

# Tax Organizer for Real Estate 1065 Returns

Use this Organizer for LPs or LLCs (Taxed as Partnerships) Holding Only Real Estate

Partnership  
& LLC Tax  
Organizer

2011

## **IMPORTANT**

We will be unable to complete your tax return until we have received all necessary pages of the organizer including the client statement, payment information & partnership information pages.

### ***BOSS Business Services Tax Department***

3225 McLeod Drive, Suite 100

Las Vegas, Nevada, 89121

Toll Free: 888-969-2677

Local: 702-214-1100

Fax: 702-664-0547

E-Mail: [taxdept@bossoffice.com](mailto:taxdept@bossoffice.com)

## **INSTRUCTIONS**

- ✓ Please attach a copy of your previous year tax return if not prepared by BOSS.
- ✓ Complete the sections pertaining to your tax reporting requirements.
- ✓ Please check the organizer to make sure you are furnishing all the information needed to complete your return correctly and accurately.
- ✓ Use the last page of the organizer to write down questions you may have & we will address them during the preparation of the tax return.
- ✓ Please print out a Balance Sheet and a Profit & Loss Statement from your accounting program using cash basis.
- ✓ Please provide 1099-B Statements for all trading accounts.
- ✓ Please provide Gain/Loss Activity Reports in Excel format.
- ✓ Provide all HUD-1 and Closing Statement from Real Estate Activities

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## CLIENT STATEMENT

Tax returns are prepared in the order received. Tax Organizers are due in our offices 30 days prior to the return deadline in order for Boss to guarantee the timeliness of the return. In the event a Tax Organizer is received within the 30 day period prior to the tax deadline, Client will pay an expedite fee of \$150.00 to ensure timely completion and if received in the final 2 weeks before the deadline, Client will pay \$250.00 to ensure timely completion. If unable to complete by deadline, Boss will request an extension on Client's behalf if that option is available.

The scope of work in connection with the preparation of your ("the Client") federal and state income tax returns is intended to be in compliance with the requirements issued by the various taxing authorities. Because tax laws are not always clear, honest differences of opinions may arise between our interpretation of laws and that of the various taxing authorities. We will assist you in resolving these differences in your favor whenever possible.

Client and/or your duly appointed representative agree not to hold BOSS Business Services liable for interpretations made with regard to any of the information supplied by Client and used in the preparation of the tax returns. Unless compelled to do so by law, BOSS Business Services does not disclose any irregularities or provide statements with regard to the validity of the information supplied by Client to any taxing authority.

All tax returns are subject to review and acceptance by the various taxing authorities. In the event of an examination or other taxing authority contact, Boss Business Services can respond or represent your position to the taxing authority; however, there is a fee for this service. You may appeal any adjustments proposed by a taxing authority.

**Please review any completed tax returns carefully.** As preparers, we have a responsibility both to the various taxing authorities with whom we file tax returns as well as to our clients. Any client will remain liable for the contents of tax returns prepared by BOSS Business Services with data provided by said client.

**All tax return preparation fees for a tax return must be paid before the tax return can be electronically processed.** Once payment is received and the proper forms are signed to electronically file the tax return, i.e. Form 8879, we will file the tax return.

I/We acknowledge this statement by signature/signatures and dates below.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name on Credit Card \_\_\_\_\_

Credit Card Number \_\_\_\_\_ Expiration Date \_\_\_\_\_ Code \_\_\_\_\_

By signing, you are authorizing Boss to send you an invoice electronically (via email) and to charge the credit card provided above five (5) days after the invoice has been submitted to you.

Check here if you would like a quote for the preparation fees based on the information provided in this Organizer before work is commenced.

**THIS PAGE MUST BE SIGNED AND RETURNED**  
**FAX: 702-664-0547 or EMAIL: [TAXDEPT@BOSSOFFICE.COM](mailto:TAXDEPT@BOSSOFFICE.COM)**

# FAX COVER PAGE

**Attention: BOSS Tax Department**

**TO:** BOSS TAX DEPARTMENT - 702-664-0547

**Attention:** \_\_\_\_\_

**FROM:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**THIS FAX INCLUDES THE FOLLOWING (CHECK ALL THAT APPLY):**

- Client Statement
- Organizer for (Name : \_\_\_\_\_)
- Supporting Documentation
- Other \_\_\_\_\_

## **EXTENSION REQUEST**

**Partnership Tax Returns must be filed on or before April 17, 2012.**

**If you are unable to provide us with the necessary information to complete the return timely, you can file Form 7004 Application for an Extension of Time to File, and request an automatic five-month extension (for Partnerships). Any taxes owed for the year, however, must be paid or interest and penalties may apply.**

