Form 1120-H

U.S. Income Tax Return for Homeowners Associations

5. Income Tax Return OMB No. 1545-0123

2021

Department of the Treasury Internal Revenue Service

► Go to www.irs.gov/Form1120H for instructions and the latest information.

For ca	lendar	year 2021 or tax year beginning and ending	n.		
	N:	ame , and ording			
	RU	JBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION			
TYPE	I IN	uniber, street, and room or suite no. If a P.O. box, see instructions	26-14	<u> 990</u>	26
OR	19	348 S RUBY AIRPARK DR	ned		
PRINT		ty or town State ZIP code			
		HUARITA A7 85630			
	Fo	reign country name Foreign province/state/county Foreign postal code			
		, Total postal code	0.10.10		_
Check	if:	(1) Final return (2) Name change (3) X Address change	3/3/2		
A	Chook to	(5) Address change	(4)		Amended return
		ype of homeowners association: Condominium management association X Residential real estate associ	ciation [ᆿ	Timeshare association
В	Total	exempt function income. Must meet 60% gross income test 0			
C					79,214
D				_	64,360
E	ı ax-	exempt interest received or accrued during the tax year		_	64,837
1	Divid	ondo	. 1	\neg	
2		and mitoroot		_	
3				-	54
4		o reyallico			
5		an gain not moonic (attach Schednie i) rentm 117/11/		_	
6		911 01 (1033) [[0]]] [[0]]] 4/9/ PAIT [[][]] 1/ (0ff och Former 4707)		-	
7				_	
8		- And lines 1 through 7		-	
				ㅗ	. 54
9	Salar	ies and wages irs and maintenance	unction		come)
10				_	
11				_	
12	Taxes			_	
13		77 1 2 2 4 4 4 4 4 4 7 7 7 7 7 7 7 7 7 7 7 7		_	50
14		7 STATION (ALLACIN) ON 11 4.0071		_	
15		TO THE STATE OF TH		-	
16				_	427
17				_	477
18	Speci	fic deduction of \$100	. 18	_	-423
40					\$100
19 20	laxak	ble Income. Subtract line 18 from line 17	. 19	\top	500
		13. (Timeshare associations, enter 32% (0.32) of line 10.)	20		-523
21 22	I UK CI	edito (See Instructions)		$\overline{}$	0
23a	lotai	tax. Subtract line 21 from line 20. See instructions for recenture of cortain are different	22	_	0
					0
d	Z0216	estimated tax payments	ol		
e	Credit	eposited with Form 7004 23c 23d			
f	Credit	for tax paid on undistributed capital gains (attach Form 2439) 23d 23e			
•	Orcuit	16. Tederal tax paid on fuels (attach Form 4136)			
9	Auu III	ies 230 through 23f	23g		0
25	Over	Nowed. Subtract line 23g from line 22. See instructions	24	+	0
			25	+	0
	Under ne	ATTOUR OF ITTE ZO VOU WATER CEPTITED TO 2022 Action of all facts		+	0
31000	correct, a	enalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and the complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.	belief, it is tr	ue,	
Sign	K	to the standard of the standar			
lere	-		May the	IRS	discuss this return
		ignature of officer Date Title	See inst	tructi	parer shown below?
aid		Print/Type preparer's name Preparer's signature Date			
	or	LARRY J RECKER LARRY L DECKER	heck X	_	PTIN
repar		Firm's name ► LARRY J. RECKER, CPA	elf-employ	ed	P01249457
Jse Oi	าเง	E WITT O. NEONEN, CPA	irm's EIN		
or Pane	nuorle.	Thim suddiess 10990 N. JOY FAITH DRIVE ORO WALLEY AZ 05707	hone no.		(520) 406-3296

Form 4797

Department of the Treasury

Internal Revenue Service

Name(s) shown on return

Sales of Business Property

(Also Involuntary Conversions and Recapture Amounts Under Sections 179 and 280F(b)(2))

Attach to your tax return.

Go to www.irs.gov/Form4797 for instructions and the latest information.

