

Form **1120-H**

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

OMB No. 1545-0123

2018

Department of the Treasury
Internal Revenue Service

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

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

TYPE OR PRINT	ORION CONDOMINIUM ASSOCIATION, INC P O BOX 5547 STATELINE, NV 89449-5547	Employer identification number
		88-0269189 Date association formed 1/01/1991

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 Total exempt function income. Must meet 60% gross income test. See instructions.	B 13,500.
C Total expenditures made for purposes described in 90% expenditure test. See instructions.	C 15,432.
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 6.
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 6.

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 6.
18 Specific deduction of \$100	18 \$100.

Tax and Payments

19 Taxable income. Subtract line 18 from line 17.	19 -94.								
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20 0.								
21 Tax credits (see instructions)	21								
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22 0.								
23 a 2017 overpayment credited to 2018. 23 a	<table border="1"> <tr><td>23 c Total</td><td>0.</td></tr> <tr><td>23 d</td><td></td></tr> <tr><td>23 e</td><td></td></tr> <tr><td>23 f</td><td></td></tr> </table>	23 c Total	0.	23 d		23 e		23 f	
23 c Total		0.							
23 d									
23 e									
23 f									
b 2018 estimated tax payments 23 b									
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 2019 estimated tax ▶ Refunded ▶ 26									

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.

▶ Hary Jovle Signature of officer Date 12/5/19 ▶ Treasurer Title

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

Paid Preparer Use Only

Print/type preparer's name	Preparer's signature	Date	Check self-employed <input checked="" type="checkbox"/>	PTIN
Kevin K. Morita, CPA	<u>Kevin K. Morita, CPA</u>	<u>1-29-19</u>		P00737233
Firm's name	Firm's EIN		Firm's EIN	
▶ Morita Accountancy	▶ 94-1731079		▶ 94-1731079	
Firm's address	Phone no.		Phone no.	
▶ 431 South Ham Lane Suite D Lodi, CA 95242	▶ (209) 368-5324		▶ (209) 368-5324	

Depreciation and Amortization
(Including Information on Listed Property)

2018

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to your tax return.
▶ Go to www.irs.gov/Form4562 for instructions and the latest information.

Attachment
Sequence No. **179**

Name(s) shown on return

ORION CONDOMINIUM ASSOCIATION, INC

Identifying number

88-0269189

Business or activity to which this form relates

Form **1120**

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions).....	1	
2	Total cost of section 179 property placed in service (see instructions).....	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions).....	3	
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-.....	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions.....	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29.....	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7.....	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8.....	9	
10	Carryover of disallowed deduction from line 13 of your 2017 Form 4562.....	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instrs... ..	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11.....	12	
13	Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12.....	▶ 13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions.....	14	
15	Property subject to section 168(f)(1) election.....	15	
16	Other depreciation (including ACRS).....	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2018.....	17	4,200.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here.....	▶ <input type="checkbox"/>	

Section B – Assets Placed in Service During 2018 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only – see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19 a 3-year property.....						
b 5-year property.....						
c 7-year property.....						
d 10-year property.....						
e 15-year property.....						
f 20-year property.....						
g 25-year property.....			25 yrs		S/L	
h Residential rental property.....			27.5 yrs	MM	S/L	
i Nonresidential real property.....			39 yrs	MM	S/L	

Section C – Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System

20 a Class life.....					S/L	
b 12-year.....			12 yrs		S/L	
c 30-year.....			30 yrs	MM	S/L	
d 40-year.....			40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28.....	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations – see instructions.....	22	4,200.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs.....	23	