January 11, 2023

Nikolai and Stephanie K Schlegel
6 Elizabeth Lane
Danville, CA 94526

Financial Bridges
12975 Brookprinter Pl, Suite 140
Poway, CA 92064

Nikolai and Stephanie:

Thank you for selecting Financial Bridges to assist you in preparing your personal income tax returns. This letter confirms the terms of our engagement and the nature, timing, and limitations of the services we will provide.

We will prepare your 2022 federal and state personal income tax returns from information you furnish us. We will not audit or otherwise verify the data you submit, although it may be necessary to request clarification and/or documentation of some of the information. Generally, we will rely on your representation that you have maintained the documentation required by law to support the information you provide, including expenses for meals, travel, gifts, vehicle use, charitable contributions, etc. If you are not clear regarding what documentation is needed for any given item of income or deduction, we'd be happy to discuss it with you. **You have the final responsibility for your tax returns and, therefore, you should carefully review them before you sign and file them.**

We have provided an organizer for your use which may serve as a useful "tickler" to remind you of items to provide to us. Please be sure to complete the questionnaire and provide us with originals or copies of originals of all government tax documents including W-2s, 1099s, 1098s, and property tax statements.

We will use professional judgment in resolving issues when the tax law is unclear or when there is a conflict among the authorities.

In order to meet the filing deadlines, we must receive your infomation in substantially complete form by April 1.

If an extension of time to file is required, we will use the information available to us at the time to prepare the extension. To prepare a valid, accurate extension, we need as much information as is available. We also need your express approval to file the extension on your behalf. **An extension, however, only provides you with an extension to file, not an extension to pay. Taxes paid after the due date will result in late-payment penalties and interest.**

Under both federal and California law, we are required to electronically file your returns. You may opt out of electronic filing without explanation. If you would rather not e-file, please let us know and we will provide you with the government opt-out forms you must sign and return to us.

If a joint return is prepared, tax returns and copies of all supporting documentation will be made available to either spouse without the consent or notification of the other spouse.

You are responsible for reporting foreign activities. By signing this letter, you acknowledge that you will inform us if you have income from foreign sources or if you have signatory authority over any foreign financial account. If you are unsure whether income or an account is foreign, we will review it. **Penalties for failure to report foreign activities are severe.**

Your tax returns may be selected for review by the taxing authorities. If the government selects your return for examination, we will be available to assist you. At our discretion, there may be additional fees for this service.

We generally retain, for seven years, the final work product generated for our clients. After the retention period, the documents are destroyed. We do not keep original documents - they are returned to you after completion of the returns. It is your responsibility to retain your records for possible future use, including possible examination by the taxing authorities.

Our fees for tax preparation services are based on the amount of time rquired at our standard billing rates. All invoices are due and payable upon presentation. **Tax returns will not be filed electronically until fees are paid.**

If the foregoing fairly sets forth your understanding, please sign the enclosed copy of this letter and return it to our office. Work cannot commence until a signed copy of this document is returned. If this is a joint return, both spouses must sign.

Sincerely yours,

Glenda K Moehlenpah, CPA, CFP(r), Financial Bridges

Acknowledged:

Print name: Nikolai Schlegel

Signature: N. Schlegel

Print name: Stephanie Schlegel

Signature: [illegible]

2022	1040	US	Miscellaneous Questions

If any of the following items pertain to you or your spouse for 2022, please check the appropriate box and provide additional information if necessary.

Yes	No	
☐	☒	Did you receive IRS document Form 1095-A (Health Insurance Marketplace Statement)? If so, please attach.
☐	☒	At any time during 2022, did you (a) receive as a reward, award or payment for property or services or (b) sell, exchange, gift or otherwise dispose of a digital asset (or a financial interest in a digital asset)? Please check here ______ if you own some but did not receive/sell any.
☐	☒	Did you have an interest in, signature, or other authority over a financial account in a foreign country, such as a bank account, securities account, or other financial account greater than $10,000?
☐	☒	If you are self-employed, or have rentals, and are required to issue 1099 Forms for 2022, have you done so?
☐	☒	Do you want to use up to $5,000 of your Federal refund to purchase paper I-Bonds (accruing at 6.89% for the first 6-months if purchased prior to May 2023)?
☒	☐	Our primary method of delivering your completed returns is now DocuSign. Check "NO" if you prefer a hard copy of your return.
☐	☒	If the IRS has provided you an Identity Protection Personal Identification Number, please send us a copy of that Notice CP01A.