**We can file the extension for you. Here is what you need to do:**

**CONTACT BOSS BUSINESS SERVICES BY WRITING AT LEAST ONE WEEK BEFORE THE DUE DATE OF THE TAX RETURN AND REQUEST THAT BOSS FILE THE EXTENSION ON YOUR BEHALF. PLEASE EMAIL ALL REQUESTS TO [TAXDEPT@BOSSOFFICE.COM](mailto:TAXDEPT@BOSSOFFICE.COM)**

**Please provide a copy of the prior year Partnership Tax Return, if not prepared by BOSS Business Services.**

**If you are a first time filer, please provide copies of any documents in your possession concerning your EIN including the following: Form SS-4; Acceptance Letter from the IRS with the EIN Assigned; Invoice from the Formation of the Entity.**

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**Partnership & LLC Information:**

(Complete All Fields)

Name of Partnership or LLC \_\_\_\_\_

Business Address of Partnership or LLC \_\_\_\_\_

Employer ID Number \_\_\_\_\_ Signing Officer Title: \_\_\_\_\_

**Person to Contact about this Return:** \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Does your Partnership or LLC have a non-standard year-end  (Yes) Enter year-end date \_\_\_/\_\_\_/\_\_\_\_.

Check if this is your initial return  Check if this is your final return

State of Charter Certificate \_\_\_\_\_ State ID Number \_\_\_\_\_ State Tax ID Number \_\_\_\_\_

What date was the Partnership or LLC formed? (*Found on the Charter Certificate*) \_\_\_/\_\_\_/\_\_\_\_.

What is the principal Business? \_\_\_\_\_ What is the main product or service? \_\_\_\_\_

Email address: \_\_\_\_\_

**Address where to mail completed return:** \_\_\_\_\_

**Other Information:**

Accounting Method: ( ) Cash ( ) Accrual ( ) Other \_\_\_\_\_ *Specify*

At any time during the year, did the Entity have an interest in, or signature authority over a financial account in a foreign country? ( ) Yes ( ) No

ARE ALL PARTNERS/MEMBERS ACTIVELY PARTICIPATING IN THIS BUSINESS ( ) Yes ( ) No

Are any of the Members claiming Real Estate Professional Status from the real estate activities being reported in this Partnership? ( ) Yes ( ) No

**DID THOSE MEMBERS SPEND A MAJORITY OF THEIR TIME AND AT LEAST 750 HOURS OF SERVICE IN 2011 QUALIFIED ACTIVITIES IN REAL ESTATE?** ( ) Yes ( ) No

(i.e. develop, redevelop, construct, reconstruct, acquire, convert, rent, operate, manage, lease or sell)?

ARE THEY DOCUMENTED IN WRITING? ( ) Yes ( ) No

Do you have a Corporation that owns an interest in this entity? ( ) Yes ( ) No

**If yes, please list name of Corporation?** \_\_\_\_\_

**HAVE ALL PROPERTY TITLES BEEN TRANSFERRED INTO THE NAME OF THE PARTNERSHIP OR LLC, OR HAS A BENEFICIAL INTEREST BEEN ASSIGNED TO A LAND TRUST IN WHICH THIS ENTITY IS THE BENEFICIARY?** ( ) Yes ( ) No

Is the Partnership publicly traded? ( ) Yes ( ) No

**Ownership Information**

\*\*Please fill in all information – If individual use Social Security; if entity use EIN number

Name of Partner/Member	Address	Percentage of Ownership	SSN or EIN **required	General or Limited Partner?	US Citizen?

**Attach Additional Pages if Necessary**

**BALANCE SHEET**

**Assets**

Cash in Bank on Last Day of Business Year ( <b>must have an amount</b> )	\$ _____
Trade notes and Accounts Receivable	\$ _____
Inventories	\$ _____
Other Current Assets (attach stmt)	\$ _____
Other Investments (attach stmt)	\$ _____
Buildings and Other Depreciable Assets	\$ _____
Less accumulated Depreciation	\$ _____
Land	\$ _____
Intangible Assets	\$ _____
Less Accumulated Amortization	\$ _____
Total Assets	\$ _____

**Liabilities and Capital**

Accounts Payable	\$ _____
Mortgages and Notes Payable in Less Than 1 Year	\$ _____
Other current liabilities (attach stmt)	\$ _____
All Nonrecourse Loans	\$ _____
Mortgages, Notes Payable in 1 Year or More	\$ _____
Other Liabilities (Attach Statement)	\$ _____
Partners' Capital Accounts	\$ _____
Total Liabilities and Capital	\$ _____



**INCOME:**

**IN LIEU OF THIS PAGE, THE PROFIT & LOSS STATEMENT AND BALANCE SHEET FOR THE PARTNERSHIP YEAR-END MAY BE ATTACHED.**

Business Income	\$ _____
Interest Received ( <i>Enclose all 1099-INT Forms</i> ).	\$ _____
Dividends Received ( <i>Enclose all 1099-DIV Forms</i> ).	\$ _____

**EXPENSES:**

(Business only, do not include Rental or Personal Expenses here)

PLEASE COMPLETE ONLY IF THE PARTNERSHIP BALANCE SHEET AND PROFIT AND LOSS STATEMENTS ARE **NOT ATTACHED**.

