

TWO RIVERS CPA, LLC  
PO BOX 1369  
PINEDALE, WY 82941  
(307) 231-0625

MARCH 4, 2022

SNAKE RIVER JUNCTION COMMERCIAL OWNERS  
ASSOCIATION  
PO BOX 3393  
JACKSON, WY 83001-3393

SNAKE RIVER JUNCTION COMMERCIAL OWNERS:

I HAVE PREPARED AND ENCLOSED YOUR 2021 HOMEOWNERS ASSOCIATION  
INCOME TAX RETURN FOR THE YEAR ENDED DECEMBER 31, 2021. THE  
RETURN SHOULD BE SIGNED AND DATED BY THE APPROPRIATE  
CORPORATE OFFICER(S) AND MAILED.

THE FEDERAL FORM 1120-H SHOULD BE MAILED ON OR BEFORE APRIL  
18, 2022 TO:

DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE CENTER  
OGDEN, UT 84201-0012

NO PAYMENT IS REQUIRED WITH THIS RETURN WHEN FILED.

A COPY OF THE RETURN IS ENCLOSED FOR YOUR FILES. I SUGGEST  
THAT YOU RETAIN THIS COPY INDEFINITELY.

SINCERELY,

*Luke Fixter*

LUKE R. FIXTER, CPA

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

For calendar year 2021 or tax year beginning , and ending

TYPE OR PRINT	Name <b>SNAKE RIVER JUNCTION COMMERCIAL OWNERS ASSOCIATION</b>	Employer identification number <b>** - *** 8126</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>PO BOX 3393</b>	Date association formed <b>12/08/2006</b>
	City or town, state or province, country, and ZIP or foreign postal code <b>JACKSON, WY 83001-3393</b>	

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

A	Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
B	Total exempt function income. Must meet 60% gross income test <b>SEE STATEMENT 1</b>	B 26,634.
C	Total expenditures made for purposes described in 90% expenditure test <b>SEE STATEMENT 2</b>	C 12,735.
D	Association's total expenditures for the tax year	D 12,735.
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	2	
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	<b>Gross income</b> (excluding exempt function income). Add lines 1 through 7	8	0.

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

**Tax and Payments**

19	<b>Taxable income.</b> Subtract line 18 from line 17	19	-100.
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	0.
21	Tax credits	21	
22	<b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits	22	0.
23	a 2020 overpayment credited to 2021 <b>23a</b>	c Total ▶ <b>23c</b>	0.
	b 2021 estimated tax payments <b>23b</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>		
24	<b>Amount owed.</b> Subtract line 23g from line 22. See instructions	24	
25	<b>Overpayment.</b> Subtract line 22 from line 23g	25	
26	Enter amount of line 25 you want: <b>Credited to 2022 estimated tax</b> ▶ <b>Refunded</b> ▶	26	

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** **TAXPAYER COPY** Signature of officer \_\_\_\_\_ Date \_\_\_\_\_ **PRESIDENT** 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 <b>LUKE R. FIXTER, CPA</b>	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN <b>P01745790</b>
	Firm's name ▶ <b>TWO RIVERS CPA, LLC</b>	Firm's EIN ▶ <b>** - *** 6586</b>			
	Firm's address ▶ <b>PO BOX 1369 PINEDALE, WY 82941</b>	Phone no. <b>307-231-0625</b>			

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FORM 1120-H	EXEMPT FUNCTION INCOME	STATEMENT	1
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DESCRIPTION	AMOUNT
HOA MEMBERSHIP DUES	25,753.
HOA SPECIAL ASSESSMENT FEES	107.
HOA LATE PAYMENT FEES	774.
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TOTAL TO FORM 1120-H, ITEM B	26,634.

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FORM 1120-H	EXPENDITURES DESCRIBED IN 90% TEST	STATEMENT	2
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DESCRIPTION	AMOUNT
CONSULTING	8.
CONVENIENCE FEE	44.
INSURANCE EXPENSE	1,806.
LANDSCAPING	720.
MANAGEMENT FEES	4,600.
POSTAGE AND DELIVERY	2.
PROFESSIONAL FEES	225.
REGISTRATION	50.
SNOW REMOVAL	5,280.
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TOTAL TO FORM 1120-H, ITEM C	12,735.

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