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2023 RENTAL SUPPLEMENT

Report 100% of Expenses - DO NOT REDUCE FOR PARTIAL YEAR OR OWNERSHIP

Address of Rental Property
Include city and Zip Code

 %

Percent of ownership

From:

To:

If not actually rented out
the entire year what dates
was the property **available**
for rent?

Number of Days Actually
Rented Out

Number of days in 2023
occupied by owners or
immediate family

ANNUAL RENTAL INCOME

Important – a security deposit is
not considered income unless
forfeited!

\$

Total **Annual** Rent Actually
Received From All Sources

Other Expenses (Cost and Description)

\$

Advertising

\$

Association Dues

Auto Mileage (in miles)

\$

Travel costs
(non-auto)

\$

Cleaning

\$

Gardening

\$

Insurance

\$

Legal/Professional Fees

\$

License and Permits

\$

Management fees

Mortgage interest

_____ \$ _____

Name of Lender #1

_____ \$ _____

Name of Lender #2

Mortgage Insurance \$ _____

\$

Painting

\$

Pest control

\$

Plumbing & Electrical

\$

Repairs

\$

Supplies

\$

Property Taxes

\$

Utilities

IMPORTANT

EFFECTIVE SINCE 2018, NET (NOT GROSS) RENTAL INCOME MAY BE ELIGIBLE FOR A 20% DEDUCTIBLE. IN ORDER TO QUALIFY FOR THIS YOU MUST TREAT THE RENTAL AS A TRADE OR BUSINESS. THIS WILL REQUIRE YOU TO ISSUE A FORM 1099-MISC TO ALL PROVIDERS OF GOODS AND SERVICES PAID OVER \$600 IN TOTAL IN 2023, UNLESS A) THEY ARE A CORPORATION OR B) YOU PAY WITH A CREDIT CARD.

All required Forms 1099 were filed or will be filed. YES NO

DO NOT INCLUDE IMPROVEMENTS OR PURCHASE OF CAPITAL ASSETS – SEE PAGE 2

DEPRECIATION OF PROPERTY

**ONLY REQUIRED FOR THE FIRST YEAR
PROPERTY IS RENTED OR, FOR NEW CLIENTS
WITH EXISTING RENTALS THIS INFORMATION
SHOULD BE TRANSFERRED FROM THE 2019
TAX RETURN**

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\$

Purchase price

/ /

Date first rented (Mo/Day/YR)

\$

Value on date first rented (if different from purchase price)

\$

NEW CLIENTS WITH EXISTING RENTAL- Basis for
Depreciation as shown on your 2022 Tax Return

2023 CAPITAL IMPROVEMENTS TO PROPERTY

THIS INCLUDES THE COMPLETE NEW INSTALLATION OR RELACEMENT OF MAJOR COMPONENTS OF THE PROPERTY, SUCH AS THE ROOF, WALLS, WINDOWS, DOOR, LANDSCAPING AND CONCRETE. THIS DOES INCLUDE MINOR REPAIRS OR PAINTING.

DATE PLACED IN SERVICE IN 2023	DESCRIPTION	COST

RENTAL FIXTURES, FURNITURE AND EQUIPMENT PURCHASES

DATE PLACED IN SERVICE IN 2023	DESCRIPTION	COST