

**CARVER FLOREK & JAMES CPAS
2246 N. UNIVERSITY PARK BLVD
LAYTON, UT 84041
801-926-1177**

April 2, 2026

Canyon Estates Property Owners Asso
Cepoa
1055 Canyon Estates Drive
Fish Haven, ID 83287

Dear Client:

Your 2025 Federal Income Tax Return for Homeowners Associations will be electronically filed with the Internal Revenue Service upon receipt of a signed Form 8879-CORP, E-file Authorization for Corporations. There is a balance of \$134 payable by April 15, 2026.

All payments due must be electronically deposited through the Electronic Federal Tax Payment System (EFTPS). For EFTPS deposits to be made on time, the transaction must be initiated at least one business day before the date the deposit is due.

Your 2025 Idaho Corporation Income Tax Return will be electronically filed with the State of Idaho. There is a balance due of \$30. Mail the Idaho payment voucher on or before April 15, 2026 and make check payable to:

IDAHO STATE TAX COMMISSION
P.O. BOX 83784
BOISE, ID 83707-3784

Please be sure to call if you have any questions.

Sincerely,

BRIAN C JENSEN

Department of the Treasury
Internal Revenue Service

For calendar year 2025 or tax year beginning _____, 2025, ending _____,
Go to 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

**CANYON ESTATES PROPERTY OWNERS ASSO
CEPOA
1055 CANYON ESTATES DRIVE
FISH HAVEN, ID 83287**

Employer identification number

02-0598160

Date association formed

1/01/2007

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.	34,652.
C	Total expenditures made for purposes described in 90% expenditure test. See instructions.	
D	Association's total expenditures for the tax year. See instructions.	75,315.
E	Tax-exempt interest received or accrued during the tax year.	

Gross Income (excluding exempt function income)	1	Dividends	1	
	2	Taxable interest	2	548.
	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	548.

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	
	16	Total deductions. Add lines 9 through 15.	16	0.
	17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8.	17	548.
	18	Specific deduction of \$100.	18	\$100

Tax and Payments	19	Taxable income. Subtract line 18 from line 17.	19	448.
	20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20	134.
	21	Tax credits (see instructions)	21	
	22	Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits.	22	134.
	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	0.
	24	Amount owed. Subtract line 23g from line 22. See instructions.	24	134.
	25	Overpayment. Subtract line 22 from line 23g.	25	
26	Enter portion of line 25 you want: a Credited to 2026 estimated tax _____ b Refunded _____	26b		

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

MEMBER

Title

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

Paid Preparer Use Only

Preparer's name

BRIAN C JENSEN

Preparer's signature

BRIAN C JENSEN

Date

Check if self-employed

PTIN

P00436296

Firm's name

CARVER FLOREK & JAMES CPAS

Firm's EIN

52-2408237

Firm's address

**2246 N. UNIVERSITY PARK BLVD
LAYTON, UT 84041**

Phone no.

801-926-1177

	2025	2024	DIFF
EXEMPT FUNCTION INCOME AND EXPENDITURES			
TOTAL EXEMPT FUNCTION INCOME.....	34,652	34,048	604
TOTAL EXPENDITURES FOR THE TAX YEAR.....	75,315	63,824	11,491
GROSS INCOME (NON-EXEMPT FUNCTION INCOME)			
TAXABLE INTEREST.....	548	1,037	-489
GROSS INCOME.....	548	1,037	-489
DEDUCTIONS			
TOTAL DEDUCTIONS.....	0	0	0
TAXABLE INCOME			
TAXABLE INCOME BEFORE SPECIFIC DED.....	548	1,037	-489
SPECIFIC DEDUCTION OF \$100.....	100	100	0
TAXABLE INCOME.....	448	937	-489
TAX COMPUTATION			
TAX (30% OF TAXABLE INCOME).....	134	281	-147
NET TAX.....	134	281	-147
PAYMENTS AND CREDITS			
TOTAL PAYMENTS AND CREDITS.....	0	0	0
REFUND OR AMOUNT DUE			
OVERPAYMENT.....	0	0	0
TAX DUE.....	134	281	-147
TAX RATES			
MARGINAL TAX RATE.....	30.0%	30.0%	0.0%
EFFECTIVE TAX RATE.....	30.0%	30.0%	0.0%

