



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

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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 2025 or tax year beginning _____, 2025, ending _____, 20_____ 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		Name Number and street. If a P.O. box, see instructions. City or town State or province Country			Employer identification number Room or suite number Date association formed ZIP or foreign postal code		
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	
C Total expenditures made for purposes described in 90% expenditure test. See instructions						C	
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)					7	
	8 Gross income (excluding exempt function income). Add lines 1 through 7					8	
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	
	17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8					17	
	18 Specific deduction of \$100					18 \$ 100	
Tax and Payments	19 Taxable income. Subtract line 18 from line 17					19	
	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 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	
	24 Amount owed. Subtract line 23g from line 22. See instructions					24	
	25 Overpayment. Subtract line 22 from line 23g					25	
	26 Enter portion of line 25 you want: a Credited to 2026 estimated tax					26b	
		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.					
Signature of officer		Date		Title		May the IRS discuss this return with the preparer shown below? See instructions. ☐ Yes ☐ No	
Paid Preparer Use Only	Preparer's name		Preparer's signature		Date		Check ☐ if self-employed
	Firm's name		Firm's EIN		PTIN		
	Firm's address		Phone no.				