



BLUEBONNET TAX SERVICES LLC

We make complicated stuff easy!

Income and Expenses for RENTAL PROPERTY

Sources of Income: ADDRESS of Property _____

Total of all rental income from every source for this one property	\$
Total of rental income from cash/checks	\$
1099-K's received (Paypal, Venmo, CashApp, AirBnB, VRBO, etc) Is this number included in total sales listed above? Circle YES OR NO	\$
1099-MISC (from property management company) Is this number included in total rental income listed above? Circle YES OR NO	\$

Expenses:

5	Advertising	\$
6	Auto and Travel **THIS IS A SEPARATE FORM—check the website**	
7	Cleaning and Maintenance	\$
8	Commission paid to Realtor for finding a new tenant	\$
9	Insurance	\$
10	Legal and other professional fees	\$
11	Management fees/Property Manager fees	\$
12	Mortgage interest paid to banks, etc	\$
13	Other Interest	\$
14	Repairs (**see note below)	\$
15	Supplies	\$
16	Taxes	\$
17	Utilities (water, electricity, gas, cable, internet, phone, etc)	\$
19	Pest Control	\$
19	Bank Fees	\$
19	HOA fees	
19	Other (Please list and include details)	

IF this is the first time Bluebonnet Tax is preparing your taxes, I also need the following:

- Date you first offered your house for rent _____
- Amount of money you paid to purchase the house _____
- Do you use this house for personal use (often happens for clients with AirBnB properties) Circle **YES or NO**

****if you had repairs, I need more information. Did you fix something that had broken, replace something that had worn out, or add a new feature/improvement such as adding a deck where there had never been one before. Replacements and Improvements mean two different things to the IRS and we should talk about this if you have questions!**

This list is not comprehensive! If you think something should be deductible, let me know what it is and why you think it should be deductible. I tell all my clients that if you spent money on something to rent this house out, let me know! If I can, I will write it off.