OMB No. 1545-0184

2021

Sequence No. 27

Identifying number

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION 26-1499026 Enter the gross proceeds from sales or exchanges reported to you for 2021 on Form(s) 1099-B or 1099-S (or 1a 92.000 Enter the total amount of gain that you are including on lines 2, 10, and 24 due to the partial dispositions of 1b Enter the total amount of loss that you are including on lines 2 and 10 due to the partial dispositions of MACRS Sales or Exchanges of Property Used in a Trade or Business and Involuntary Conversions From Other Than Casualty or Theft—Most Property Held More Than 1 Year (see instructions) 2 (e) Depreciation (f) Cost or other (a) Description (b) Date acquired (c) Date sold (d) Gross allowed or (g) Gain or (loss) of property basis, plus (mo., day, yr.) (mo., day, yr.) sales price allowable since Subtract (f) from the improvements and sum of (d) and (e) acquisition expense of sale VACANT LAND 3/3/2020 6/30/2021 92,000 0 92.000 0 0 0 Gain, if any, from Form 4684, line 39 3 0 3 Section 1231 gain from installment sales from Form 6252, line 26 or 37 4 5 4 5 6 Combine lines 2 through 6. Enter the gain or (loss) here and on the appropriate line as follows 6 7 7 Partnerships and S corporations. Report the gain or (loss) following the instructions for Form 1065, 0 Schedule K, line 10, or Form 1120-S, Schedule K, line 9. Skip lines 8, 9, 11, and 12 below. Individuals, partners, S corporation shareholders, and all others. If line 7 is zero or a loss, enter the amount from line 7 on line 11 below and skip lines 8 and 9. If line 7 is a gain and you didn't have any prior year section 1231 losses, or they were recaptured in an earlier year, enter the gain from line 7 as a long-term capital gain on the Schedule D filed with your return and skip lines 8, 9, 11, and 12 below. Nonrecaptured net section 1231 losses from prior years. See instructions . . . 8 Subtract line 8 from line 7. If zero or less, enter -0-. If line 9 is zero, enter the gain from line 7 on line 12 below. If line 9 is more than zero, enter the amount from line 8 on line 12 below and enter the gain from line 9 as a Ordinary Gains and Losses (see instructions) 0 Ordinary gains and losses not included on lines 11 through 16 (include property held 1 year or less): 0 0 0 11 0 11 Gain, if any, from line 7 or amount from line 8, if applicable 12 12 13 Net gain or (loss) from Form 4684, lines 31 and 38a 13 14 Ordinary gain from installment sales from Form 6252, line 25 or 36 14 15 15 16 16 17 17 0 For all except individual returns, enter the amount from line 17 on the appropriate line of your return and skip 18 lines a and b below. For individual returns, complete lines a and b below. If the loss on line 11 includes a loss from Form 4684, line 35, column (b)(ii), enter that part of the loss here. Enter the loss from income-producing property on Schedule A (Form 1040), line 16. (Do not include any loss on property used as an employee.) Identify as from "Form 4797, line 18a." See instructions 18a Redetermine the gain or (loss) on line 17 excluding the loss, if any, on line 18a. Enter here and on Schedule 1 (Form 1040), Part I, line 4 18b

Line 15 (1120-H) - Other Deductions

1	ACCOUNTING & TAX SERVICES		
2	ALLOCATED MANAGEMENT FEES	1	175
3	Total other deductions	2	252
-		3	427

Ariz	ona	Form
1	20	A

Arizona Corporation Income Tax Return (Short Form)