**Organization Costs (Amount spent to form the Partnership or LLC)**      \$ \_\_\_\_\_  
**(Initial Year Return Only)**

1. Bank Charges	\$ _____
2. Office Supplies (Including Printing & Copies)	\$ _____
3. Business Licenses	\$ _____
4. Legal and Professional Services	\$ _____
5. Management Fees	\$ _____
6. Guaranteed Payments to Partners	\$ _____
7. Others	\$ _____

**PLEASE USE THE NEXT PAGE TO ENTER ALL RENTAL INCOME AND EXPENSE INFORMATION.**

**SALE OF REAL ESTATE**

Enclose copies of Form(s) **1099-S & CLOSING STATEMENTS HUD-1'S FOR ALL PURCHASES, SALES, AND REFINANCINGS.**

Description	Date Acq'd	Date Sold	Sales Price	Cost Basis	Rental	Investment
_____	_____	_____	\$ _____	\$ _____	_____	_____
_____	_____	_____	\$ _____	\$ _____	_____	_____
_____	_____	_____	\$ _____	\$ _____	_____	_____
_____	_____	_____	\$ _____	\$ _____	_____	_____
_____	_____	_____	\$ _____	\$ _____	_____	_____

**If the sold properties have been depreciated as prior rentals please provide all depreciation schedules.**

**RENTAL "REAL ESTATE" PROPERTY AND ROYALTY INCOME:**  
**ATTACH HUD-1'S FOR ALL PROPERTY PURCHASES & REFINANCINGS IN 2011**

Description of Property & Complete Property Address (*ex: Single family, Duplex, Condo, or Commercial*)

Property ID (A) \_\_\_\_\_

Property ID (B) \_\_\_\_\_

Property ID (C) \_\_\_\_\_

Property ID (D) \_\_\_\_\_

<b><u>Income:</u></b>	<b><u>(A)</u></b>	<b><u>(B)</u></b>	<b><u>(C)</u></b>	<b><u>(D)</u></b>
Date Property became Available for Rent	_____	_____	_____	_____
Rents received ( <i>total for year</i> )	_____	_____	_____	_____
Royalties received	_____	_____	_____	_____

<b><u>Expenses:</u></b>	<b><u>(A)</u></b>	<b><u>(B)</u></b>	<b><u>(C)</u></b>	<b><u>(D)</u></b>
Auto (Used for Rental Properties)	_____	_____	_____	_____
Advertising and Promotion	_____	_____	_____	_____
Cleaning and Maintenance	_____	_____	_____	_____
Commissions	_____	_____	_____	_____
Insurance	_____	_____	_____	_____
Legal and Professional Fees	_____	_____	_____	_____
Mortgage Interest	_____	_____	_____	_____
Management Fees	_____	_____	_____	_____
Points Purchase/Refinancing	_____	_____	_____	_____
Repairs ( <i>over \$250, itemized below</i> )	_____	_____	_____	_____
Real Estate Taxes	_____	_____	_____	_____
Utilities	_____	_____	_____	_____
Meals/Entertainment	_____	_____	_____	_____
Other Expenses ( <i>List on Last Page</i> )	_____	_____	_____	_____

**ASSETS FOR DEPRECIATION:**

**Rental Asset Worksheet:** *Complete for all rental assets purchased. List any repairs, furnishings and appliances greater than \$250*

Property ID	Date Purchased	Asset	Price	If Sold, Date	Sale Price

**Note:** If you converted personal property items for rental use, under the heading 'date purchased,' please indicate the date when the asset was first used for the rental and under the heading 'price,' indicate fair market value of asset on the date of first rental use.

**LIKE KIND EXCHANGE**

Was the exchange done within Related Parties (person or entity) \_\_Yes \_\_No

**Please include:**

**FOR PROPERTIES GIVEN UP:**

Purchase Closing Statements (HUD-1)

If acquired by an exchange, include Form 8824- (on tax return year the property was acquired)

Sale Closing Statements (HUD-1)

Depreciation Statement (on Previous Year Tax Return)

**FOR PROPERTIES RECEIVED:**

Purchase Closing Statements (HUD-1) \$ \_\_\_\_\_

Value of other properties Received: (*List*) \$ \_\_\_\_\_

Cash received \$ \_\_\_\_\_

Exchange Cost \$ \_\_\_\_\_

Accommodator Statement

Itemize any other costs incurred. (*List Below*)

Description	Amount
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

**ADDITIONAL INFORMATION OR COMMENTS:**