

**2022 Filing Instructions**  
**COTTON RANCH HOMEOWNERS ASSOCIATION**  
**Tax year ending 12-31-2022**

**Form filed:**

Form 1120 and supplemental forms and schedules

**Filing method:**

The corporation's return will be e-filed once the signed Form 8879-CORP has been received by this office. Do not mail this return to the IRS.

**Due date:**

04-18-2023

**The return reflects neither a refund nor a balance due.**

<b>A Check if:</b> <b>1a</b> Consolidated return (attach Form 851) <input type="checkbox"/> <b>b</b> Life/nonlife consolidated return <input type="checkbox"/> <b>2</b> Personal holding co. (attach Sch. PH) <input type="checkbox"/> <b>3</b> Personal service corp. (see instructions) <input type="checkbox"/> <b>4</b> Schedule M-3 attached <input type="checkbox"/>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><b>NAME</b></td> <td>COTTON RANCH HOMEOWNERS ASSOCIATION</td> </tr> <tr> <td><b>TYPE OR PRINT</b></td> <td>Number, street, and room or suite no. If a P.O. box, see instructions.</td> </tr> <tr> <td></td> <td>PO BOX 192</td> </tr> <tr> <td></td> <td>City or town, state or province, country and ZIP or foreign postal code</td> </tr> <tr> <td></td> <td>GYPSUM CO 81637</td> </tr> </table>	<b>NAME</b>	COTTON RANCH HOMEOWNERS ASSOCIATION	<b>TYPE OR PRINT</b>	Number, street, and room or suite no. If a P.O. box, see instructions.		PO BOX 192		City or town, state or province, country and ZIP or foreign postal code		GYPSUM CO 81637	<b>B</b> Employer identification number 84-1354453  <b>C</b> Date incorporated 02-13-1996  <b>D</b> Total assets (see instructions) \$ 511,296
<b>NAME</b>	COTTON RANCH HOMEOWNERS ASSOCIATION											
<b>TYPE OR PRINT</b>	Number, street, and room or suite no. If a P.O. box, see instructions.											
	PO BOX 192											
	City or town, state or province, country and ZIP or foreign postal code											
	GYPSUM CO 81637											
<b>E</b> Check if: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change												

<b>Income</b>	<b>1a</b>	Gross receipts or sales	<b>1a</b>	82,800		
	<b>1b</b>	Returns and allowances	<b>1b</b>			
	<b>1c</b>	Balance. Subtract line 1b from line 1a	<b>1c</b>			82,800
	<b>2</b>	Cost of goods sold (attach Form 1125-A)	<b>2</b>			
	<b>3</b>	Gross profit. Subtract line 2 from line 1c	<b>3</b>			82,800
	<b>4</b>	Dividends and inclusions (Schedule C, line 23)	<b>4</b>			
	<b>5</b>	Interest	<b>5</b>			56
	<b>6</b>	Gross rents	<b>6</b>			
	<b>7</b>	Gross royalties	<b>7</b>			
	<b>8</b>	Capital gain net income (attach Schedule D (Form 1120))	<b>8</b>			
	<b>9</b>	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	<b>9</b>			
<b>10</b>	Other income (see instructions - attach statement)	<b>10</b>	Statement #1		32,487	
<b>11</b>	<b>Total income.</b> Add lines 3 through 10	<b>11</b>			115,343	
<b>Deductions (See instructions for limitations on deductions.)</b>	<b>12</b>	Compensation of officers (see instructions - attach Form 1125-E)	<b>12</b>			
	<b>13</b>	Salaries and wages (less employment credits)	<b>13</b>			
	<b>14</b>	Repairs and maintenance	<b>14</b>			3,533
	<b>15</b>	Bad debts	<b>15</b>			
	<b>16</b>	Rents	<b>16</b>			
	<b>17</b>	Taxes and licenses	<b>17</b>			
	<b>18</b>	Interest (see instructions)	<b>18</b>			
	<b>19</b>	Charitable contributions	<b>19</b>			
	<b>20</b>	Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)	<b>20</b>			
	<b>21</b>	Depletion	<b>21</b>			
	<b>22</b>	Advertising	<b>22</b>			
	<b>23</b>	Pension, profit-sharing, etc., plans	<b>23</b>			
	<b>24</b>	Employee benefit programs	<b>24</b>			
	<b>25</b>	Reserved for future use	<b>25</b>			
	<b>26</b>	Other deductions (attach statement)	<b>26</b>	Statement #5		111,810
	<b>27</b>	<b>Total deductions.</b> Add lines 12 through 26	<b>27</b>			115,343
	<b>28</b>	Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11	<b>28</b>			0
<b>29a</b>	Net operating loss deduction (see instructions)	<b>29a</b>				
<b>29b</b>	Special deductions (Schedule C, line 24)	<b>29b</b>				
<b>29c</b>	Add lines 29a and 29b	<b>29c</b>				
<b>Tax, Refundable Credits, &amp; Payments</b>	<b>30</b>	<b>Taxable income.</b> Subtract line 29c from line 28. See instructions	<b>30</b>			0
	<b>31</b>	Total tax (Schedule J, Part I, line 11)	<b>31</b>			0
	<b>32</b>	Reserved for future use	<b>32</b>			
	<b>33</b>	Total payments and credits (Schedule J, Part III, line 23)	<b>33</b>			
	<b>34</b>	Estimated tax penalty. See instructions. Check if Form 2220 is attached <input type="checkbox"/>	<b>34</b>			
	<b>35</b>	<b>Amount owed.</b> If line 33 is smaller than the total of lines 31 and 34, enter amount owed	<b>35</b>			
	<b>36</b>	<b>Overpayment.</b> If line 33 is larger than the total of lines 31 and 34, enter amount overpaid	<b>36</b>			
<b>37</b>	Enter amount from line 36 you want: <b>Credited to 2023 estimated tax</b> <span style="float:right;"><b>Refunded</b></span>	<b>37</b>				

