

**FOR TAX YEAR 2025**

SUNSET LAKES HOMEOWNERS ASSOCIATION

Cole & Associates, LLC, CPA  
4307 Vineland Road Suite H20  
Orlando, FL 32811  
(407) 351-4730

# Cole & Associates, LLC, CPA

4307 Vineland Road Suite H20

Orlando, FL 32811

Phone: (407)351-4730 | Fax: (407)654-1544

March 21, 2026

**CONFIDENTIAL**

Sunset Lakes Homeowners Association  
c/o Leland Management Inc  
6972 Lake Gloria Blvd  
Orlando, FL 32809

Dear Board of Directors:

We have prepared the following returns from information provided by you without verification or audit. We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached are instructions for signing and filing each return. Please follow those instructions carefully.

If the returns are examined, requests may be made for supporting documents. Therefore, we recommend that you retain all pertinent records for at least seven years. In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

Enclosed is the 2025 Form 1120-H, U.S. Income Tax Return for Homeowners Associations prepared for Sunset Lakes Homeowners Association from the information provided. The original should be signed and dated by a corporate officer and mailed on or before April 15, 2026.

The corporation's federal return reflects a balance due of \$2,745.

If the corporation uses the Electronic Federal Tax Payment System (EFTPS) to make federal tax deposits, it must use EFTPS to make this tax payment. Do not send payments directly to an IRS office; otherwise, Sunset Lakes Homeowners Association may have to pay a penalty.

Federal estimated tax payment amounts have been prepared for the 2026 tax year. Submit each payment on or before the due date.

If the corporation uses the Electronic Federal Tax Payment System (EFTPS) to make federal tax deposits, it must use EFTPS to make these estimated tax payments. Do not send payments directly to an IRS office; otherwise, Sunset Lakes Homeowners Association may have to pay a penalty. The corporation's federal estimate details by quarter are as follows:

1st Quarter : \$850 due on April 15, 2026

2nd Quarter : \$850 due on June 15, 2026

3rd Quarter : \$850 due on September 15, 2026

4th Quarter : \$850 due on December 15, 2026

If you have any question, or if we can be of assistance in any way, please contact our office.

Sincerely,



Cole & Associates, LLC, CPA

**1120-H Filing Instructions  
Sunset Lakes Homeowners Association  
Tax year ending 12-31-2025**

**Form filed:**

Form 1120-H and supplemental forms and schedules

**Filing method:**

The association's return will not be e-filed; an officer must sign and date Form 1120-H and mail on or before the due date of the return to the address listed below.

**Due date:**

04-15-2026

**Balance due:**

\$2,745

**Transaction method:**

Use the Electronic Federal Tax Payment System (EFTPS) to make federal tax deposits. Do not send payments directly to an IRS office.

**Mail-to address:**

Department of the Treasury  
Internal Revenue Service Center  
Ogden, UT 84201-0012

Department of the Treasury  
Internal Revenue Service

For calendar year 2025 or tax year beginning \_\_\_\_\_, 2025, ending \_\_\_\_\_, 20\_\_\_\_  
Go to [www.irs.gov/Form1120H](http://www.irs.gov/Form1120H) for instructions and the latest information.

**2025**

Check if:

- (1)  Final return
- (2)  Name change
- (3)  Address change
- (4)  Amended return

Name <b>Sunset Lakes Homeowners Association</b>			Employer identification number <b>59-3141507</b>
Number and street. If a P.O. box, include P.O. box number <b>PO Deland Management Inc 6972 Lake Gloria Blvd</b>		Room or suite number	Date association formed <b>06-01-1993</b>
City or town <b>Orlando</b>	State or province <b>FL</b>	Country	ZIP or foreign postal code <b>32809</b>

**A** Check type of homeowners association:  Condominium management association  Residential real estate association  Timeshare association

<b>B</b> Total exempt function income. Must meet 60% gross income test. See instructions . . . . .	<b>B</b> 286,068
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b> 257,102
<b>D</b> Association's total expenditures for the tax year. See instructions. . . . .	<b>D</b> 265,949
<b>E</b> Tax-exempt interest received or accrued during the tax year . . . . .	<b>E</b>

