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2025 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

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 2025
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% DEDUCTION. 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

DON'T INCLUDE IMPROVEMENTS OR PURCHASE OF CAPITAL ASSETS ON THIS PAGE USE 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
PREVIOUS YEAR'S TAX RETURN
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\$

Purchase price

/ /

Date first available as a rental(Mo/Day/YR)

\$

Value on date first rented (ONLY if LESS than purchase price)

\$

NEW CLIENTS WITH EXISTING RENTAL- Basis for
Depreciation as shown on your 2024 Tax Return

2025 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 NOT INCLUDE MINOR REPAIRS OR PAINTING.

DATE PLACED IN SERVICE IN 2025	DESCRIPTION	COST

RENTAL FIXTURES, FURNITURE AND EQUIPMENT PURCHASES

DATE PLACED IN SERVICE IN 2025	DESCRIPTION	COST