

SCHEDULE E
(Form 1040)

Department of the Treasury
Internal Revenue Service

Supplemental Income and Loss
(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2023

Attachment
Sequence No. **13**

Name(s) shown on return

Chaoyang You and Phung M Phong

Your social security number

117-98-2903

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use **Schedule C**. See instructions. If you are an individual, report farm rental income or loss from **Form 4835** on page 2, line 40.

- | | | | |
|---|---|------------------------------|--|
| A | Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| B | If "Yes," did you or will you file required Form(s) 1099? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

1a Physical address of each property (street, city, state, ZIP code)

A	3377 Arkose Drive Duluth, GA 30096-3413
B	414 Hudson Cove Trail Gainesville, GA 30506
C	3069 Ogden Trail Buford, GA 30519

1b	Type of Property (from list below)	2	Fair Rental Days	Personal Use Days	QJV
A	1		A 365		<input type="checkbox"/>
B	1		B 365		<input type="checkbox"/>
C	1		C 365		<input type="checkbox"/>

Type of Property:

- | | | | |
|---------------------------|------------------------------|-------------|--------------------------|
| 1 Single Family Residence | 3 Vacation/Short-Term Rental | 5 Land | 7 Self-Rental |
| 2 Multi-Family Residence | 4 Commercial | 6 Royalties | 8 Other (describe) _____ |

Properties:					
	A	B	C		
Income:					
3 Rents received	3 18,000		37,200		29,000
4 Royalties received	4				
Expenses:					
5 Advertising	5				
6 Auto and travel (see instructions)	6				
7 Cleaning and maintenance	7				
8 Commissions	8				
9 Insurance	9 1,049		1,145		801
10 Legal and other professional fees	10				
11 Management fees	11				
12 Mortgage interest paid to banks, etc. (see instructions)	12 3,467		12,221		10,641
13 Other interest	13				
14 Repairs	14 3,540		2,638		2,769
15 Supplies	15				
16 Taxes	16 4,281		5,513		8,090
17 Utilities	17				
18 Depreciation expense or depletion	18 8,375		15,704		16,705
19 Other (list) See attached statement	19 450		1,874		776
20 Total expenses. Add lines 5 through 19	20 21,162		39,095		39,782
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21 -3,162		-1,895		-10,782
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22 (3,162)	(1,895)	(10,782)		
23a Total of all amounts reported on line 3 for all rental properties	23a 131,400				
b Total of all amounts reported on line 4 for all royalty properties	23b 0				
c Total of all amounts reported on line 12 for all properties	23c 47,447				
d Total of all amounts reported on line 18 for all properties	23d 64,023				
e Total of all amounts reported on line 20 for all properties	23e 158,666				
24 Income. Add positive amounts shown on line 21. Do not include any losses	24 2,680				
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25 (29,946)				
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2	26 -27,266				

For Paperwork Reduction Act Notice, see the separate instructions.

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Schedule E (Form 1040) 2023

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Chaoyang You and Phung M Phong

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117-98-2903

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use **Schedule C**. See instructions. If you are an individual, report farm rental income or loss from **Form 4835** on page 2, line 40.

A	Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions	<input type="checkbox"/> Yes	<input type="checkbox"/> No
B	If "Yes," did you or will you file required Form(s) 1099?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

1a Physical address of each property (street, city, state, ZIP code)

D 3109 Wood Ward Down Trail Buford, GA 30519

E 5572 Suwanee Dam Road Sugar Hill, GA 30518

F

1b	Type of Property (from list below)	2	Fair Rental Days	Personal Use Days	QJV
D	1		365		<input type="checkbox"/>
E	1		150		<input type="checkbox"/>
F					<input type="checkbox"/>

Type of Property:

1 Single Family Residence	3 Vacation/Short-Term Rental	5 Land	7 Self-Rental
2 Multi-Family Residence	4 Commercial	6 Royalties	8 Other (describe) _____

Income:	Properties:		
	D	E	F
3 Rents received	25,200	22,000	
4 Royalties received			
5 Advertising			
6 Auto and travel (see instructions)			
7 Cleaning and maintenance		1,000	
8 Commissions			
9 Insurance	589	1,376	
10 Legal and other professional fees			
11 Management fees			
12 Mortgage interest paid to banks, etc. (see instructions)	4,419	16,699	
13 Other interest			
14 Repairs	2,877		
15 Supplies			
16 Taxes	7,276	552	
17 Utilities			
18 Depreciation expense or depletion	6,759	16,480	
19 Other (list) See attached statement	600		
20 Total expenses. Add lines 5 through 19	22,520	36,107	
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	2,680	-14,107	
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	()	()	
23a Total of all amounts reported on line 3 for all rental properties	23a	0	
b Total of all amounts reported on line 4 for all royalty properties	23b	0	
c Total of all amounts reported on line 12 for all properties	23c	0	
d Total of all amounts reported on line 18 for all properties	23d	0	
e Total of all amounts reported on line 20 for all properties	23e	0	
24 Income. Add positive amounts shown on line 21. Do not include any losses	24	0	
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	()	
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2	26	0	

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