

2023 Corporate Return
prepared for:

ORION CONDOMINIUM ASSOCIATION, INC
P O BOX 5547
STATELINE, NV 89449-5547

Morita Accountancy
431 South Ham Lane Suite D
Lodi, CA 95242

U.S. Income Tax Return for Homeowners Associations

Department of the Treasury Internal Revenue Service

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

2023

For calendar year 2023 or tax year beginning , 2023, 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 13,725. C Total expenditures made for purposes described in 90% expenditure test. See instructions 22,831. D Association's total expenditures for the tax year. See instructions. E Tax-exempt interest received or accrued during the tax year.

Gross Income (excluding exempt function income) 1 Dividends 2 Taxable interest 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. 0.

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) 16 Total deductions. Add lines 9 through 15 0. 17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8. 0. 18 Specific deduction of \$100 100

Tax and Payments 19 Taxable income. Subtract line 18 from line 17. -100. 20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) 0. 21 Tax credits (see instructions) 22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits. 0. 23 a Preceding year's overpayment credited to the current year. 23a 23b 23c 23d 23e 23f 23g Total payments and credits. Combine lines 23a through 23f. 0. 24 Amount owed. Subtract line 23g from line 22. See instructions. 0. 25 Overpayment. Subtract line 22 from line 23g. 26 Enter amount of line 25 you want: Credited to 2024 estimated tax Refunded

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.

Sign Here Signature of officer Date Title Treasurer 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 if PTIN Kevin K. Morita, CPA Kevin K. Morita, CPA 1-29-24 Firm's name Morita Accountancy Firm's EIN 83-1692240 Firm's address 431 South Ham Lane Suite D Lodi, CA 95242 Phone no. 209-368-5324

Depreciation and Amortization (Including Information on Listed Property)

2023

Department of the Treasury Internal Revenue Service

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.

Table with 13 rows for Section 179 election. Includes fields for maximum amount, total cost, threshold cost, reduction in limitation, dollar limitation, and elected cost.

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.)

Table with 3 rows for Special Depreciation Allowance and Other Depreciation. Includes fields for special allowance, section 168(f)(1) election, and other depreciation.

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

Section A

Table with 2 rows for Section A. Includes MACRS deductions for assets placed in service before 2023 and a checkbox for general asset accounts.

Section B - Assets Placed in Service During 2023 Tax Year Using the General Depreciation System

Table with 7 columns: Classification of property, Month and year placed in service, Basis for depreciation, Recovery period, Convention, Method, and Depreciation deduction. Includes rows for 3-year through 25-year property and residential/nonresidential real property.

Section C - Assets Placed in Service During 2023 Tax Year Using the Alternative Depreciation System

Table with 6 columns: Class life, Month and year placed in service, Recovery period, Convention, Method, and Depreciation deduction. Includes rows for 12-year, 30-year, and 40-year class lives.

Part IV Summary (See instructions.)

Table with 3 rows for Summary. Includes fields for listed property amount, total amount, and portion of basis attributable to section 263A costs.

	2023	2022	Diff
EXEMPT FUNCTION INCOME AND EXPENDITURES			
Total exempt function income.....	13,725	7,500	6,225
Expenditures described in 90% test.....	22,831	13,038	9,793
GROSS INCOME (NON-EXEMPT FUNCTION INCOME)			
Taxable interest.....	0	1	-1
Gross income.....	0	1	-1
DEDUCTIONS			
Total deductions.....	0	0	0
TAXABLE INCOME			
Taxable income before specific ded.....	0	1	-1
Specific deduction of \$100.....	100	100	0
Taxable income.....	-100	-99	-1
TAX COMPUTATION			
Tax (30% of taxable income).....	0	0	0
Net tax.....	0	0	0
PAYMENTS AND CREDITS			
Total payments and credits.....	0	0	0
REFUND OR AMOUNT DUE			
Overpayment.....	0	0	0
Tax due.....	0	0	0
TAX RATES			
Marginal tax rate.....	30.0%	30.0%	0.0%