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.

<b>Sign Here</b>	<u>COTTON RANCH HOMEOWNERS ASSOCIATI</u>	<u>BOARD MEMBER</u>	May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Signature of officer	Date	

<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>LINDSAY GREMMER, CPA</b>	Preparer's signature	Date <b>02-02-2023</b>	Check <input checked="" type="checkbox"/> if self-employed	PTIN <b>P01063919</b>
	Firm's name <b>VAIL FINANCIAL SERVICES</b>	Firm's EIN <b>26-1643760</b>			Phone no.
	Firm's address <b>PO BOX 5907</b>	<b>EAGLE CO 81631</b>			<b>(970) 328-0354</b>

<b>Schedule C Dividends, Inclusions, and Special Deductions</b> (see instructions)		(a) Dividends and inclusions	(b) %	(c) Special deductions (a) x (b)
1	Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)		50	
2	Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)		65	
3	Dividends on certain debt-financed stock of domestic and foreign corporations		See instructions	
4	Dividends on certain preferred stock of less-than-20%-owned public utilities		23.3	
5	Dividends on certain preferred stock of 20%-or-more-owned public utilities		26.7	
6	Dividends from less-than-20%-owned foreign corporations and certain FSCs		50	
7	Dividends from 20%-or-more-owned foreign corporations and certain FSCs		65	
8	Dividends from wholly owned foreign subsidiaries		100	
9	<b>Subtotal.</b> Add lines 1 through 8. See instructions for limitations		See instructions	
10	Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958		100	
11	Dividends from affiliated group members		100	
12	Dividends from certain FSCs		100	
13	Foreign-source portion of dividends received from a specified 10%-owned foreign corporation (excluding hybrid dividends) (see instructions)		100	
14	Dividends from foreign corporations not included on line 3, 6, 7, 8, 11, 12, or 13 (including any hybrid dividends)			
15	Reserved for future use			
16a	Subpart F inclusions derived from the sale by a controlled foreign corporation (CFC) of the stock of a lower-tier foreign corporation treated as a dividend (attach Form(s) 5471) (see instructions)		100	
b	Subpart F inclusions derived from hybrid dividends of tiered corporations (attach Form(s) 5471) (see instructions)			
c	Other inclusions from CFCs under subpart F not included on line 16a, 16b, or 17 (attach Form(s) 5471) (see instructions)			
17	Global Intangible Low-Taxed Income (GILTI) (attach Form(s) 5471 and Form 8992)			
18	Gross-up for foreign taxes deemed paid			
19	IC-DISC and former DISC dividends not included on line 1, 2, or 3			
20	Other dividends			
21	Deduction for dividends paid on certain preferred stock of public utilities			
22	Section 250 deduction (attach Form 8993)			
23	<b>Total dividends and inclusions.</b> Add column (a), lines 9 through 20. Enter here and on page 1, line 4			
24	<b>Total special deductions.</b> Add column (c), lines 9 through 22. Enter here and on page 1, line 29b			

