



TARYLE & ASSOCIATES
 CERTIFIED PUBLIC ACCOUNTANTS

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2009 Rent and Royalty Income and Expenses
 Please complete a separate organizer for each property

Property location _____
 Property type Residential Commercial
 Number of units _____
 Property owner Taxpayer Spouse Joint

If the property was purchased in 2009 or placed in service in 2009 please include a copy of the HUD-1 statement. Also attach the chattel appraisal report if an appraisal was performed.

Was this property in the Go Zone Yes No
 Enter the ownership percentage if less than 100% _____
 If not 100% are you reporting 100% of the income and expenses Yes No
 Check the box if some of the investment was not at risk
 Did you have personal use of the property Yes No
 If yes enter the number of days: Rented _____
 Personal use _____
 Owned _____

If the property has multiple units do you live in one Yes No
 Did you actively participate in this activity Yes No
 Did you materially participate in this activity Yes No
 Did you sell of this property in 2009 (Include short-sales) Yes No

If yes please include copy of HUD-1

Did you modify a mortgage on this property Yes No
If yes, please include details (including 1099)
 Was this property foreclosed or abandoned in 2009? Yes No

If yes please complete the Cancellation of Debt Organizer

Did this property have unallowed losses in 2008 Yes No
 Did you use a car or truck for business? Yes No

If yes please complete the Car and Truck Expense Organizer

Did you have a home office for this business? Yes No
If yes please complete the Home Office Organizer

Did you purchase any furniture, fixtures or appliances for this property this year or do any improvements this year? Yes No **If yes please complete the new asset acquired sheet at the bottom of this organizer**

Do you or your spouse qualify as a real estate professional in 2009?

(Please note, the IRS has increased it's scrutiny of Real Estate Professionals. Be sure you can support your position if you answer yes)

Yes No Not sure Please explain to me

Please send QuickBooks Backup File or complete the income and expense questions below

What is the QuickBooks username _____
 What is the QuickBooks password _____

INCOME

Rents received _____
Royalties received _____

EXPENSES

Advertising _____
Travel _____
Cleaning and maintenance _____
Commissions _____
Insurance _____
Legal and professional fees _____
Management fees _____
Mortgage interest paid to banks _____
Mortgage interest other _____
Other interest _____
Repairs _____
Supplies _____
Real estate taxes _____
Other taxes _____
Utilities _____
Education _____
HOA fees _____
Other expenses _____

Cell Phone Expense

This is another area that the IRS is focusing on. Cell phone expenses must be apportioned for business and personal use. The IRS does not believe that cell phones are used 100% for business unless you have a separate cell phone for each. We must report the personal and business use percentage on the tax return. These percentages should be supported by a written record such as your cell phone bills calls marked as business or personal.

Total Cell Phone Expenses _____
Business % _____ Personal % _____

New Assets Acquired Sheet