2021

						`		-/	LUL	
Design	For the X cale	ndar year 2021 or	fiscal year beginning		202	1_ and end	ing		20	
	ness Telephone Number	Name						ver Id	entification Number (Ell	NI)
	area code)	RUBY STAR AIRPARI	K PROPERTY OWNERS	ASSOCIATIO	N		26-14			N)
	2) 230-333 Address – number and street or PO Box							+990.	20	
1000	ness Activity Code	19348 S RUBY AIRPA	ARK DR							
(trom	federal Form 1120)	City, Town or Post Office			State		ZIP Co	de		
	531390	SAHUARITA			ΑZ		85629			
IMI	PORTANT: Do not u	se Form 120A to file a	n Arizona combined or	consolidated		Check box if			ider extension:	-
ret	urn. Use Form 120.			onioonaatea		82 82F			.uo. oxtonolon.	
6	Check box if:					REVENUE US	FONLY D	O NO	T MARK IN THIS ARE	_
	- Officer box II.					88	L ONLI. L	JO NC	I WARK IN THIS ARE	A.
	A This is a first r	eturn 🛚 B 🔃 Name chanç	ge C X Address change							
F	A Is FEDERAL return f	iled on a consolidated bas	sis?	Yes X	No					
	If "Yes", list EIN of co	ommon parent from conso	lidated return		1					
E	Is this the corporation	n's final ARIZONA return ι	Inder this FIN2		_					
	If "Yes", check one:		ander tins Envi	Yes X	No	[a.] DM				
	1 Dissolved	2 Withdrawn	3 Merged/Reorga	stern of		81 PM			66 RCVD	
		ssor corporation, if any	J Wierged/Reorgal	nizea						
C	: Ma <u>riju</u> ana Establish	ments only:			L					
		y 2 Dual Lic. electe	ed for-profit 3 Dual	ic. did not elect	for pre	~ 614				
			Duan	-io. dia not elect	ioi-pic	JIIL				
Ariz	ona Taxable Inco	me Computation								
1	Taxable income per	included federal return						1	500	Joo
2	raditions to taxable	riconie irom page 2. Sche	edule A line A9				ı	2	-523	
3	Total taxable IIICOITIE	. Add lines 1 and 2. Enter	the total.				- 1	3		00
4	out a delicito il otti ta	cable income from page 2	, Schedule B. line B11				ſ	4	-373	_
5	r rajastou moomic. Ou	biraci iirie 4 irom line 3. E	nter the difference					_ 4 5		00
6	/ 112011a basis fiet opi	erating loss carryover: Incli	ude computation schedule				1	6	-373	_
7	Arizona taxable incor	ne: Subtract line 6 from lir	ne 5. Enter the difference.					7	-373	00
Ari	zona Tax Liability						[<u>,</u>	-573	100
8	Enter tax: Tax is 4.0	Computation								
9	Tax from recapture of	f tax credits from A	dollars (\$50), whichever	is greater				8	50	00
10	Subtotal: Add lines 8	and 0. Enter the tetal	Form 300, Part 2, line 25					9		00
11	Nonrefundable tax cr	and 9. Enter the total	100 D. 10 F. 15					10		00
12	Credit type:	odita nom Anzona Form 3	300, Part 2, line 46					11	0	00
		r each nonrefundable cred	dit used: 121 3 122	البيما		. 1 1				
13	Tax liability: Subtract I	ine 11 from line 10. Enter	the difference	3 123	3	124 3				
		To Entor	the difference				L	13	50	00
Tax	Payments									
14	Refundable tax credit	s: Check box(es) and ente	er amount 141 308	112 212			Т			_
15	Extension payment m	ade with Form 120EXT or	r online: See instructions	14 2 349	••••••		·····	14		00
16	Estimated tax paymer	nts: 16a	0 00 Claim of Right: 16b					15	50	00
17			ter the total		100	Add 16a and	16b	16c	0	00
							L	17	50	00
Cor	nputation of Tota	Due or Overpayme	ent							
18	Balance of tax due: If	line 13 is larger than line	17, subtract line 17 from line	40 E / //						
19	Overpayment of tax: I	f line 17 is larger than line	13, subtract line 13 from lin	13. Enter the d	ifferen	ce. Skip line	19	18	0	00
20	. onally and interest							19		00
21	turi de tax dilacipa	ayment penalty. If Form 22	20 is included check hav					20		00
22	. O . AL DOL. See Ilisti	uctions						21		00
23	OVERN ATMENT.566	instructions					·····	22		00
24	The series of mile 20 to D	e applied to 2022 estimate	ed tax	ı	24			23	0	00
25	Amount to be refunded	d: Subtract line 24 from lin	ne 23. Enter the difference.		47		0 00			
			and amoronice.		• • • • • • • • • • • • • • • • • • • •		·····	25	0	00