CANYON ESTATES PROPERTY OWNERS ASSO

	2025	2024	DIFF
INCOME			
FEDERAL TAXABLE INCOME.....	0	0	0
TAXABLE INCOME			
TOTAL ADDITIONS.....	0	0	0
TOTAL SUBTRACTIONS.....	0	0	0
NET BUSINESS INCOME.....	0	0	0
IDAHO APPORTIONMENT FACTOR.....	100.0000%	100.0000%	0.0000%
TAXABLE INCOME.....	0	0	0
TAX COMPUTATION & CREDITS			
TAX.....	20	20	0
INCOME TAX AFTER CREDITS.....	20	20	0
PERMANENT BUILDING FUND TAX.....	10	10	0
TOTAL TAX.....	30	30	0
TAX PLUS UNDERPAYMENT INTEREST.....	30	30	0
PAYMENTS AND CREDITS			
TOTAL PAYMENTS AND OTHER CREDITS.....	0	0	0
REFUND OR PAYMENT DUE			
TAX DUE.....	30	30	0
TOTAL DUE.....	30	30	0
TAX RATES			
MARGINAL TAX RATE.....	0.0%	0.0%	0.0%

Amended Return? Check the box. See page 1 of the instructions for reasons to amend, and enter the number that applies. For calendar year 2025 or fiscal year beginning ending State use only 1225

Business name CANYON ESTATES PROPERTY OWNERS ASSO State use only CANY Federal Employer Identification Number (EIN) 020598160

Current business mailing address 1055 CANYON ESTATES DRIVE City FISH HAVEN State ID ZIP Code 83287 Foreign country (if not U.S.) NAICS Code 531390

- 1 If a federal audit was finalized this year, enter the latest year audited.
2 Is this an inactive or nameholder corporation?
3 a Were federal estimated tax payments required?
b Were estimated tax payments based on annualized amounts?
4 Is this a final return?
If yes, check the proper box below, and enter the date the event occurred.
5 Is this an electrical or telephone utility?
6 EIN of parent from consolidated Form 1120, Schedule K as filed with the IRS
7 Did you use the combined reporting method?
a Does this corporation own more than 50% of another corporation?
b Does another corporation own more than 50% of this corporation?
c Does one interest own more than 50% of this corporation and another corporation?
d Are two or more corporations in this report operating in Idaho or authorized to do business in Idaho?
8 If you're a multinational unitary group, answer questions a, b, and c. Complete Form 42.
a Check the box for your filing method:
b If you're filing a water's-edge return, do you elect not to file the water's-edge spreadsheets?
c If you're filing a worldwide return, did you compute foreign income by making book-to-tax adjustments?
9 Did you claim the property tax exemption for investment tax credit property acquired this tax year?
10 Are one or more corporations in this report paying the Idaho premium tax?

Additions

Table with 3 columns: Line number, Description, and Amount. Includes lines 11-18 for additions.

Subtractions

Table with 3 columns: Line number, Description, and Amount. Includes lines 19-31 for subtractions.

Continue to page 2.



IDAHO State Tax Commission

Form 41 2025 (continued)

