



Tax Organizer for Partnership Returns

1065 Returns

Use this Organizer for LPs or LLCs (Taxed as Partnerships)

Partnership & LLC
Tax Organizer

2013

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, ownership & partnership information pages.



Tax Preparation | Bookkeeping
3225 McLeod Drive, Suite 100

Las Vegas, Nevada, 89121

Toll Free: 888-829-8447

Local: 702-487-3780

Fax: 702-664-0547

E-Mail: taxdept@DGAnderson.com

INSTRUCTIONS

- Please attach a copy of your previous year tax return if not prepared by either Anderson Business Advisors or De Joya Griffith CPAs.
- 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 and 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

FAX COVER PAGE

Attention: DG Anderson

TO: DG Anderson - 702-664-0547

Attention: _____

FROM: _____

DATE: _____

Total Number of Pages (Including Cover): _____

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 15, 2014.

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).

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

CONTACT DG ANDERSON BY WRITING AT LEAST ONE MONTH BEFORE THE DUE DATE OF THE TAX RETURN AND REQUEST THAT ANDERSON FILE THE EXTENSION ON YOUR BEHALF.

PLEASE EMAIL ALL REQUESTS TO TAXDEPT@DGANDERSON.COM.

Please provide a copy of the prior year Partnership Tax Return if not prepared by our offices (Anderson Business Advisors or De Joya Griffith).

- Check here if you would like us to file an extension for your return. This is a free service so long as we file the return. If the extension deadline is reached and we have not filed your return, we will bill the card on file \$35 to cover the filing cost of the extension.

*if you need extensions filed for other entities, please contact our offices or download the 2013 Extension Request form and list all entities that require the filing of an extension.

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.



TAX PREPARATION | BOOKKEEPING

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Partnership or LLC Information

(Complete all Fields)

Name of Partnership or LLC : _____

Business Address of Partnership or LLC : _____

Employer ID Number (EIN): _____ Signing Officer Title: _____

Person to Contact about this Return: _____ Telephone No.: _____

E-mail address: _____

Mail completed return to: _____

Does your Partnership or LLC have a year-end other than Dec? Yes Enter year-end date _____

Is this the corporation's first tax return? Yes No

Is this the final tax return? Yes No If yes, what is the dissolution date? _____

State of Formation: _____ State ID No: _____ 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? _____

Webfile No. (*Texas Only*): _____

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

If yes, DID THOSE MEMBERS SPEND A MAJORITY OF THEIR WORKING HOURS AND AT LEAST 750 HOURS OF SERVICE IN 2013 *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 OF A LAND TRUST HOLDING TITLE TO REAL ESTATE BEEN ASSIGNED TO THIS ENTITY? Yes No

Is the Partnership publicly traded? Yes No

Ownership Information

**Please fill in all information – If shareholder is an individual, use the Social Security Number. If shareholder is an entity, use the EIN number

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

Attach Additional Pages if Necessary

Balance Sheet

Assets

Cash in Bank on Last Day of Business Year (must have an amount)	\$ _____
Trade Notes and Accounts Receivable (for accrual basis only)	\$ _____
Inventories	\$ _____
Other Current Assets (attach statement)	\$ _____
Other Investments (attach statement)	\$ _____
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 (for accrual basis only)	\$ _____
Other current liabilities (attach statement)	\$ _____
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 BALANCE SHEET, PROFIT & LOSS STATEMENT, AND GENERAL LEDGER FOR THE PARTNERSHIP YEAR-END MAY BE ATTACHED.

Business Income \$ _____

Interest Received (*Enclose all 1099-INT Forms*) \$ _____

Dividends Received (*Enclose all 1099-DIV Forms*) \$ _____

EXPENSES

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

PLEASE COMPLETE ONLY IF THE PARTNERSHIP BALANCE SHEET, GENERAL LEDGER 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 \$ _____

Other Expenses (Describe)

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

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

RENTAL "REAL ESTATE" PROPERTY AND ROYALTY INCOME

ATTACH HUD-1'S FOR ALL PROPERTY PURCHASES & REFINANCINGS IN 2013

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) _____

Income

	(A)	(B)	(C)	(D)
Date Properties were available for	_____	_____	_____	_____
Rents received (total for year)	\$ _____	\$ _____	\$ _____	\$ _____
Royalties received	\$ _____	\$ _____	\$ _____	\$ _____

Expense

	(A)	(B)	(C)	(D)
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 (Over \$250, Itemize Below)	\$ _____	\$ _____	\$ _____	\$ _____
Real Estate Taxes	\$ _____	\$ _____	\$ _____	\$ _____
Utilities	\$ _____	\$ _____	\$ _____	\$ _____
Meals/Entertainment	\$ _____	\$ _____	\$ _____	\$ _____
Other Expenses (List on Last Page)	\$ _____	\$ _____	\$ _____	\$ _____

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.

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.

LIKE KIND EXCHANGE

Was the exchange done with 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
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

SALES OF STOCKS, BONDS, MUTUAL FUNDS AND OTHER SECURITIES

Is the brokerage account in the name of this partnership/LLC? Yes No

If no, do not continue.

Please include the entire form 1099-B furnished from your Brokers along with a Gain/Loss Activity Report in Excel format. If the broker statements include the COST of the securities sold during the year and or you are sending printouts showing the cost of the securities sold, you do not need to complete this section.

DESCRIPTION OF PROPERTY	DATE ACQUIRED	DATE SOLD	SALES PRICE	COST BASIS

- (1) TOTAL OPTIONS PURCHASED IN 2013 \$ _____
- (2) TOTAL OPTIONS PURCHASED IN 2013 THAT \$ _____
ARE STILL OPEN AT THE END OF YEAR
- (3) TOTAL OPTIONS SOLD IN 2013 \$ _____
- (4) LIST ANY OPEN OPTION TRANSACTIONS AT YEAR END ON LAST PAGE.

ADDITIONAL INFORMATION OR COMMENTS