Name ((as shown on page 1)			
RUBY	STAR AIRPARK PROPERTY OWNERS ASSOCIATION	26-1499	1026	
	EDULE A Additions to Taxable Income	120-1499	020	
A1	Total federal depreciation			
	and backed on income paid to any state (INCLUDING ARIZONA), local government	anta an fausi		0 00
	the states, foreign countries or political subdivisions			50 00
	opposite deductions claimed on lederal return			00
	reduction claimed on federal return			100 00
	to Alizona tax credits. See Instructions			0 00
	- Francisco irom exchange of legal telider			000
	and additions to rederal taxable income: See instructions			0 00
70	Total: Add lines A1 through A8. Enter the total here and on page 1, line 2		A9	150 00
SCHE	DULE B Subtractions From Taxable Income			
B1	Recalculated Arizona depreciation: See instructions		B1	0.00
	- and degree to property sold of otherwise disposed of during the toyoking			0 00
	This individual received from 50% of more controlled domestic corporations			00
	- 1-1-5. dividend gross-up			0 00
	2. Indefined received from foreign corporations			0 00
	merest on 6.6. obligations			0 00
B8	Agricultural crops charitable contribution		B7	00
B9	Expenses related to certain federal tax credits: See instructions		B8	0 00
B10	Capital gain from exchange of legal tender Other subtractions from federal taxable income: See instructions Total: Add lines 81 through 810. Extended the subtraction in th		B9	00
B11	Total: Add lines B1 through B10. Enter the total here and on page 1, line 4		B10	0 00
C1 (City. SAHUARITA State: A7	533 W LOST SILVE ZIP Code: 85629		
1	The taxpayer designates the individual listed below as the person to contact to sche of confidential information to this individual. (See instructions.) Name: LARRY J RECKER Title: CPA List prior taxable years ending in MM/DD/YYYY format for which a federal examinate.	Phone N	umber: (520) 406-329	
C5 II	Arizona Department of Revenue or to file amended returns reporting these changes indicate tax accounting method: The following declaration must be signed by one of the following officers: president president and companying schedules and statements, and to the best of myknowledge made in good faith, for the taxable year stated purpose to the following declaration must be signed of the following officers: president accompanying schedules and statements, and to the best of myknowledge made in good faith, for the taxable year stated purpose to the following officers:	dent, treasurer, or any ourn, declare that I have	other principal officer.	
Pleas Sign Here	A O O A VI	of the State of Arizona	REASURER	
Paid Prepa Use Only	FIRM'S NAME (OR PAID PREPARER'S NAME, IF SELF-EMPLOYED)	9/8/2022 DATE	P01249457 PAID PREPARER'S	S TIN
	10990 N. JOY FAITH DRIVE FIRM'S STREET ADDRESS		(520) 406-3296	
	ORO VALLEY		FIRM'S TELEPHON	
	CITY	AZ STATE	85737 ZIP CODE	
The second second		JIAIF	710 0000	

Name (as shown on page 1)	
	EIN
RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION	26-1499026
T.O. (GOOD) TION	120-1499020

