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## 2017 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 2017  
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**

NOTE THIS ONLY APPLIES IF YOU TREAT YOUR RENTAL AS A BUSINESS RATHER THAN A PASSIVE ACTIVITY. The law requires that the owner of a rental issue a Form 1099 to any entity (except a corporation) to whom \$600 or more is paid in the course of business in a year. If a taxpayer fails to comply they are not only subject to a penalty but will have the expense disallowed as a deduction.

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 2014  
TAX RETURN**

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\$
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Purchase price

/ /
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Date first rented (Mo/Day/YR)

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

\$
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NEW CLIENTS WITH EXISTING RENTAL- Basis for  
Depreciation as shown on your 2016 Tax Return

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## **2017 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	DESCRIPTION	COST
/ / 2017		
/ / 2017		
/ / 2017		

## **RENTAL FIXTURES, FURNITURE AND EQUIPMENT PURCHASES**

DATE PLACED IN SERVICE	DESCRIPTION	COST
/ / 2017		
/ / 2017		
/ / 2017		