CA Residents:

Yes	No	
☒	☐	Did you and your dependents have health coverage for the full year? Please attach IRS Form 1095-B or IRS Form 1095-C if available.
☐	☒	Did you receive your health insurance through Covered CA? If yes, please attach CA Form 3895 (California Health Insurance Marketplace Statement) AND IRS Form 1095-A.
☐	☒	California allows submission of "Use Tax" on all tax returns. Did you have any purchases (with a value of more than $1,000) that state Sales Tax has not been collected on (e.g. internet purchases or catalog purchases) that you need to submit Use Tax on with your 2022 returns?
☐	☒	Did you receive a CA "Middle Class Tax Refund" via direct deposit or debit card? If yes, indicate the amount that you received ____________ and date received ______________.

COVID:

Yes	No	
☐	☒	If you took a COVID-Related Distribution from a retirement account in 2020, did you repay any of it in 2022? If yes, please provide details.

2022	1040	US	Miscellaneous Questions

PERSONAL INFORMATION AND DEPENDENTS

Yes	No	
☐	☒	Did your marital status change during the year?
☐	☒	Did your address change during the year?
☐	☒	Could you be claimed as a dependent on another person's tax return?
☒	☐	Do you have a child or other dependent? If yes, please attach proof of residency. **EVERY YEAR!**
☐	☒	Were there any changes in dependents?
☒	☐	Were any of your unmarried children who might be claimed as dependents 19 years of age or older at the end of 2022?
☐	☒	Did you have any children under age **19** or full time students under age **24** at the end of 2022, with interest and dividend income in excess of $1,150, or total investment income in excess of $2,300?

INCOME

Yes	No	
☐	☒	Did you receive unreported tip income of $20 or more in any month?
☐	☒	Did you cash any Series EE U.S. Savings Bonds issued after 1989 and pay qualified higher education expenses?
☐	☒	Did you receive any disability, paid family leave or unemployment income? If yes, please provide details, even if it is untaxable income.
☒	☐	Did you open any new bank accounts or brokerage accounts?
☐	☒	Did you have any foreign income or pay any foreign taxes (other than shown on your brokerage statements)?
☐	☒	Did you have any "Gig" or "Shared Economy" income, such as Uber, Lyft, AirBnB, VRBO, etc? If yes, please provide the details and attach all 1099-MISC and/or 1099-NECs.
☒	☐	Did you receive a distribution from or make a contribution to a Health Savings Account (HSA) - not a "use it or lose it" Flexible Spending Plan? If yes, please attach Form 1099-SA.
☒	☐	Did you have income inside the HSA? If yes, please attach all details, and a full year statement showing all income (interest, dividends, capital gains, sales of mutual funds, etc.)

2022	1040	US	Miscellaneous Questions

EDUCATION

Yes	No	
☒	☐	Did you receive a distribution from an Education Savings Account or a Qualified Tuition Program? If yes, attach IRS Form 1099-Q.
☒	☐	Did you, your spouse, or a dependent incur any tuition expenses that are required to attend a college, university, or vocational school? If yes, attach IRS Form 1098-T.
☐	☒	Did you or your spouse incur any expenses working as a teacher, counselor, or principal for classes kindergarten through grade 12?

PURCHASES, SALES AND DEBT - circle items which apply

Yes	No	
☒	☐	Did you purchase a new hybrid or electric vehicle in 2022? If yes, please provide purchase document.
☐	☒	Did you make any residential energy-efficient improvements or purchases involving solar, wind, geothermal or fuel cell energy sources in 2022? If yes, please provide details.
☐	☒	Did you purchase, refinance, exchange or sell any of your <u>rental properties</u>? If yes, please provide the applicable closing statements.
☒	☐	Did you purchase, sell, or refinance your <u>principal home or second home</u>, or did you take a home equity loan? If yes, please provide the applicable closing statements.
☒	☐	Did you buy or sell any stocks, bonds or other investment property in 2022? If yes, provide Gain/Loss statements or details.
☒	☐	Did you have any mortgage loans at the **END** of 2022? If yes, please provide the end of the year balance for each loan. NOTE, this is NOT the number in Box 2 of the IRS Form 1098. Mortgage 507 508.59 HELOC 55,000 Equity Line – Other –
☐	☒	Did you have any debts cancelled or forgiven, including PPP loans? If yes, please explain.