**Schedule J Tax Computation and Payment** (see instructions)

**Part I - Tax Computation**

<b>1</b>	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120)). See instructions	<input type="checkbox"/>		
<b>2</b>	Income tax. See instructions		<b>2</b>	0
<b>3</b>	Base erosion minimum tax amount (attach Form 8991)		<b>3</b>	
<b>4</b>	Add lines 2 and 3		<b>4</b>	0
<b>5a</b>	Foreign tax credit (attach Form 1118)	<b>5a</b>	0	
<b>b</b>	Credit from Form 8834 (see instructions)	<b>5b</b>		
<b>c</b>	General business credit (attach Form 3800)	<b>5c</b>		
<b>d</b>	Credit for prior year minimum tax (attach Form 8827)	<b>5d</b>		
<b>e</b>	Bond credits from Form 8912	<b>5e</b>		
<b>6</b>	<b>Total credits.</b> Add lines 5a through 5e		<b>6</b>	
<b>7</b>	Subtract line 6 from line 4		<b>7</b>	0
<b>8</b>	Personal holding company tax (attach Schedule PH (Form 1120))		<b>8</b>	0
<b>9a</b>	Recapture of investment credit (attach Form 4255)	<b>9a</b>		
<b>b</b>	Recapture of low-income housing credit (attach Form 8611)	<b>9b</b>		
<b>c</b>	Interest due under the look-back method - completed long-term contracts (attach Form 8697)	<b>9c</b>		
<b>d</b>	Interest due under the look-back method - income forecast method (attach Form 8866)	<b>9d</b>		
<b>e</b>	Alternative tax on qualifying shipping activities (attach Form 8902)	<b>9e</b>		
<b>f</b>	Interest/tax due under Section 453A(c) and/or Section 453(l)	<b>9f</b>		
<b>g</b>	Other (see instructions - attach statement)	<b>9g</b>		
<b>10</b>	<b>Total.</b> Add lines 9a through 9g		<b>10</b>	
<b>11</b>	<b>Total tax.</b> Add lines 7, 8, and 10. Enter here and on page 1, line 31		<b>11</b>	0

**Part II - Reserved For Future Use**

<b>12</b>	Reserved for future use		<b>12</b>	
-----------	-------------------------	--	-----------	--

**Part III - Payments and Refundable Credits**

<b>13</b>	2021 overpayment credited to 2022		<b>13</b>	
<b>14</b>	2022 estimated tax payments		<b>14</b>	
<b>15</b>	2022 refund applied for on Form 4466		<b>15</b>	( )
<b>16</b>	Combine lines 13, 14, and 15		<b>16</b>	
<b>17</b>	Tax deposited with Form 7004		<b>17</b>	
<b>18</b>	Withholding (see instructions)		<b>18</b>	
<b>19</b>	<b>Total payments.</b> Add lines 16, 17, and 18		<b>19</b>	
<b>20</b>	Refundable credits from:			
<b>a</b>	Form 2439	<b>20a</b>		
<b>b</b>	Form 4136	<b>20b</b>		
<b>c</b>	Reserved for future use	<b>20c</b>		
<b>d</b>	Other (attach statement - see instructions)	<b>20d</b>		
<b>21</b>	<b>Total credits.</b> Add lines 20a through 20d		<b>21</b>	
<b>22</b>	Reserved for future use		<b>22</b>	
<b>23</b>	<b>Total payments and credits.</b> Add lines 19 and 21. Enter here and on page 1, line 33		<b>23</b>	

