

Form **1120-H**Department of the Treasury
Internal Revenue ServiceU.S. Income Tax Return
for Homeowners AssociationsGo to www.irs.gov/Form1120H for instructions and the latest information.

OMB No. 1545-0123

2024

For calendar year 2024 or tax year beginning , and ending

TYPE OR PRINT	Name RICHARDSON SQUARE CONDOMINIUMS ASSOCIATION, INC.	Employer identification number 47-3157418
	Number, street, and room or suite no. If a P.O. box, see instructions. PO BOX 1419	Date association formed
	City or town, state or province, country, and ZIP or foreign postal code GUNNISON CO 81230	12/24/1998

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	34,214
C	Total expenditures made for purposes described in 90% expenditure test. See instructions						C	29,748
D	Association's total expenditures for the tax year. See instructions						D	29,748
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	100
16	Total deductions. Add lines 9 through 15	16	100
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	-94
18	Specific deduction of \$100	18	100

Tax and Payments

19	Taxable income. Subtract line 18 from line 17	19	-194
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
23a	Preceding year's overpayment credited to the current year	23a	
b	Current year's estimated tax payments	23b	
c	Tax deposited with Form 7004	23c	
d	Credit for tax paid on undistributed capital gains (attach Form 2439)	23d	
e	Credit for federal tax paid on fuels (attach Form 4136)	23e	
f	Elective payment election amount from Form 3800	23f	
g	Total payments and credits. Combine lines 23a through 23f	23g	
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 2025 estimated tax	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.

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

Sign Here	Signature of officer CHARLIE ZEITER	Date 9/11/25	Title AGENT
Paid	Print/Type preparer's name THOMAS N STOEBER	Preparer's signature <i>Thomas N Stoeber</i>	Date 09/11/25
Preparer	Firm's name THOMAS N. STOEBER, P.C.	Check ☒ if self-employed	PTIN *****
Use Only	Firm's address 310 NORTH MAIN STREET GUNNISON, CO 81230-2404	Firm's EIN 45-0480119	Phone no. 970-641-3684

For Paperwork Reduction Act Notice, see separate instructions.

Form **1120-H** (2024)

Form **4562****Depreciation and Amortization**
(Including Information on Listed Property)

OMB No. 1545-0172

2024Attachment
Sequence No. **179**Department of the Treasury
Internal Revenue ServiceGo to www.irs.gov/Form4562 for instructions and the latest information.

Attach to your tax return.

Name(s) shown on return

RICHARDSON SQUARE CONDOMINIUMS

Identifying number

47-3157418

Business or activity to which this form relates

REGULAR DEPRECIATION**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	1,220,000
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	3,050,000
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 2023 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	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 2025. 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 2024	17	3,278
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		

Section B—Assets Placed in Service During 2024 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
19a 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	
				MM	S/L	

Section C—Assets Placed in Service During 2024 Tax Year Using the Alternative Depreciation System

20a 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	3,278
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	

For Paperwork Reduction Act Notice, see separate instructions.

DAA

THERE ARE NO AMOUNTS FOR PAGE 2Form **4562** (2024)

Form 1120-H, Line B - Total Exempt Function Income

<u>Description</u>	<u>Amount</u>
ASSOCIATION DUES	\$ 34,214
TOTAL	\$ 34,214

Form 1120-H, Line C - Total Expenditures For 90% Expenditure Test

<u>Description</u>	<u>Amount</u>
ACCOUNTING	\$ 760
POSTAGE	45
BANK SERVICE CHARGES	
INSURANCE	6,166
LEGAL	2,438
MAINTENANCE BUILDING INTERIOR	1,101
MAINTENANCE BUILDING EXTERIOR	155
MAINTENANCE GROUNDS	4,042
MANAGEMENT EXPENSE	3,600
UTILITIES	7,932
WEB-SITE	233
DEPRECIATION	3,276
TOTAL	\$ 29,748



2024 Colorado C Corporation Income Tax Return

Do not submit federal return, forms or schedules when filing this return.