ESTIMATED PAYMENTS

Yes	No	
☐	☒	Did you make any estimated payments in 2022? If yes, please provide details.
☐	☒	If you have an overpayment of 2022 taxes, do you want the excess applied to your 2023 estimated tax, instead of being refunded?

2022	1040	US	Miscellaneous Questions

RETIREMENT PLANS

Yes	No	
☐	☒	Did you receive a distribution from a retirement plan (401(k), IRA, etc.)?
☐	☒	Did you distribute any IRA funds directly to a charity?
☐	☒	Did you make a contribution to your OWN retirement plan (IRA, Roth IRA, SEP, individual 401(k), etc.) i.e., other than through payroll withholding?
☐	☒	Did you convert part or all your traditional, SEP, or SIMPLE IRA to a Roth IRA in 2022?
☐	☒	Did you transfer or rollover any amount from one retirement plan to another retirement plan?
☐	☒	Have you ever made a rollover from an IRA to HSA?
☐	☒	If you are self-employed, or own your own company, and have a self-employed, **SOLO/INDIVIDUAL** 401(k) plan, was the balance equal to or greater than $250,000 at the end of 2022, thus requiring you to file a Form 5500?
☐	☒	If you were at least age 72 by the END of 2022, please provide the 12/31 balances for the following:

Taxpayer	12/31/2021	12/31/2022
IRA		
Roth IRA		
SEP IRA		
Simple IRA		
Other		

Spouse	12/31/2021	12/31/2022
IRA		
Roth IRA		
SEP IRA		
Simple IRA		
Other		

Yes	No	
☐	☒	Do you have an INHERITED Retirement account (taxable or Roth) in 2022? If yes, provide the 12/31 balances for the following:

Taxpayer	12/31/2021	12/31/2022
Inherited IRA		
Inherited Roth IRA		
Other		

Spouse	12/31/2021	12/31/2022
Inherited IRA		
Inherited Roth IRA		
Other		

2022	1040	US	Miscellaneous Questions

ITEMIZED DEDUCTIONS

Yes	No	
☐	☒	Did you incur a substantial loss because of damaged or stolen property?
☐	☒	Did you use your car on the job (other than to and from work, not reimbursed)?
☐	☒	Did you work out of town for part of the year, not reimbursed?
☒	☐	Did you pay Vehicle License Fees to the DMV? Please provide last 5 VIN numbers and license plate numbers for each vehicle, if not previously provided.
☒	☐	Did you pay any significant amount of sales tax during 2022, such as from a vehicle or boat purchase? If yes, please provide documentation of sales tax paid.

MISCELLANEOUS

Yes	No	
☒	☐	Do you want to electronically file your tax return?
☒	☐	May the IRS discuss your tax return with your preparer?
☐	☒	Do you want to allocate $3 to the Presidential Election Campaign Fund?
☐	☒	Does your spouse want to allocate $3 to the Presidential Election Campaign Fund?
☐	☒	Did you receive a distribution from, or were you the grantor of, or transferor to, a foreign trust or did you have an interest in any foreign assets or accounts?
☐	☒	Was your home rented out or used for business?
☐	☒	Were you notified or audited by either the Internal Revenue Service or the State taxing agency?
☐	☒	Did you engage the services of any household employees (cleaning persons, gardeners, etc.) either for your business, a rental property, or your personal residence to whom you paid more than $2,400 in 2022, and for whom you need to file a W-2?
☐	☒	Did you or your spouse make any gifts to an individual that total more than $16,000, or any gifts to a trust?
☐	☒	If your business is required to have a business license, did you have one for 2022?
☒	☐	Have you informed us about all taxable income that is required to be reported on your income tax returns?
☐	☒	Is there anything else that I should know regarding your tax situation (that you haven't disclosed yet)?

2022	1040	US	Tax Organizer

Financial Bridges
12975 Brookprinter Pl, Suite 140
Poway, CA 92064
Telephone number: (858) 486-0100
Fax number: (858) 486-0108
E-mail address:

Tax Return Appointment

Date:
Time:
Location:

This tax organizer will assist you in gathering information necessary for the preparation of your 2022 tax return. Please enter all pertinent 2022 information. If you have attached a government form for an item, check the box and do not enter a 2022 amount.