32	Net business income subject to apportionment. Enter the amount from line 31.....	32		0.
33	Corporations with all activity in Idaho enter 100%. Multistate/multinational corporations complete and include Form 42; enter the apportionment factor from Form 42, Part I, line 21.....	33	100.0000 %	
34	Net business income apportioned to Idaho. Multiply line 32 by the percent on line 33.....	34		0.
35	Income allocated to Idaho. See instructions.....	35		
36	Idaho net operating loss carryover <input type="checkbox"/> _____ carryback <input type="checkbox"/> _____ Enter total.....	36		
37	Idaho taxable income. Add lines 34 and 35, then subtract line 36.....	37		0.
38	Idaho income tax. Multiply line 37 by 5.3%. Minimum \$20 for each corporation. See instructions.....	38		20.
Credits				
39	Credit for contributions to Idaho educational entities.....	39		
40	Credit for contributions to Idaho youth and rehabilitation facilities.....	40		
41	Total business income tax credits from Form 44, Part I, line 10. Include Form 44.....	41		
42	Total credits. Add lines 39 through 41.....	42		
43	Subtract line 42 from line 38. If line 42 is greater than line 38, enter zero.....	43		20.
Other Taxes				
44	Permanent building fund tax. Enter \$10. Combined reports include \$10 for each corporation operating or authorized to do business in Idaho.....	44		10.
45	Total tax from recapture of income tax credits from Form 44, Part II, line 6. Include Form 44.....	45		
46	Fuels use tax due. Include Form 75.....	46		
47	Sales/use tax due on untaxed purchases (online, mail order, and other)	47		
48	Tax from recapture of qualified investment exemption (QIE). Include Form 49ER.....	48		
49	Total tax. Add lines 43 through 48.....	49		30.
50	Underpayment interest. Include Form 41ESR.....	50		
51	Donation to Opportunity Scholarship Program.....	51		
52	Add lines 49 through 51.....	52		30.
Payments and Other Credits				
53	Estimated tax payments. If made under other EINs, provide EINs, amounts, and rollforwards.....	53		
54	Tax paid by ABE on the corporation's behalf. See instructions.....	54		
55	Special fuels tax refund _____ Gasoline tax refund _____ Include Form 75 ..	55		
56	Tax reimbursement incentive credit <input type="checkbox"/> _____ Claim of Right credit <input type="checkbox"/> _____ Include certificate.....	56		
57	Total payments and other credits. Add lines 53 through 56.....	57		

Continue to page 3.



IDAHO State Tax Commission

Form 41 2025 (continued)

Refund or Payment Due

58	Tax due. If line 52 is more than line 57, subtract line 57 from line 52.....	58	30.
59	Penalty <input type="checkbox"/> _____ Interest from the due date <input type="checkbox"/> _____ Enter total	59	
60	Nonrefundable credit from a prior year return. See Form 44 instructions.....	60	
61	Total Due. Add lines 58 and 59, then subtract line 60.....	61	30.
62	Overpayment. If line 52 is less than line 57, subtract line 52 from line 57.....	62	
63	Refund. <input type="checkbox"/> _____ Apply to 2026 <input type="checkbox"/> _____ See instructions.		

Amended Return Only. Complete this section to determine your tax due or refund.

64	Total due (line 61) or overpayment (line 62) on this return.....	64
65	Refund from original return plus additional refunds.....	65
66	Tax paid with original return plus additional tax paid.....	66
67	Amended tax due or refund. Add lines 64 and 65, then subtract line 66.....	67

Under penalties of perjury, I declare that to the best of my knowledge and belief this return is true, correct, and complete. See Instructions.

Signature of officer	Title	Officer's phone number
<input type="checkbox"/>	MEMBER	801-546-1682
Sign Here Paid preparer's signature	Preparer's EIN, SSN, PTIN	Date
<input type="checkbox"/> BRIAN C JENSEN	P00436296	
Preparer's address	State	ZIP Code
2246 N. UNIVERSITY PARK BLVD, LAYTON	UT	84041
		Preparer's phone number
		801-926-1177

Within 180 days of receiving this return, the Idaho State Tax Commission may discuss this return with the paid preparer identified above.

Return and payment - Mail to: Idaho State Tax Commission, PO Box 83784, Boise, ID 83707-3784
Return only - Mail to: Idaho State Tax Commission, PO Box 56, Boise, ID 83756-0056
Include a complete copy of your federal return.

1032
IDAHO
 State Tax Commission

**Form ID-VP
 Income Tax Voucher Payment 2025**

Mail to:
 Idaho State Tax Commission
 PO Box 83784
 Boise ID 83707-3784

Tax type <input type="checkbox"/> Individual (01) <input checked="" type="checkbox"/> Business (05)	Filing period 1225	Tran code 95	Amount paid with voucher \$ 30 00
Name as shown on your individual or business return CANYON ESTATES PROPERTY OWNERS ASSO		Full Social Security number or EIN 02-0598160	
Spouse's name, if a joint individual return		Full Spouse's Social Security number	
Current mailing address 1055 CANYON ESTATES DRIVE			
City FISH HAVEN		State ID	ZIP Code 83287

EFO00316 05-27-2025

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