(0023)

Fiscal Year Beginning (MM/DD/24)		Fiscal Year Ending (MM/DD/YY)	
01/01/24		12/31/24	
Name of Corporation		• Colorado Account Number (CAN)	
RICHARDSON SQUARE CONDOMINIUMS			
Address		• Federal Employer ID Number (FEIN)	
PO BOX 1419		47-3157418	
City		State	ZIP
GUNNISON		CO	81230
• ☐ Mark for Final Return		• ☐ If you are submitting a statement disclosing a listed or reported transaction, mark this box	
• A. Apportionment of Income. This return is being filed for:			
☒ (42) A corporation not apportioning income;		☐ (46) A corporation claiming an exemption under P.L. 86-272;	
☐ (43) A corporation engaged in interstate business apportioning income using receipts-factor apportionment (DR 0112RF required);		☐ (47) Other apportionment method, see instructions concerning the requirement for approval by the Department (fill in below);	
☐ (44) A corporation engaged in interstate business apportioning income using special rule (DR 0112RF required);			
• B. Separate/Consolidated/Combined Filing. This return is being filed for:			
☒ A single corporation filing a separate return;		☐ An affiliated group of corporations required to file a combined return (Schedule C required);	
☐ An affiliated group of corporations electing to file a consolidated return. Warning: such election is binding for four years. If your election was made in a prior year, enter the year of election in line below. (Schedule C required);		☐ An affiliated group of corporations required to file a combined return that includes another affiliated, consolidated group (Schedule C required);	
• Enter the year of election (YYYY)			
Federal Taxable Income		Round to nearest dollar	
1. Federal taxable income from Federal form 1120 line 30 or Form 990-T, Part I, line 11.		• 1	-194 00
2. Federal taxable income of companies not included in this return		• 2	00
3. Net federal taxable income, subtract line 2 from line 1		3	-194 00

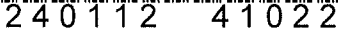


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Name of Corporation (match page 1)		CAN or FEIN (match page 1)	
RICHARDSON SQUARE CONDOMINIUMS		47-3157418	
Additions			
4. Federal net operating loss deduction	• 4		00
5. Colorado income tax deduction	• 5		00
6. Business meals deducted pursuant to section 274(k) of the Internal Revenue Code	• 6		00
7. Other additions, submit explanation	• 7		00
8. Sum of lines 3 through 7	8	-194	00
Subtractions			
9. Exempt federal interest	• 9		00
10. Excludable foreign source income	• 10		00
11. Colorado Marijuana and Natural Medicine Business Deduction	• 11		00
12. Other subtractions, explanation required below	• 12		00
Explain:			
13. Sum of lines 9 through 12	13		00
Taxable Income			
14. Modified federal taxable income, subtract line 13 from line 8	14	-194	00
15. Colorado taxable income before net operating loss deduction	• 15	-194	00
16. Colorado net operating loss deduction: (see instructions)			
(a) Colorado net operating losses carried forward from tax years beginning before January 1, 2018 • 16(a)			00
(b) Subtract line 16(a) from line 15, if zero skip to 16(d) 16(b)			00
(c) Colorado net operating losses carried forward from tax years beginning on or after January 1, 2018 • 16(c)			00
(d) Colorado net operating loss deduction, sum of (a) and (c) 16(d)			00
17. Carryforward deduction from Income Tax Year 2021, subtractions from HB21-1002 (see instructions) • 17			00
18. Colorado taxable income, subtract the sum of lines 16(d) and 17 from line 15	18	-194	00
19. Tax, 4.25% of the amount on line 18 • 19		0	00



