One Year** (see instructions)

See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
<b>8a</b> Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b . . . . .				
<b>8b</b> Totals for all transactions reported on Form(s) 8949 with <b>Box D</b> checked . . . . .				
<b>9</b> Totals for all transactions reported on Form(s) 8949 with <b>Box E</b> checked . . . . .				
<b>10</b> Totals for all transactions reported on Form(s) 8949 with <b>Box F</b> checked . . . . .				
<b>11</b> Gain from Form 4797, Part I; long-term gain from Forms 2439 and 6252; and long-term gain or (loss) from Forms 4684, 6781, and 8824 . . . . .				<b>11</b>
<b>12</b> Net long-term gain or (loss) from partnerships, S corporations, estates, and trusts from Schedule(s) K-1 . . . . .				<b>12</b>
<b>13</b> Capital gain distributions. See the instructions . . . . .				<b>13</b> 3352
<b>14</b> Long-term capital loss carryover. Enter the amount, if any, from line 13 of your <b>Capital Loss Carryover Worksheet</b> in the instructions . . . . .				<b>14</b> ( )
<b>15</b> <b>Net long-term capital gain or (loss)</b> . Combine lines 8a through 14 in column (h). Then go to Part III on the back . . . . .				<b>15</b> 3352