Schedule K Other Information (see instructions)

1 Check accounting method: a [ ] Cash b [X] Accrual c [ ] Other (specify)
2 See the instructions and enter the:
a Business activity code no. 531310
b Business activity HOMEOWNER ASSOCIATION
c Product or service ASSOCIATION MANAGEMENT
3 Is the corporation a subsidiary in an affiliated group or a parent-sub subsidiary controlled group? . . . . . X
4 At the end of the tax year:
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) . . . . . X
b Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) . . . . . X
5 At the end of the tax year, did the corporation:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions . . . . . X
(b) Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions . . . . . X
6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? See sections 301 and 316 . . . . . X
7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of the total voting power of all classes of the corporation's stock entitled to vote or at least 25% of the total value of all classes of the corporation's stock? . . . . . X
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount . . . . . [ ]
9 Enter the amount of tax-exempt interest received or accrued during the tax year \$
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer)
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here (see instructions) . . . . . [ ]
12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction reported on page 1, line 29a.) \$

<b>Schedule K</b>		<b>Other Information (continued from page 4)</b>		Yes	No
<b>13</b>	Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year <b>and</b> its total assets at the end of the tax year less than \$250,000? . . . . . If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year . . . \$ _____				<b>X</b>
<b>14</b>	Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement? See instructions . . . . . If "Yes," complete and attach Schedule UTP.				<b>X</b>
<b>15a</b>	Did the corporation make any payments in 2022 that would require it to file Form(s) 1099? . . . . .			<b>X</b>	
<b>b</b>	If "Yes," did or will the corporation file required Form(s) 1099? . . . . .			<b>X</b>	
<b>16</b>	During this tax year, did the corporation have an 80%-or-more change in ownership, including a change due to redemption of its own stock? . . . . .				<b>X</b>
<b>17</b>	During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction? . . . . .				<b>X</b>
<b>18</b>	Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million? . . . . .				<b>X</b>
<b>19</b>	During the corporation's tax year, did the corporation make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474) of the Code? . . . . .				<b>X</b>
<b>20</b>	Is the corporation operating on a cooperative basis? . . . . .				<b>X</b>
<b>21</b>	During the tax year, did the corporation pay or accrue any interest or royalty for which the deducton is not allowed under section 267A? See instructions . . . . . If "Yes," enter the total amount of the disallowed deductions \$ _____				<b>X</b>
<b>22</b>	Does the corporation have gross receipts of at least \$500 million in any of the 3 preceding tax years? (See sections 59A(e)(2) and (3)) . . . . . If "Yes," complete and attach Form 8991.				<b>X</b>
<b>23</b>	Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions . . . . .				<b>X</b>
<b>24</b>	Does the corporation satisfy one or more of the following? See instructions . . . . . <b>a</b> The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense. <b>b</b> The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$27 million and the corporation has business interest expense. <b>c</b> The corporation is a tax shelter and the corporation has business interest expense. If "Yes," complete and attach Form 8990.				<b>X</b>
<b>25</b>	Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? . . . . . If "Yes," enter amount from Form 8996, line 15 . . . . . \$ <u>0</u>				<b>X</b>
<b>26</b>	Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties held directly or indirectly by the corporation, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the shareholders held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions . . . . . Percentage: By Vote <span style="margin-left: 150px;">By Value</span>				<b>X</b>

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
<b>Assets</b>					
1	Cash		525,706		511,296
2a	Trade notes and accounts receivable	4,983			
b	Less allowance for bad debts	( )	4,983	( )	
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach statement)				
7	Loans to shareholders				
8	Mortgage and real estate loans				
9	Other investments (attach statement)				
10a	Buildings and other depreciable assets				
b	Less accumulated depreciation	( )		( )	
11a	Depletable assets				
b	Less accumulated depletion	( )		( )	
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)				
b	Less accumulated amortization	( )		( )	
14	Other assets (attach statement)				
15	<b>Total assets</b>		<b>530,689</b>		<b>511,296</b>
<b>Liabilities and Shareholders' Equity</b>					
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach statement)	Statement #11	48,500		62,500
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (attach statement)				
22	Capital stock: a Preferred stock				
	b Common stock				
23	Additional paid-in capital		80,703		80,903
24	Retained earnings-Appropriated (attach statement)				
25	Retained earnings-Unappropriated		401,486		367,893
26	Adjustments to shareholders' equity (attach statement)				
27	Less cost of treasury stock	( )		( )	
28	<b>Total liabilities and shareholders' equity</b>		<b>530,689</b>		<b>511,296</b>

