

RENTAL PROPERTY - 2025

(List income & expenses as 100%, do NOT adjust for % of ownership) %Owner Sold BNB/VRBO

ADDRESSES: PROPERTY 1 _____
 PROPERTY 2 _____
 PROPERTY 3 _____

Did you actively participate in the management of these properties? _____
 Are any of the listed properties vacation homes? (AirBnB / VRBO etc.) _____
 If it is a vacation rental, what is the average length of rental _____ days
 If it is a vacation rental, please describe any significant services provided _____
 Did you do a tax deferred Section 1031 exchange with any of these properties? _____

Please provide all exchange documents

	PROPERTY 1	PROPERTY 2	PROPERTY 3
GROSS RENTS:	_____	_____	_____
# OF DAYS RENTED IN 2025	_____	_____	_____

OPERATING EXPENSES: (Have you filed all required 1099's? _____ Note - Due 01/31/2025)

Are all expenses listed ordinary and necessary to this business activity? _____

ADVERTISING	_____	_____	_____
AIRBNB/VRBO FEES	_____	_____	_____
AUTO MILEAGE	_____	_____	_____
BANK CHARGES	_____	_____	_____
CITY LICENSE	_____	_____	_____
COMMISSIONS	_____	_____	_____
CLEANING & MAINTENANCE	_____	_____	_____
GARDENER/LANDSCAPING	_____	_____	_____
HANDYMAN	_____	_____	_____
HOMEOWNER'S DUES	_____	_____	_____
INSURANCE	_____	_____	_____
LEGAL FEES (Includes evictions)	_____	_____	_____
MANAGER SALARY	_____	_____	_____
MORTGAGE INTEREST - 1 ST	_____	_____	_____
(Provide F-1098 if available) - 2 ND	_____	_____	_____
OFFICE SUPPLIES	_____	_____	_____
PEST CONTROL	_____	_____	_____
POOL MAINTENANCE	_____	_____	_____
POSTAGE	_____	_____	_____
RENT CONTROL	_____	_____	_____
SUPPLIES	_____	_____	_____
TAXES	_____	_____	_____
TRAVEL	_____	_____	_____

REPAIRS: (if > \$600 1099 required to be issued to contractor)

ELECTRICAL	_____	_____	_____
MISCELLANEOUS	_____	_____	_____
PAINTING	_____	_____	_____
PLUMBING	_____	_____	_____
ROOF	_____	_____	_____

UTILITIES:

ELECTRIC	_____	_____	_____
GAS	_____	_____	_____
TELEPHONE	_____	_____	_____
WATER & TRASH	_____	_____	_____
CABLE/INTERNET	_____	_____	_____

OTHER EXPENSES:

_____	_____	_____	_____
_____	_____	_____	_____

****If you paid expenses or fees in excess of \$600 to an individual, you must issue a 1099 to that person****

MISCELLANEOUS ASSETS PURCHASED IN 2025: (appliance purchases, etc. / Please indicate new or used)

ITEM	DATE			
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

MAJOR IMPROVEMENTS MADE IN 2025:

ITEM	DATE			
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____