				120-1499020	
sc	HED	OULE A Additions to Taxable Income Continued			
A6	Ac	ditions related to Arizona tax credits:			
	Α	Environmental Technology Facility Credit:			
		1 Excess Federal Depreciation or Amortization	A1	00	
		2 Excess in Federal Adjusted Basis	. A2	00	
	В	Pollution Control Credit:		100	
		1 Excess Federal Depreciation or Amortization	. B1	00	
		2 Excess in Federal Adjusted Basis	. B2	00	
	C	Credit for Taxes Paid for Coal Consumed in Generating Electrical Power	. C	00	
	D	Credit for Employment of TANF Recipients	D	00	
	E	Credit for Donation of School Site	. E	00	
	F	Credit for Corporate Contributions to School Tuition Organizations	F	00	
	G	Credit for Corporate Contributions to School Tuition Organizations for Displaced	.	100	
		Students or Students with Disabilities	G	00	
	Н	Total Additions Related to Arizona Tax Credits.	" -		
		Enter this amount on page 2, Schedule A, line A6	. Н	0 00	1
A8	Ot	her additions to federal taxable income:		0 00	
	A	Positive Partnership Income Adjustment	. А	00	
	В	Federal Exploration Expenses	. В	00	
	C	Federal Amortization or Depreciation for Facilities and Equipment Amortized		100	
		Under Arizona Law:			
		1 Pollution Control Devices	. C1	100	
		2 Child Care Facilities	C2	00	
	D	Expenses and Interest Relating to Income Not Taxed by Arizona	. D	00	
	E	Amounts Repaid in Current Taxable Year	E	00	
	F	Excess Federal Capital Loss Carryover Under a Claim of Right Restoration	F	00	
	G	Domestic International Sales Corporations	G	00	
	H	Expenditures for the Americans With Disabilities Act	. H	00	
	1	Total Other Additions to Federal Taxable Income.	· · · ·	100	
		Enter this amount on page 2, Schedule A, line A8	. 1	0 00	
			. L'L	0 00	
-		ULE B Subtractions from Taxable Income Continued			
B8		penses related to certain federal tax credits:			
	A	Work Opportunity Credit	A	0 00	
	В	Empowerment Zone Employment Credit	. В	0 00	
	C	Credit for Employer-Paid Social Security Taxes on Employee Cash Tips	. C	00	
	D	Indian Employment Credit	. D	0 00	
	Ε	Total Expenses Related to Certain Federal Tax Credits.			
-		Enter this amount on page 2, Schedule B, line B8	. E	0 00	
BIU	-	her subtractions from federal taxable income:			
	A	Refunds of Taxes Based on Income	. A	00	
	В	Negative Partnership Income Adjustment	В	00	
	C	Expense Recapture, Mine Explorations	. С	00	
	D	Deferred Exploration Expenses	. D	00	
	E	Exploration Expenses: Oil, Gas or Geothermal Resources	. <u>E</u>	00	
	г	Arizona Amortization of Facilities and Equipment:			
		1 Pollution Control Devices	F1	00	
	_	2 Cost of Child Care Facilities	. F2	00	
	G	Interest on Federally Taxable Arizona Obligations Evidenced by Bonds	. G	00	
	Н	Expenses and Interest Relating to Tax-Exempt Income	. Н	00	
	١.	Claim of Right Adjustment	. 1	00	
	J	Dividends from Domestic International Sales Corporation (DISC)	J	00	
	K	Expenditures for the Americans with Disabilities Act	. K	00	
	L	Contribution in Aid of Construction (see instructions)	. L	00	
	M	Marijuana Establishments <i>only</i> (see instructions)			
		1 Federal Disallowed Expenses, or	M1	00	
	NI.	2 Federal Taxable Income Attributable to NMMD Operations	. M2	00	
	N	Total Other Subtractions from Federal Taxable Income.			
		Enter this amount on page 2, Schedule B, line B10	N	0 00	

Arizona Form 120EXT

Application for Automatic Extension of Time to File Corporation, Partnership, and Exempt Organization Returns

