

You need to report rental income and expense if you rented real estate for a profit for more than 14 days during the year. If you had rental income but did not rent property for a profit, you must still report income and expense but additional rules apply.

***Report income and expenses for each property separately** using worksheets A, B, C, D. Do not combine income and expenses for multiple properties. Rules apply.

***If you purchased or sold a rental property during the year**, please bring copies of the HUD-1 Settlement Statement and closing papers for each sale, purchase or refinance.

***If you are a first-time customer** of Fisher Tax and Accounting Service, please bring us copies of your prior-year returns and depreciation schedules.

***Improvements to property must be depreciated.** Examples of improvements include:

- o New roof, deck or fence, siding
- o New furnace, dishwasher, range or other appliance
- o Remodeling or room additions, electrical and plumbing upgrades
- o Landscaping, trees and shrubs
- o New carpet or other flooring, insulation
- o New cabinetry or furnishings

***Complete the “Asset Depreciation Worksheet” at the bottom of this page for all improvements** made during the year. Use this self-employment organizer to assist with organization of your business information and records.

***To minimize accounting and bookkeeping errors and costs**, we strongly recommend you do not mix personal and business expenses. You may transfer funds to and from your business and personal accounts.

- o Identify a personal withdrawal of funds from your business account as “Owner Draw”
- o Identify a deposit of personal funds to your business account as “Owner Contribution”

***If you made payments of \$600 or more during the year** to an attorney or an unincorporated business such as an LLC, a sole-proprietor or landlord, you must issue **Forms 1099-NEC** to these businesses or individuals.

- o Did you issue Forms 1099-NEC where so required? Yes No
- o If not, do you want us to prepare Forms 1099-NEC for you? Yes No

Asset Depreciation Worksheet

You must report the purchase and disposition of all assets you used in your business.

- Provide the following information for each asset bought or sold this year: (Eg: new carpet, roof, stove, computer, car)

Property Improvements & Assets Purchased			Property and Assets sold or disposed of		
Description	Date Bought	Cost	Description	Disposition date	Sales price

Business Use of Automobile

IMPORTANT: you must keep documentation to prove business use of a vehicle

If you used your automobile for active conduct of your rental business, you can claim expenses for business use of your vehicle. You must have proof of business use in the form of a mileage log or a written calendar unless you can show your vehicle was 100% business use.

You may be eligible to claim a standard mileage rate or claim actual operational expenses for your vehicle. In either case, **you must maintain written records to support your deduction.**

Provide the following information for each vehicle you used for your business

Purchase price of vehicle					\$
Description (<i>Model and year</i> _____) Date vehicle was first used in your business_					
For this tax year only, enter the number of miles your vehicle was used for:					
For each rental property, please provide		Property A	Property B	Property C	Property D
Rental miles (<i>Miles you drove for rental property</i>)					
Commuting miles (<i>Miles you drove to/from job</i>)					
Total miles (<i>Total of all miles you drove for year</i>)					
Interest paid on auto loan used to purchase this vehicle					\$
Was the vehicle available for personal use? Yes		No	Is another personal-use auto available? Yes		No
Was the standard mileage rate used last year? Yes No					

Automobile Expenses (*Provide these expenses if you are NOT claiming the standard mileage rate*)

Garage rent	\$	Repairs	\$
Gas	\$	Tires	\$
Insurance	\$	Tolls	\$
Licenses	\$	Registration fees	\$
Oil	\$	Other expenses (list):	\$
Parking fees	\$		\$
Lease payments	\$		\$

Travel Expense Worksheet

Meal Per Diem (Important facts)

- For each day you traveled away from home for your rental business outside the metro area, you may claim the actual cost of your lodging and meals. For meals only, you may claim a daily per diem amount instead of the actual costs.
- The daily per diem amount varies depending on the city and country you traveled to. To calculate the per diem amount you can claim, provide a detailing of each city that you travelled to for business during the year and the number of days in each city. **FTA Tax will determine the rate and total deduction amounts, so leave those columns blank.**
- You can alternate between actual expenses and the per diem method for each business trip; however you may not use both per diem and actual for the same business trip.

Please indicate which rental property you traveled for by entering Property A, B, C, or D next to the city visited.

City visited	# Days	x Rate	= Total	City visited	# Days	X Rate	= Total
Travel Expenses		\$		Travel Expenses		\$	
Airfare				Lodging			

Bus, train, taxi		Parking & tolls	
Entertainment		Other travel <i>(describe below)</i>	
Meals - actual receipts <i>(Do not include cost of meals where you are claiming the daily per diem rate)</i>			

Information reported in this organizer is true and accurate to the best of my knowledge.

