

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

2009

Department of the Treasury
Internal Revenue Service

▶ See separate instructions.

For calendar year 2009 or tax year beginning _____, 2009, and ending _____, 20

WATERFORD CROSSING HOMEOWNERS ASSOCIATION 18881 WATERFORD PKWY STRONGSVILLE OH 44149-0923	I R S	Employer identification number
		Date association formed 11-1-1993

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	254,883
C	Total expenditures made for purposes described in 90% expenditure test (see instructions)	C	244,244
D	Association's total expenditures for the tax year (see instructions)	D	259,412
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	4158
3	Gross rents	3	8620
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 schedule)	7	-
8	Gross income (excluding exempt function income). Add lines 1 through 7	8	12,778

Deductions (directly connected to the production of gross income, excluding exempt function income)			
9	Salaries and wages	9	-
10	Repairs and maintenance	10	15,168
11	Rents	11	-
12	Taxes and licenses	12	-
13	Interest	13	-
14	Depreciation (attach Form 4562)	14	-
15	Other deductions (attach schedule)	15	-
16	Total deductions. Add lines 9 through 15	16	15,168
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	<2390>
18	Specific deduction of \$100	18	\$100 00

Tax and Payments			
19	Taxable income. Subtract line 18 from line 17	19	<2490>
20	Enter 30% of line 19. (Timeshare associations, enter 32% of line 19.)	20	-
21	Tax credits (see instructions)	21	-
22	Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	-
23a	2008 overpayment credited to 2009	23a	
23b	2009 estimated tax payments	23b	
c Total ▶		23c	
23d	Tax deposited with Form 7004	23d	
23e	Credit for tax paid on undistributed capital gains (attach Form 2439)	23e	
23f	Credit for federal tax paid on fuels (attach Form 4136)	23f	
23g	Add lines 23c through 23f	23g	-
24	Amount owed. Subtract line 23g from line 22 (see instructions)	24	-
25	Overpayment. Subtract line 22 from line 23g	25	-
26	Enter amount of line 25 you want: Credited to 2010 estimated tax ▶ Refunded ▶	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 ▶ James E. Mearns | 2-22-10 | ▶ TRUSTEE

Signature of officer Date Title

May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid preparer's use only	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	Preparer's SSN or PTIN
	Firm's name (or yours if self-employed), address, and ZIP code	EIN	Phone no.	

Waterford Crossing HOA
Summary of Revenue and Expense
Year ending December 31, 2009

	Bud-09	YTD-09	Bud-10	Comments
Revenue				
Dues	\$ 255,750	\$ ① 254,790	\$ 255,000	Collected dues from 593 residences
Rental income	11,000	8,620	9,000	Rental income in 2008 was \$9,800
Interest income	4,650	4,158	3,000	CDs maturing in Jan '10 had interest rates of over 4%
Misc income	600	① 93	250	Pool passes - \$60; Sherwin Williams rebate - \$33
	\$ 272,000	\$ 267,661	\$ 267,250	
Expenses				
Landscaping & lawn maintenance	\$ 100,000	\$ 124,045	\$ 96,000	Routine mowings & fertilization are \$51,400; Spring clean-up is \$37,400; Summer pruning is \$12,600; New beds are \$22,700
Pool	42,000	40,652	42,500	Annual Metropolitan contract is \$38,500; miscellaneous supplies & service are \$2,200
Utilities	42,375	34,935	38,700	Electric is \$18,000; Natural gas is \$9,200; Water & sewer are \$5,100; Trash removal is \$1,600; Telephone is \$800; Security system is \$300
Common area maint	14,000	16,034	14,000	Pond Control is \$6,200; Fountain service & repair is \$4,400; Fence repair is \$1,200; Lighting repairs & light bulbs are \$1,300; Signs & painting are \$1,700; Other miscellaneous items are \$1,200
Clubhouse maintenance	19,000	① 15,168	19,000	Manager fees are \$9,200; Supplies are \$2,400; Furnace repair & inspection is \$1,200; Concrete repair is \$800; New chairs are \$600; Carpet cleaning is \$300; Raccoon removal is \$300; Fire extinguisher inspection is \$200; Plumbing repair is \$200
Sprinkler maintenance	7,500	9,491	10,000	Robert's Lawn Sprinkler Service is \$8,500; Husney's Landscaping is \$1,000
Snow removal	8,000	6,772	8,000	Salupo
Insurance	5,500	5,655	8,500	State Farm
Tree removal	5,000	3,529	5,000	Cartwright Tree Service
Taxes	1,325	1,450	1,500	Cuyahoga County
Printing	3,000	920	1,500	Newsletters are \$700; Pool passes are \$200
Postage	1,000	577	800	USPS & UPS
Miscellaneous expense	500	184	200	Checks \$86; Strongsville Swim League \$50; Fishing Derby \$25; Food for annual mtg \$16; Keys \$7
Capital Improvements	-	-	7,500	
	\$ 249,200	\$ 259,412	\$ 253,200	
Cash increase (decrease)	\$ 22,800	\$ 8,249	\$ 14,050	
Cash, beginning of year		\$ 64,483		
Cash, end of year		\$ 72,732		

Σ ① = 254,883