2021

THE PARTY I	4			MET LEAD	
S Corporations and Partnerships: Use Form 204 to request an numerical individual shareholders or numericant individual parin	extension o	f time to file a cor	aposite return on Form 1	40NR	for
				ili (a la	
For the X calendar year 2021 or fiscal year	r beginning		2021 and ending	in the second	20
NATE OF THE PROPERTY OF THE PR	N/A District Control of the Control	~	English dentical	teri Massi	taix (E/M)
RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATIO	STOREST STORES	W0400000000000000000000000000000000000	26-1499C26		
7533 W LOST SILVER LN			Business Telephone	Numbe	f (with area experi
City, Town or Post Office	State	ZIP Code	(302) 235-3551 REVENUE USE ON	. DO	NOT MARK IN THIS AREA.
SAHLARITA	AZ	85629	36		THE PERSON OF THE PERSON
△ Check if this is the first tax return filed under this name	and EIN.				
a X Check if name and/or address has changed.					
c Check if EIN has changed. Enter prior EIN.	Market				
Check type of return to be filed:			St PM	And the state of t	66 RCVD
☐ 120 🗵 120A ☐ 997 ☐ 99M ☐	1 r		Remark		
	1205	165		***************************************	
All applications for an extension of time to file must be postmarked on or before the original due date of the return, unless the original due date falls on Saturday, Sunday, or or a legal holiday, in that case, the application must be postmarked on or before the business day following such Saturday, Sunday, or legal holiday.	1	more than seven i An Arizona extens granted for more t the return. Arizona	sion for a C corporation of morths beyond the origination for a partnership or a han six months beyond to will accept a valid fodom to covered by the federa	nalidus 8 Corp the ony	e date of the return. Oration cannot be ginal due date of unation for the
CHECK ONE BOX	PIXAMEDIA PROPERTY AND ADDRESS OF		Extension Da	Contractor of State of State of	Taxable Year Ending
X Form 120, Form 120A, Form 99T, or Form 99M:					Professional and the state of t
This is a request for an automatic seven-month extension	on until	THE STATE OF THE S	11/15/2022		12/31/2021
Form 1205, or Form 165:					The second secon
This is a request for an automatic six-month extension u	nti	21///4/99/08/22/42/05/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/			
A federal extension will be used to file this tax return, See payment	in struction	s if this form is t	eing used to transmit	the Ar	Zona extension
Profession .			Management Committee Commi		
EXTENSION PAYMENT COMPUTATION (Forms 120, 120A 1 Tax Bability for the laxable year, See instructions	, 120S an	d 99T only)		-	
 Less esumeted tax payments 				1	50 00
3 Balance of Tax: Subtract line 2 from line 1. Enter the differ	מרעונטו			3	0 00
 = Inter amount of extension payment made electronically s 	as inside orbanes			1	50 00
Enter amount of payment enclosed with this extension can;	couple cotions	0.89	MENT ENGLOSED >	5	50 00
 Make check payable to Arizona Department of Revenue Mail application and payment to: 	and inclu	ide EIN on payr	mont.	Name and Address of the Owner, where the Owner, which is the Ow	THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS O
Arizona Department of Revenue, PO Box 29085, Phoen					
Mai application without payment to	HX. AZ. OD	USB HUBS			
Arizona Department of Revenue, PO Box 29079, Phoen	NY AZ HA	FRR.Onzo			
	e sec sec	000 001 3			
The taxpayer will be liable for the extension underpayment penalty if at least 90 percent of the tax liability disclosed by the return has not been paid by the original due date of the return. Taxpayers subject to the extension underpayment penalty are not subject to the late payment penalty prescribed by	ii T y	ux due from the or axpayors that ha	 Interest accrues on an iginal due date of the rel ave a tax liability of \$5; rake tax payments by 	lum ur 30 or r	till paid. Note for tax
Declaration Under panalities of perjury, I declare that have on best of my knowledge and belief it is true cornect	caminad the	from including		interconnection and the contraction of the contract	
best of my knowledge and belief, it is true, correct	t, and comp	lete: and that I am	recompanying schedules I authorized to prepare t	and a his for	telements, and to the
	9566				
Pigass	introduction consequences	4/18/2022	CPA		
Sign SKNATURE OF GENERAL OR ASENT		(LASE	With the second	enaserança (a)	
		(520) 406-3	1200E	Circum	Conser
PRINTED NAME	AND THE PROPERTY OF THE PARTY.	BUSINESS -	*CNE (with area code)		24945/ NTSTM