Name of Corporation (match page 1)		CAN or FEIN (match page 1)
RICHARDSON SQUARE CONDOMINIUMS		47-3157418
Credits		
20. Sum of nonrefundable credits from DR 0112CR line 28B, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 0112CR with your return. • 20		00
21. Nonrefundable Enterprise Zone credits used – as calculated, or from the DR 1366 line 26, the sum of lines 20, 21, 22 and 23 cannot exceed tax on line 19, you must submit the DR 1366 with your return. • 21		00
22. Nonrefundable CHIPS Zone Credits from the DR 1370 line 22, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1370 with your return. • 22		00
23. Strategic capital tax credit from DR 1330 line 8b, the sum of lines 20, 21, 22 and 23 cannot exceed line 19, you must submit the DR 1330 with your return. • 23	0	00
24. Net tax, sum of lines 20, 21, 22 and 23. Subtract that sum from line 19. 24	0	00
25. Recapture of prior year credits • 25		00
26. Sum of lines 24 and 25 26		00
27. Estimated tax, extension payments, and credits • 27		00
28. W-2G Withholding from lottery winnings, you must submit the W-2G(s) with your return. • 28		00
29. Gross Conservation Easement Credit from the DR 1305G line 33, you must submit the DR 1305G with your return. • 29		00
30. Innovative Motor Vehicle and Innovative Truck Credit for a vehicle you purchased or leased from form DR 0617, you must submit the DR 0617(s) with your return. • 30		00
31. Business Personal Property Credit: Use the calculation in the 112 book instructions to calculate, you must submit copy of assessor's statement with your return. • 31		00
32. Renewable Energy Tax Credit from form DR 1366 line 28, you must submit the DR 1366 with your return. • 32		00
33. SALT Parity Act Credit (see instructions). • 33		00
34. Credit for conversion costs to an employee-owned business model. You must submit the certificate from the Office of Economic Development with your return. • 34		00
35. Alternative Transportation Options Credit. • 35		00
36. Refundable Residential Energy Storage Systems Credit (assigned to you by the building owner) from line 10 of DR 1307, which you must submit with your return. • 36		00
37. Heat Pump Credit for Registered Contractors from DR 1322, line 7 • 37		00
38. Colorado Film Incentive Credit • 38		00
39. Food Accessibility Credit, certified by the Department of Agriculture • 39		00
40. Refundable CHIPS Zone Credit(s) from the DR 1370 line 24, you must submit the DR 1370 with your return. • 40		00
41. Certified Greenhouse Gas Avoidance Credits, you must submit certificate(s) from the Colorado Energy Office with your return. • 41		00
42. Additional credit from form DR 0619, line 3 and 10, you must submit the DR 0619 with your return. • 42		00
43. Electric-Powered Lawn Equipment Credit for qualified retailers. • 43		00



Name of Corporation (match page 1)	CAN or FEIN (match page 1)
RICHARDSON SQUARE CONDOMINIUMS	47-3157418
44. Sum of lines 27 through 43 44	00
45. Net tax due. Subtract line 44 from line 26 45	0 00
46. Penalty • 46	00
47. Interest • 47	00
48. Estimated tax penalty due • 48	00
49. Total due. Enter the sum of lines 45 through 48 • 49	0.00
50 Overpayment, subtract line 26 from line 44 50	00
51. Amount from line 50 to carry forward to the next year's estimated tax • 51	00
52. Amount from line 50 to be refunded • 52	00

Direct Deposit

[illegible]

Type: ☐ Checking ☐ Savings

[illegible]

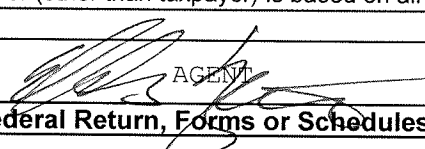
The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment directly from your bank account electronically.

File and pay at: [Colorado.gov/RevenueOnline](https://colorado.gov/RevenueOnline) or

Mail and Make Checks Payable to: Colorado Department of Revenue
Denver, CO 80261-0006



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Name of Corporation (match page 1)				CAN or FEIN (match page 1)			
RICHARDSON SQUARE CONDOMINIUMS				47-3157418			
C. The corporation's books are in care of:							
Last Name		First Name		Middle Initial		Phone Number	
ZEITER		CHARLIE				970-209-2200	
Address				City		State ZIP	
PO BOX 1419				GUNNISON		CO 81230	
D. Business code number per federal return (NAICS)				E. Year corporation began doing business in Colorado			
•				• 1998			
F. Do you want to allow the paid preparer shown below to discuss this return and any related information with the Colorado Department of Revenue? See the instructions.						• ☒ Yes ☐ No	
G. Kind of business in detail HOME OWNERS ASSOCIATION							
H. Has the Internal Revenue Service made any adjustments in the corporation's income or tax or have you filed amended federal income tax returns at any time during the last four years?						• ☐ Yes ☒ No	
If yes, for which year(s)? (YYYY)							
Did you file amended Colorado returns to reflect such changes or submit copies of the Federal Agent's reports?						• ☐ Yes ☒ No	
Last Name of person or firm preparing return		First Name		Middle Initial			
STOEBER		THOMAS		N			
Address of person or firm preparing return				Phone Number			
310 NORTH MAIN STREET				970-641-3684			
City				State		ZIP	
GUNNISON				CO		81230-2404	
Under penalties of perjury in the second degree, I declare that I have examined this return and to the best of my knowledge is true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.							
Signature or Title of Officer				Date (MM/DD/YY)			
 AGENT				5/11/25			
Do Not Submit Federal Return, Forms or Schedules when Filing this Return							

