

REAL ESTATE INCOME & EXPENSE WORKSHEET



YEAR _____

NAME _____ Federal ID # _____

NAME OF BROKER _____

ADDRESS OF BUSINESS _____

How many months was this business in operation during the year? 12 Months OR From _____ To _____

How many hours during the year did you and/or your spouse devote to this business? FULL TIME OR # of hours _____

Is any portion of your investment in this business *not* subject to payback by you? YES NO

▼ BUSINESS INCOME ▼

COMMISSIONS		1099 - MISC. Bring in ALL 1099s received. Include Non-Employee Amount in Gross Sales. Do your records agree with the amount reported? YES <input type="checkbox"/> NO <input type="checkbox"/> Did you receive \$10,000.00 in actual cash from any individual at any one time—or in accumulated amounts—during this tax year?
REFERRAL FEES		
RETURNS/REFUNDS		
OTHER INCOME		

▼ Sales of Equipment, Machinery, Land, Buildings Held for Business Use ▼

Kind of Property	Date Acquired	Date Sold	Gross Sales Price	Expenses of Sale	Original Cost

▼ CAR and TRUCK EXPENSES ▼

	VEHICLE 1	VEHICLE 2
Year and Make of Vehicle		
Date Purchased (month, date and year)◊		
Ending Odometer Reading (December 31)		
Beginning Odometer Reading (January 1)	—	—
Total Miles Driven (End Odo - Begin Odo)		
Total Business Miles (do you have another vehicle?)		
Total Commuting Miles		
Parking Fees and Tolls		
License Plates		
Interest		
<i>Continue only if you take actual expense (must use actual expense if you lease)</i>		
Gas, oil, lube, repairs, tires, batteries, insurance, supplies, wash, wax, etc.		
Lease Costs		

▼ BUSINESS MILES ▼

<input checked="" type="checkbox"/> BUSINESS MILES
— Bank trips
— Client meetings
— Continuing education
— Excrow & loan office
— Professional meetings
— Showing property
— Viewing property
— Other
Commuting Miles (to Office)

REAL ESTATE EXPENSES (continued)

<p>ADVERTISING/PROMOTION: Ads, Business cards, Christmas Cards, signs, flags, banners, etc</p> <p>◇ COMMISSIONS & FEES PAID: Contract Labor</p> <p>INSURANCE: Business Liability, errors and omissions (do not include auto/truck/health)</p> <p>INTEREST: Mortgage (Business Buildings) Paid to financial institution Paid to individual</p> <p>OTHER INTEREST Business only credit card</p> <p>◇ LEGAL & PROFESSIONAL: Attorney fees for business, accounting fees, bonds, permits, on-line computer, clerical and plat services</p> <p>OFFICE EXPENSE: postage, stationery, office supplies, bank charges, pens, faxes, etc..</p> <p>◇ RENT/LEASE: Machinery and equipment Other business property</p> <p>◇ REPAIRS & MAINTENANCE: To sell property Equipment repairs</p> <p>SUPPLIES: Misc. (not included elsewhere) Small tools</p> <p>REAL ESTATE LICENSE</p> <p>TRAVEL (number of nights away from home) City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____ City_____ Nights out_____</p> <p>EXPENSES (AWAY FROM HOME OVERNIGHT): Lodging Meals & tips (keep total separate from other costs) Convention fees Cruise ship convention/seminar Airplane or train fares Auto rental, taxis or bus fares Other (incidentals, laundry, etc.)</p>	<p>MEALS & ENTERTAINMENT: Sales lunches/dinners Tickets Tickets to qualified charitable events</p> <p>UTILITIES & TELEPHONE Electricity (business) Natural gas/heating fuel (business) Garbage, water, sewer (business) Telephone (bus. line, second line, other options) Business long distance (from home telephone) Fax transmissions, Paging services Pay phone Toll calls Cellular service</p> <p>OTHER EXPENSES (not listed elsewhere) Appraisal fees Arbitration fees Bank charges Courier and delivery services Closing gifts and flowers Dues and publications (Board dues, trade journals, magazines and books) Lock boxes, keys, locksmiths Map books Multiple listing services Open house expense Referral fees Shipping Laundry and cleaning Printing and copying</p>
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EQUIPMENT PURCHASED

Answering machine, calculator, camera, computer, software, fax, pager, furniture, recorder, telephone, etc.

Item Purchased	Date Purchased	Cost (including sales tax)	Item Traded	Additional Cash Paid	Traded with Related Property	Other Information

◇ 1099s: Amounts of \$600.00 or more paid to individuals (not corporations) for rent, interest, or services rendered to you in your business, require information returns to be filed by payer.

Due date of return is January 31. Nonfiling penalty can be \$150 per recipient. If recipient does not furnish you with his/her Social Security Number, you are required to withhold 31% of the payment(s).

NOTE: All payments to attorneys require the filing of form 1099-MISC.

Name	Address	Social Security #	Amount	Purpose of Payment

Sign here _____

W-9s (Request for Payee's Social Security #) are available.