

# Kossel and Associates, Inc.

\_\_\_\_\_ Tax Year

## Rental & Royalty Income and Expense

Property Type: Residential  Commercial

Location: \_\_\_\_\_  
 \_\_\_\_\_

If vacation home: \_\_\_\_\_  
 Number of days rented \_\_\_\_\_  
 Number of days used personally \_\_\_\_\_

Property is owned by: Taxpayer  Spouse  or Joint

Percentage ownership if not 100% \_\_\_\_\_ %  
*Please indicate if income and expenses below are listed at 100% or your percentage*

Did you live in part of the rental property? Yes  No   
 If yes, what percentage did you occupy as a tenant? \_\_\_\_\_ %  
 Check if rented to related party. (Explain)

\_\_\_\_\_  
 \_\_\_\_\_

<b>Income</b>	<u>Amount</u>
1. Rental income.	_____
2. Royalties received	_____

<b>Expenses</b>	<u>Amount</u>
1. Advertising	_____
2. Association dues.	_____
3. Auto expense <i>(Complete schedule on last page)</i>	_____
4. Travel.	_____
5. Cleaning and maintenance.	_____
6. Commissions.	_____
7. Insurance.	_____
8. Legal and professional fees.	_____
9. Allocated tax preparation fees	_____
10. Licenses and permits	_____
11. Management fees.	_____
12. Mortgage interest <i>(reported on Form 1098)</i>	_____
13. Other interest	_____
14. Repairs.	_____
15. Supplies	_____
16. Property taxes	_____
17. Utilities.	_____
Other: (Description)	_____
18a. _____	_____
18b. _____	_____
18c. _____	_____
18d. _____	_____
18e. _____	_____
18f. _____	_____
18g. _____	_____
18h. _____	_____
18i. _____	_____
18j. _____	_____
18k. _____	_____
18l. _____	_____
18m. _____	_____
18n. _____	_____

<u>Depreciation</u> Property	<u>Date</u> Acquired	<u>Cost or</u> Other Basis	<u>Depreciation</u> Method	<u>Prior</u> Depreciation