

**U.S. Income Tax Return
for Homeowners Associations****2012**Information about Form 1120-H and its separate instructions is at www.irs.gov/form1120h.

For calendar year 2012 or tax year beginning , 2012, and ending

TYPE OR PRINT	Name DANA POINT CONDOMINIUM ASSOCIATION		Employer identification number 36-3125426
	C/O LISETTE RAY		Date association formed
	Number, street, and room or suite no. If a P.O. box, see instructions. 1519 CENTRAL		
	City or town, state, and ZIP code ARLINGTON HEIGHTS, IL 60005		11/24/1980

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 (see instructions)	B 1,339,374.		
C Total expenditures made for purposes described in 90% expenditure test (see instructions)	C 2,535,300.		
D Association's total expenditures for the tax year (see instructions)	D 2,546,285.		
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	519.
3 Gross rents	3	66,360.
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	SEE. STATEMENT. 1. 69,402.
8 Gross income (excluding exempt function income). Add lines 1 through 7	8	136,281.

Deductions (directly connected to the production of gross income, excluding exempt function income)

9 Salaries and wages	9	19,912.
10 Repairs and maintenance	10	
11 Rents	11	
12 Taxes and licenses	12	1,536.
13 Interest	13	3,097.
14 Depreciation (attach Form 4562)	14	
15 Other deductions (attach statement).	15	SEE. STATEMENT. 1. 104,439.
16 Total deductions. Add lines 9 through 15	16	128,984.
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	7,297.
18 Specific deduction of \$100	18	\$100.00

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19	7,197.
20 Enter 30% of line 19. (Timeshare associations, enter 32% of line 19.)	20	2,159.
21 Tax credits (see instructions)	21	
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	2,159.
23 a 2011 overpayment credited to 2012	23a	
b 2012 estimated tax payments	23b	2,400.
c Total	23c	2,400.
d Tax deposited with Form 7004	23d	
e Credit for tax paid on undistributed capital gains (attach Form 2439)	23e	
f Credit for federal tax paid on fuels (attach Form 4136)	23f	
g Add lines 23c through 23f	23g	2,400.
24 Amount owed. Subtract line 23g from line 22 (see instructions)	24	
25 Overpayment. Subtract line 22 from line 23g	25	241.
26 Enter amount of line 25 you want: Credited to 2013 estimated tax	26	241. Refunded
		NONE

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

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

Firm's name

FROST, ROTTENBERG & ROTHBLATT, P.C.

Firm's EIN

36-3402398

Firm's address

111 PFINGSTEN RD., SUITE 300

Phone no.

DEERFIELD, IL 60015-4981**847-236-1111**

FORM 1120-H, DETAIL

LINE 7 - OTHER INCOME

LAUNDRY INCOME	56,847.
LOCKER INCOME	12,555.

TOTAL	69,402.
	=====

LINE 15 - OTHER DEDUCTIONS

PROFESSIONAL FEES	521.
UTILITIES	34,581.
INSURANCE	14,076.
MANAGEMENT FEES	28,519.
BANK CHARGES	337.
SUPPLIES	1,130.
FIRE PROTECTION/SECURITY	790.
UNIFORMS	149.
SCAVENGER AND EXTERMINATOR	4,502.
JANITOR SERVICES	13,643.
EMPLOYEE BENEFITS	1,749.
RENTAL EXPENSE	1,367.
SECURITY	350.
TELEPHONE	1,766.
WORKERS COMP INSURANCE	959.

TOTAL	104,439.
	=====