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return**

Note: The corporation may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	(33,593)	7	Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$ _____	
2	Federal income tax per books				
3	Excess of capital losses over capital gains				
4	Income subject to tax not recorded on books this year (itemize): _____				
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
a	Depreciation \$ _____		a	Depreciation \$ _____	
b	Charitable contributions \$ _____		b	Charitable contributions \$ _____	
c	Travel and entertainment \$ _____			Statement #18 61,285	
	Statement #16 94,878	94,878			61,285
6	Add lines 1 through 5	61,285	9	Add lines 7 and 8	61,285
			10	Income (page 1, line 28)-line 6 less line 9	0

**Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Schedule L, Line 25)**

1	Balance at beginning of year	401,486	5	Distributions: a Cash	
2	Net income (loss) per books	(33,593)		b Stock	
3	Other increases (itemize): _____			c Property	
			6	Other decreases (itemize): _____	
4	Add lines 1, 2, and 3	367,893	7	Add lines 5 and 6	
			8	Balance at end of year (line 4 less line 7)	367,893

**Federal Supporting Statements**

**2022 PG01**

Name(s) as shown on return

Tax ID Number

COTTON RANCH HOMEOWNERS ASSOCIATION

84-1354453

**FORM 1120 - LINE 10 - OTHER INCOME**

Statement #1

**DESCRIPTION**

**AMOUNT**

ADMINISTRATION FEE	15,075
COMPLIANCE FEE	267
DESIGN FEE	15,000
PROPERTY STATEMENT PREP FEE	2,145

**TOTAL**

**32,487**

**FORM 1120 - LINE 26 - OTHER DEDUCTIONS**

**PG01**  
Statement #5

**DESCRIPTION**

**AMOUNT**

ACCOUNTING COST	39,380
COMPUTER	426
INSURANCE	3,967
LEGAL AND PROFESSIONAL	19,625
OFFICE EXPENSE	645
UTILITIES	547
BILLING EXPENSE	2,263
COVENANT ENFORCEMENT	13,425
DOG STATION BAGS	2,106
LANDSCAPING	22,163
OTHER ADMINISTRATIVE EXPENSES	5,838
SNOW REMOVAL	16,610
SOCIAL FUNCTIONS	3,829
WATER	14,580
PRIOR YEAR ASSESSMENTS IN EXCESS OF DEDUCTIONS	(94,878)
CURRENT YEAR ASSESSMENTS IN EXCESS OF DEDUCTIONS	61,284

**TOTAL**

**111,810**

**SCHEDULE L - LINE 18**

**PG01**  
Statement #11

**DESCRIPTION**

**BEG OF YEAR**

**END OF YEAR**

COMPLIANCE DEPOSIT	48,500	62,500
--------------------	--------	--------

**TOTAL**

**48,500**

**62,500**



**Federal Supporting Statements**

**2022 PG01**

Name(s) as shown on return

Tax ID Number

COTTON RANCH HOMEOWNERS ASSOCIATION

84-1354453

**Schedule M-1 Line 5C**  
**Expenses recorded on Books**

Statement #16

**DESCRIPTION**

**AMOUNT**

PRIOR YEAR ASSESSMENTS IN EXCESS OF DEDUCTIONS

94,878

**TOTAL**

**94,878**

**Schedule M-1 Line 8B**  
**DEDUCTIONS NOT CHARGED AGAINST BOOKS**

**PG01**  
Statement #18

**DESCRIPTION**

**AMOUNT**

CURRENT YEAR ASSESSMENTS IN EXCESS OF DEDUCTIONS

61,285

**TOTAL**

**61,285**