Taxpayer Signature & date

Property A - Check the type of property Single family <input type="checkbox"/> Multi-family <input type="checkbox"/> Vacation/short-term <input type="checkbox"/> Land <input type="checkbox"/> Commercial <input type="checkbox"/> Self-rental <input type="checkbox"/> Other (describe) _____	
Property Address _____ City _____ State _____ Zip _____	
Number of days rented at fair market value _____ Number of days of personal use _____ Number of days vacant _____	
Income \$	
Total Rents received	
Non-refundable deposits received	
Refundable rental deposits received	
Rental deposits forfeited by tenants	
Value of service or property received in lieu of rent from tenant	
Rents refunded to tenant	
Total rental income for year	
Expenses \$	
Advertising	
<u>Auto & Travel</u> (complete worksheets on page 2)	
Association Dues/Fees	
Cleaning & Maintenance	
Commissions	
Insurance	
Improvements/appliances (list on page 1)	
Legal & Professional	
Management Fees	
Interest - Mortgage paid to banks	
Interest - Other	
Repairs (list improvements on page 1)	
Supplies & small appliances under \$500	
Taxes (Property/City/Occupancy)	
Utilities - Electric, Gas	
Utilities - Water/Sewer, Garbage	
Telephone, Cell, Internet	
Yard/Landscaping maintenance	
Other Expenses	
Total rental expenses for year:	
2021 Tax prep. fee	
Depreciation	
Net income/loss per this worksheet	
Net Profit/loss	
Difference (should be \$0)	

Property B - Check the type of property Single family <input type="checkbox"/> Multi-family <input type="checkbox"/> Vacation/short-term <input type="checkbox"/> Land <input type="checkbox"/> Commercial <input type="checkbox"/> Self-rental <input type="checkbox"/> Other (describe) _____	
Property Address _____ City _____ State _____ Zip _____	
Number of days rented at fair market value _____ Number of days of personal use _____ Number of days vacant _____	
Income \$	
Total Rents received	
Non-refundable deposits received	
Refundable rental deposits received	
Rental deposits forfeited by tenants	
Value of service or property received in lieu of rent from tenant	
Rents refunded to tenant	
Total rental income for year	
Expenses \$	
Advertising	
<u>Auto & Travel</u> (complete worksheets on page 2)	
Association Dues/Fees	
Cleaning & Maintenance	
Commissions	
Insurance	
Improvements/appliances (list on page 1)	
Legal & Professional	
Management Fees	
Interest - Mortgage paid to banks	
Interest - Other	
Repairs (list improvements on page 1)	
Supplies & small appliances under \$500	
Taxes (Property/City/Occupancy)	
Utilities - Electric, Gas	
Utilities - Water/Sewer, Garbage	
Telephone, Cell, Internet	
Yard/Landscaping maintenance	
Other Expenses	
Total rental expenses for year:	
2021 Tax prep fee	
Depreciation	
Net income/loss per this worksheet	
Net Profit/loss	
Difference (should be \$0)	

Property C - Check the type of property Single family <input type="checkbox"/> Multi-family <input type="checkbox"/> Vacation/short-term <input type="checkbox"/> Land <input type="checkbox"/> Commercial <input type="checkbox"/> Self-rental <input type="checkbox"/> Other (describe) _____	
Property Address _____ City _____ State _____ Zip _____	
Number of days rented at fair market value _____ Number of days of personal use _____ Number of days vacant _____	
Income \$	
Total Rents received	
Non-refundable deposits received	
Refundable rental deposits received	
Rental deposits forfeited by tenants	
Value of service or property received in lieu of rent from tenant	
Rents refunded to tenant	
Total rental income for year	
Expenses \$	
Advertising	
<u>Auto & Travel</u> (complete worksheets on page 2)	
Association Dues/Fees	
Cleaning & Maintenance	
Commissions	
Insurance	
Improvements/appliances (list on page 1)	
Legal & Professional	
Management Fees	
Interest – Mortgage paid to banks	
Interest - Other	
Repairs (list improvements on page 1)	
Supplies & small appliances under \$500	
Taxes (Property/City/Occupancy)	
Utilities – Electric, Gas	
Utilities – Water/Sewer, Garbage	
Telephone, Cell, Internet	
Yard/Landscaping maintenance	
Other Expenses	
Total rental expenses for year:	
2021 Tax prep. fee	
Depreciation	
Net income/loss per this worksheet	
Net Profit/loss (per Drake)	
Difference (should be \$0)	

Property D - Check the type of property Single family <input type="checkbox"/> Multi-family <input type="checkbox"/> Vacation/short-term <input type="checkbox"/> Land <input type="checkbox"/> Commercial <input type="checkbox"/> Self-rental <input type="checkbox"/> Other (describe) _____	
Property Address _____ City _____ State _____ Zip _____	
Number of days rented at fair market value _____ Number of days of personal use _____ Number of days vacant _____	
Income \$	
Total Rents received	
Non-refundable deposits received	
Refundable rental deposits received	
Rental deposits forfeited by tenants	
Value of service or property received in lieu of rent from tenant	
Rents refunded to tenant	
Total rental income for year	
Expenses \$	
Advertising	
<u>Auto & Travel</u> (complete worksheets on page 2)	
Association Dues/Fees	
Cleaning & Maintenance	
Commissions	
Insurance	
Improvements/appliances (list on page 1)	
Legal & Professional	
Management Fees	
Interest – Mortgage paid to banks	
Interest - Other	
Repairs (list improvements on page 1)	
Supplies & small appliances under \$500	
Taxes (Property/City/Occupancy)	
Utilities – Electric, Gas	
Utilities – Water/Sewer, Garbage	
Telephone, Cell, Internet	
Yard/Landscaping maintenance	
Other Expenses	
Total rental expenses for year:	
2021 Tax prep. fee	
Depreciation	
Net income/loss per this worksheet	
Net Profit/loss (per Drake)	
Difference (should be \$0)	