<b>Gross Income</b> (excluding exempt function income)	<b>1</b> Dividends . . . . .	<b>1</b>
	<b>2</b> Taxable interest . . . . .	<b>2</b> 15,220
	<b>3</b> Gross rents . . . . .	<b>3</b>
	<b>4</b> Gross royalties . . . . .	<b>4</b>
	<b>5</b> Capital gain net income (attach Schedule D (Form 1120)) . . . . .	<b>5</b>
	<b>6</b> Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .	<b>6</b>
	<b>7</b> Other income (excluding exempt function income) (attach statement) <b>Statement #1</b> . . . . .	<b>7</b> 2,878
	<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	<b>8</b> 18,098

<b>Deductions</b> (directly connected to the production of gross income, excluding exempt function income)	<b>9</b> Salaries and wages . . . . .	<b>9</b>
	<b>10</b> Repairs and maintenance . . . . .	<b>10</b>
	<b>11</b> Rents . . . . .	<b>11</b>
	<b>12</b> Taxes and licenses . . . . .	<b>12</b>
	<b>13</b> Interest . . . . .	<b>13</b>
	<b>14</b> Depreciation (attach Form 4562) . . . . .	<b>14</b>
	<b>15</b> Other deductions (attach statement) . . . . . <b>Statement #5</b> . . . . .	<b>15</b> 8,847
	<b>16</b> <b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b> 8,847
	<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b> 9,251
<b>18</b> Specific deduction of \$100 . . . . .	<b>18</b> \$100	

<b>Tax and Payments</b>	<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b> 9,151
	<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b> 2,745
	<b>21</b> Tax credits (see instructions) . . . . .	<b>21</b>
	<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits . . . . .	<b>22</b> 2,745
	<b>23a</b> Preceding year's overpayment credited to the current year . . . . .	<b>23a</b>
	<b>b</b> Current year's estimated tax payments . . . . .	<b>23b</b>
	<b>c</b> Tax deposited with Form 7004 . . . . .	<b>23c</b>
	<b>d</b> Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	<b>23d</b>
	<b>e</b> Credit for federal tax paid on fuels (attach Form 4136) . . . . .	<b>23e</b>
	<b>f</b> Elective payment election amount from Form 3800 . . . . .	<b>23f</b>
	<b>g</b> <b>Total payments and credits.</b> Combine lines 23a through 23f . . . . .	<b>23g</b>
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b> 2,745	
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	<b>25</b>	
<b>26</b> Enter amount of line 25 you want: <b>a Credited to 2026 estimated tax</b> <b>b Refunded</b>	<b>26</b>	
<b>c</b> Routing number _____ <input type="checkbox"/> Checking <input type="checkbox"/> Savings		
<b>e</b> Account number _____		

**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.

Signature of officer \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

May the IRS discuss this return with the preparer shown below? See instructions.  Yes  No

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	<b>Dayo O. Apena, CPA</b>	<i>Dayo O. Apena</i>	<b>03-21-2026</b>	<input checked="" type="checkbox"/>	<b>P02466051</b>
	Firm's name	Firm's EIN			
	<b>Cole &amp; Associates, LLC, CPA</b>	<b>20-5622757</b>			
Firm's address	Phone no. <b>(407) 351-4730</b>				
<b>4307 Vineland Road Suite H20</b>					
<b>Orlando FL 32811</b>					

**Federal Supporting Statements**

**2025 PG01**

Name(s) as shown on return

Tax ID Number

Sunset Lakes Homeowners Association

59-3141507

**Form 1120H - Line 7 - Other Income**

Statement #1

**Description**

**Amount**

Gate remotes

2,878

**Total**

2,878

**Form 1120H - Line 15 - Other Deductions**

PG01  
Statement #5

**Description**

**Amount**

Management fees

4,800

Accounting fees

760

Gate remotes

2,878

Admin payroll

409

**Total**

8,847

**Summary of Estimates**

**2026**

Name(s) as shown on return

Tax ID Number

Sunset Lakes Homeowners Association

59-3141507

Federal

Form: 1120

**Payment Schedule**

Due Date	04-15-2026	06-15-2026	09-15-2026	12-15-2026	Total
Total Installment Amount	850	850	850	850	3,400
Overpayment Applied					
Net Installment Due	850	850	850	850	3,400

**Taxpayer Records**

Amount Actually Paid					
Date Paid					
Check #/Confirmation					