



**Note:** *The draft you are looking for begins on the next page.*

## **Caution: DRAFT—NOT FOR FILING**

This is an early release draft of an IRS tax form, instructions, or publication, which the IRS is providing for your information. **Do not file draft forms.** We incorporate all significant changes to forms posted with this coversheet. However, unexpected issues occasionally arise, or legislation is passed—in this case, we will post a new draft of the form to alert users that changes were made to the previously posted draft. Thus, there are never any changes to the last posted draft of a form and the final revision of the form. Forms and instructions are subject to OMB approval before they can be officially released, so we post drafts of them until they are approved. Drafts of instructions and pubs usually have some additional changes before their final release. Early release drafts are at [IRS.gov/DraftForms](https://www.irs.gov/DraftForms) and remain there after the final release is posted at [IRS.gov/LatestForms](https://www.irs.gov/LatestForms). Also see [IRS.gov/Forms](https://www.irs.gov/Forms).

Most forms and publications have a page on IRS.gov: [IRS.gov/Form1040](https://www.irs.gov/Form1040) for Form 1040; [IRS.gov/Pub501](https://www.irs.gov/Pub501) for Pub. 501; [IRS.gov/W4](https://www.irs.gov/W4) for Form W-4; and [IRS.gov/ScheduleA](https://www.irs.gov/ScheduleA) for Schedule A (Form 1040), for example, and similarly for other forms, pubs, and schedules for Form 1040. When typing in a link, type it into the address bar of your browser, not a Search box on IRS.gov.

If you wish, you can submit comments to the IRS about draft or final forms, instructions, or pubs at [IRS.gov/FormsComments](https://www.irs.gov/FormsComments). Include “NTF” followed by the form or pub number (for example, “NTF1040”, “NTFW4”, “NTF501”, etc.) in the body of the message to route your message properly. We cannot respond to all comments due to the high volume we receive and may not be able to consider many suggestions until the subsequent revision of the product, but we will review each “NTF” message. If you have comments on reducing paperwork and respondent (filer) burden, with respect to draft or final forms, please respond to the relevant information collection through the Federal Register process; for more info, click [here](#).

Form **1120-H**

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

OMB No. 1545-0123

Department of the Treasury  
Internal Revenue Service

For calendar year 2026 or tax year beginning \_\_\_\_\_, 2026, ending \_\_\_\_\_, 20\_\_\_\_

**2026**

Go to [www.irs.gov/Form1120H](http://www.irs.gov/Form1120H) for instructions and the latest information.

Check if:

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

Name				Employer identification number
Number and street. If a P.O. box, see instructions.		Room or suite number		Date association formed
City or town	State or province	Country	ZIP or foreign postal code	

**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>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year . . . . .	<b>E</b>

<b>Gross Income</b> <small>(excluding exempt function income)</small>	<b>1</b>	Dividends . . . . .	<b>1</b>
	<b>2</b>	Taxable interest . . . . .	<b>2</b>
	<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 19 (attach Form 4797) . . . . .	<b>6</b>
	<b>7</b>	Other income (excluding exempt function income) (attach statement) . . . . .	<b>7</b>
	<b>8</b>	<b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	<b>8</b>

<b>Deductions</b> <small>(directly connected to the production of gross income, excluding exempt function income)</small>	<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>15</b>
	<b>16</b>	<b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b>
	<b>17</b>	Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>
	<b>18</b>	Specific deduction of \$100 . . . . .	<b>18</b>

<b>Tax and Payments</b>	<b>19</b>	<b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>
	<b>20</b>	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b>
	<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>
	<b>23a</b>	Preceding year's overpayment credited to the current year . . . . .	<b>23a</b>
	<b>23b</b>	Current year's estimated tax payments . . . . .	<b>23b</b>
	<b>23c</b>	Tax deposited with Form 7004 . . . . .	<b>23c</b>
	<b>23d</b>	Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	<b>23d</b>
	<b>23e</b>	Credit for federal tax paid on fuels (attach Form 4136) . . . . .	<b>23e</b>
	<b>23f</b>	Elective payment election amount from Form 3800 . . . . .	<b>23f</b>
	<b>23g</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>
	<b>25</b>	<b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	<b>25</b>
	<b>26</b>	Amount of line 25 you want: <b>26a Credited to 2027 estimated tax</b> _____ <b>26b Refunded</b> _____	<b>26b</b>
<b>26c</b>	Routing number (9 digits) _____	<b>26d</b>	Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings
<b>26e</b>	Account number (up to 17 digits) _____		

**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>	Preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name	Firm's EIN			
	Firm's address	Phone no.			

DRAFT — DO NOT FILE

DRAFT — DO NOT FILE