If you are filing this return **with** a check or payment,
please mail the return to:

COLORADO DEPARTMENT OF REVENUE
Denver, CO 80261-0006

If you are filing this return **without** a check or payment,
please mail the return to:

COLORADO DEPARTMENT OF REVENUE
Denver, CO 80261-0005

These addresses and ZIP codes are exclusive to the Colorado Department of Revenue, so a street address is not required.

Form **112**

CO Net Operating Loss Carryover Worksheet

2024

For calendar year 2024 or tax year beginning, ending

Name

Employer Identification Number

Colorado Account Number

RICHARDSON SQUARE CONDOMINIUMS

47-3157418

Preceding Taxable Year	Adjustment to NOL Income /(Loss) After Adj.	Prior Year		Current Year	Next Year Carryover
		Utilized (Offset)	Carryovers	Carryover Utilized (Offset)	Adjustment Income (Loss)
24th 12/31/00					
23rd 12/31/01					
22nd 12/31/02					
21st 12/31/03					
20th 12/31/04					
19th 12/31/05					
18th 12/31/06					
17th 12/31/07					
16th 12/31/08					
15th 12/31/09					
14th 12/31/10					
13th 12/31/11					
12th 12/31/12					
11th 12/31/13					
10th 12/31/14					
9th 12/31/15	-93		93		93
8th 12/31/16	-98		98		98
7th 12/31/17	-100		100		100
6th 12/31/18	-100		100		100
5th 12/31/19	-67		67		67
4th 12/31/20	-77		77		77
3rd 12/31/21	-95		95		95
2nd 12/31/22	-195		195		195
1st 12/31/23	-195		195		195
NOL Carryover Available To Current Year			1,020		
Current Year	-194				194
NOL Carryover Available To Next Year					1,214

Name

Employer Identification Number

Colorado Account Number

RICHARDSON SQUARE CONDOMINIUMS**47-3157418**

		2023	2024	Differences
Income	Federal taxable income	-195	-194	1
	Federal net operating loss			
	Colorado income tax deduction			
	Business meals deducted			
	Other additions			
	Total income	-195	-194	1
Deductions	Exempt federal interest			
	Excludable foreign source income			
	Colorado marijuana business deduction			
	Other subtractions			
	Total deductions			
	Modified federal taxable income	-195	-194	1
	Colorado taxable income before net operating loss	-195	-194	1
	Colorado net operating loss			
Tax and Credits	Subtractions allowed under HB21-1002			
	Colorado taxable income	-195	-194	1
	Tax	0	0	0
	Total nonrefundable DR 0112CR credits used			
	Total nonrefundable enterprise zone credits used			
	Total nonrefundable CHIPS zone credits used			
	Strategic capital tax credit			
	Recapture of prior credits			
Pymts and Refundable Credits	Total tax	0	0	0
	Estimated tax and extension payments and credits			
	Withholding from lottery winnings			
	Gross conservation easement credit			
	Innovative motor vehicle credit			
	Business personal property credit			
	Renewable energy tax credit			
	SALT parity act credit			
	Employee-owned business model credit			
	Alternative transportation options credit			
	Refundable residential energy storage systems credit			
	Heat pump credit for registered contractors			
	Colorado film incentive credit			
	Food accessibility credit			
	Refundable CHIPS zone credit			
	Certified greenhouse gas avoidance credits			
	Additional credit from form DR 0619			
	Electric-powered lawn equipment credit			
	Total payment and credit			
Tax Due or Refund	Tax due (overpayment)			
	Penalty			
	Interest			
	Estimated tax penalty due			
	Net tax due (overpayment)	0	0	0
	Amount of overpayment to be credited to next year's tax			
	Amount of overpayment refunded			