

Form **1120-H**
Department of the Treasury
Internal Revenue Service

U.S. Income Tax Return for Homeowners Associations
For calendar year 2025 or tax year beginning , ending
Go to www.irs.gov/Form1120H for instructions and the latest information.

OMB No. 1545-0123
2025

Check if:
(1) ☐ Final return
(2) ☐ Name change
(3) ☐ Address change
(4) ☐ Amended return

Name **Whipple Creek Place Homeowners Association**

Number and street. If a P.O. box, see instructions.
12503 SE Mill Plain

Room or suite number
260

City or town
Vancouver

State or province
WA

Country

ZIP or foreign postal code
98684

Employer identification number
20-4254722

Date association formed
05/04/2007

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 **139,268**

C Total expenditures made for purposes described in 90% expenditure test. See instructions **124,361**

D Association's total expenditures for the tax year. See instructions **126,717**

E Tax-exempt interest received or accrued during the tax year

Gross Income.
(excluding exempt function income)

1 Dividends

2 Taxable interest

3 Gross rents

4 Gross royalties

5 Capital gain net income (attach Schedule D (Form 1120))

6 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)

7 Other income (excluding exempt function income) (attach statement)

8 **Gross income** (excluding exempt function income). Add lines 1 through 7 **7,462**

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

9 Salaries and wages

10 Repairs and maintenance

11 Rents

12 Taxes and licenses

13 Interest

14 Depreciation (attach Form 4562)

15 Other deductions (attach statement)

16 **Total deductions.** Add lines 9 through 15 **2,356**

17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8 **5,106**

18 Specific deduction of \$100 **100**

Tax and Payments

19 **Taxable income.** Subtract line 18 from line 17 **5,006**

20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) **1,502**

21 Tax credits (see instructions)

22 **Total tax.** Subtract line 21 from line 20. See instructions for recapture of certain credits **1,502**

23a Preceding year's overpayment credited to the current year **177**

23b Current year's estimated tax payments **1,600**

23c Tax deposited with Form 7004

23d Credit for tax paid on undistributed capital gains (attach Form 2439)

23e Credit for federal tax paid on fuels (attach Form 4136)

23f Elective payment election amount from Form 3800

23g **Total payments and credits.** Combine lines 23a through 23f **1,777**

24 **Amount owed.** Subtract line 23g from line 22. See instructions **0**

25 **Overpayment.** Subtract line 22 from line 23g **275**

26 Enter portion of line 25 you want: **a Credited to 2026 estimated tax 275** **b Refunded**

c Routing number

d Type: ☐ Checking ☐ Savings

e 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.

May the IRS discuss this return with the preparer shown below? See instr. ☒ Yes ☐ No

Signature of officer

Date

Title

Paid

Preparer's name
Jeremy Newman

Preparer's signature
Jeremy Newman

Date
05/18/26

Check ☐ if self-employed PTIN
P00861547

Preparer Use Only

Firm's name
Newman Certified Public Accountant, PC

Firm's EIN
26-3519134

Firm's address
**10900 N.E. 4th Street, Suite 2300
Bellevue, WA 98004**

Phone no.
844-560-7300

For Paperwork Reduction Act Notice, see separate instructions.

Form **1120-H** (2025)

DAA

Form **7004**
(Rev. December 2025)
Department of the Treasury
Internal Revenue Service

Application for Automatic Extension of Time To File Certain Business Income Tax, Information, and Other Returns
File a separate application for each return.
Go to www.irs.gov/Form7004 for instructions and the latest information.

OMB No. 1545-0233

Print
or
Type

Name
Whipple Creek Place Homeowners Association

Identifying number
20-4254722

Number and street (If P.O. box, see instructions.)
12503 SE Mill Plain

Room or suite no.
260

City or town
Vancouver

State or province
WA

Country

ZIP or foreign postal code
98684

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for **17**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GSD	01	Form 1120-ND	19
Form 706-GST	02	Form 1120-ND (section 4951 taxes)	20
Form 708	37	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120-S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36

Part II All Filers Must Complete This Part

2

If the organization is a foreign corporation that does not have an office or place of business in the United States, check here

☐

3

If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here

☐

If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.

4

If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here

☐

5a

The application is for calendar year 20 **25**, or tax year beginning, and ending

b

Short tax year. If this tax year is less than 12 months, check the reason:

☐ Initial return

☐ Final return

☐ Change in accounting period

☐ Consolidated return to be filed

☐ Other (See instructions—attach explanation.)

6

Tentative total tax

6

0

7

Total payments and credits. See instructions

7

0

8

Balance due. Subtract line 7 from line 6. See instructions

8

0

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Federal Statements**Statement 1 - Form 1120-H, Line 15 - Other Deductions**

<u>Description</u>	<u>Amount</u>
Tax preparation	\$ 250
Management and Accounting	1,756
Fidelity / Crime insurance	350
Total	<u>\$ 2,356</u>