

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

Department of the Treasury
Internal Revenue Service

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

2022

For calendar year 2022 or tax year beginning _____, 2022, and ending _____, 20

TYPE OR PRINT	Name NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.	Employer identification number 59-3735721
	Number, street, and room or suite no. If a P.O. box, see instructions. 9339 NORTH SHORE GOLF CLUB BLVD	Date association formed 04/18/2011
	City or town, state or province, country, and ZIP or foreign postal code ORLANDO, FL 32832	

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** 1,486,454.

C Total expenditures made for purposes described in 90% expenditure test. See instructions. **C** 1,613,898.

D Association's total expenditures for the tax year. See instructions. **D**

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
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) SEE STATEMENT 1.	7 24,554.
8	Gross income (excluding exempt function income). Add lines 1 through 7	8 24,554.

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) SEE STATEMENT 1.	15 63,861.
16	Total deductions. Add lines 9 through 15	16 63,861.
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17 -39,307.
18	Specific deduction of \$100	18 \$100

Tax and Payments		
19	Taxable income. Subtract line 18 from line 17	19 -39,407.
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) 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	2021 overpayment credited to 2022 23a	
b	2022 estimated tax payments 23b	
c	Total 23c	
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	
24	Amount owed. Subtract line 23g from line 22. See instructions	24
25	Overpayment. Subtract line 22 from line 23g	25 NONE
26	Enter amount of line 25 you want: Credited to 2023 estimated tax NONE Refunded NONE	26 NONE

Sign Here 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.

TAXPAYER COPY

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 CARLTON GADINSKY	Preparer's signature	Date 08/30/2023	Check <input type="checkbox"/> if self-employed	PTIN P00953401
	Firm's name BDO USA, P.A.	Firm's EIN 13-5381590			
	Firm's address 100 SE 2ND STREET, SUITE 1700 MIAMI, FL 33131	Phone no. 305-381-8000			

FORM 1120-H, DETAIL

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LINE 7 - OTHER INCOME

SEE ATTACHED SCHEDULE

24,554.

TOTAL

24,554.

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LINE 15 - OTHER DEDUCTIONS

SEE ATTACHED SCHEDULE

63,861.

TOTAL

63,861.

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North Shore at Lake Hart Homeowners Association, Inc.
 EIN 59-3735721
 December 31, 2022

	Total	Exempt Function	Non-Exempt Function
Revenues:			
Member assessments	\$ 1,342,070	\$ 1,342,070	\$ -
Fines	40,000	40,000	-
Interest	21,115	-	21,115
Other	57,823	54,384	3,439
Transfer fees	50,000	50,000	-
Total Revenues	<u>1,511,008</u>	<u>1,486,454</u>	<u>24,554</u>
Expenses:			
Administrative and general	335,893	328,154	7,739
Amenities	147,500	147,500	-
Common areas	208,963	208,963	-
Gates	68,653	68,653	-
Insurance	68,810	63,670	5,140
Landscaping	267,061	267,061	-
Payroll and benefits	339,879	288,897	50,982
Utilities	177,139	177,139	-
Total Expenses	<u>1,613,898</u>	<u>1,550,037</u>	<u>63,861</u>
Deficiency of Revenues over Expenses	<u>\$ (102,890)</u>	<u>\$ (63,583)</u>	<u>\$ (39,307)</u>

Electronic Return Acknowledgement

Tax Year : 2022 Return No: 7935SJ
Taxpayer: NORTH SHORE AT LAKE HART HOMEOWNERS
ID No : 59-3735721

Return Identification Number : 65230320231015000091
Return Type : 7004
Filing Type Description : FEDERAL EXTENSION
Tax Period End Date : 12/31/2022
Electronic Postmark : 4/11/2023 12:03:00 PM
Return Status : ACCEPTED
Status Date : 04/11/2023

ELECTRONIC POSTMARK : IS THE DATE AND TIME (CENTRAL TIME ZONE) THE EL ECTRONIC FILE IS RECEIVED AT OUR HOST COMPUTERS.