CLIENT INFORMATION

	Taxpayer	Spouse
First name and initial	Nikolai	Stephanie K
Last name	Schlegel	Schlegel
Title/suffix		
Social security number	On File	On File
Occupation	Engineer	Homemaker
Date of birth (m/d/y)	9/30/1970	2/17/1970
Date of death (m/d/y)		
1=blind		
Home phone		
Work phone		
Work extension		
Cell phone	(858) 472-0566	
E-mail address		
Drivers License #		
Drivers License State		
Issue Date		
Expiration Date		

Address		
	Street address	6 Elizabeth Lane
	Apartment number	
	City	Danville
	State	CA
	ZIP code	94526

DEPENDENTS

	Dependent No. 1	Dependent No. 2
First name	Kahlea A	Vincent A
Last name	Schlegel	Schlegel
Title/suffix		
Date of birth (m/d/y)	2/07/2003	11/17/2005
Date of death (m/d/y)		
Date of adoption (m/d/y)		
Social security number	On File	On File
Relationship	Daughter	Son
Months lived at home	12	12

	Dependent No. 3	Dependent No.
First name	Mikhaila M	
Last name	Schlegel	
Title/suffix		
Date of birth (m/d/y)	11/18/2011	
Date of death (m/d/y)		
Date of adoption (m/d/y)		
Social security number	On File	
Relationship	Daughter	
Months lived at home	12	

2022	1040	US	Tax Organizer

Please enter all pertinent 2022 information. If you have attached a government form for an item, check the box and do not enter a 2022 amount.

WAGES, SALARIES AND TIPS

Employer Name:	2022 Amount	2021 Amount
☐ Apple Inc	Attach Forms W-2	852,329
☐ Athleta LLC		127
☐		
☐		

DIVIDEND INCOME

Payer Name:	2022 Amount	2021 Amount
☐ E*trade Securities LLC	Attach Forms 1099-DIV	435
☐		
☐		

OTHER GOVERNMENT FORMS - INCOME

	2022 Amount	2021 Amount
☐ Form 1099-B - Sales of stock (also include transaction history)	Attach Forms 1099	
☐ Form 1099-MISC - Miscellaneous income		
☐ Form 1099-K - Merchant card and third party network payments		
☐ Form 1099-S - Sales of real estate (also include closing statements)		
☐ Form 1099-G - State tax refunds	Attach Forms 1099	4,720
☐ Form 1099-Q (529 Plan)		
Taxpayer:		
☐ Form SSA-1099 - Social security benefits	Attach Forms 1099	
☐ Form 1099-G - Unemployment compensation		
Spouse:		
☐ Form SSA-1099 - Social security benefits	Attach Forms 1099	
☐ Form 1099-G - Unemployment compensation		

RETIREMENT PLAN CONTRIBUTIONS

	2022 Amount	2021 Amount
Taxpayer:		
Traditional IRA contributions (1=maximum)		
Roth IRA contributions (1=maximum)		
Self-employed SEP, SIMPLE, & qualified plan contributions (1=maximum)		
Spouse:		
Traditional IRA contributions (1=maximum)		1
Roth IRA contributions (1=maximum)		
Self-employed SEP, SIMPLE, & qualified plan contributions (1=maximum)		

2022	1040	US	Tax Organizer

Please enter all pertinent 2022 information. If you have attached a government form for an item, check the box and do not enter a 2022 amount.

TAXES PAID

	2022 Amount	2021 Amount
State income taxes - 1/15 payment on 2021 state estimate		
State income taxes - paid with 2021 state extension		
State income taxes - paid with 2021 state return		
State income taxes - paid for prior years and/or to other states		
City/local income taxes - 1/15 payment on 2021 city/local estimate		
City/local income taxes - paid with 2021 city/local extension		
City/local income taxes - paid with 2021 city/local return		
State and local sales taxes paid (except autos and special items)		
Use taxes paid on 2022 purchases		
Use taxes paid on 2021 state return		49
Sales tax on autos not included above		
Sales taxes paid on boats, aircraft and other special items		
Real estate taxes - principal residence		9,103
Real estate taxes - property held for investment		
Foreign income taxes		
Other:		
☐ Personal property taxes (including automobile fees in some states)	Attach Tax Notice	154

CASH CONTRIBUTIONS

Note: No deduction is allowed for cash or check contributions unless the donor maintains a bank record, or a written communication from the donee, showing the name of the organization, contributions date(s), and contribution amount(s).

ST. ISIDORE CATHOLIC SCHOOL		350
WIKIPEDIA FOUNDATION		52
REBUILD MY CHURCH - DIOCESE OF OAKLAND		250
HILLER AVIATION MUSEUM		110
ST ISADORE CHURCH		240
CALIFORNIA STATE RAILROAD MUSEUM FOUNDAT		100
ST ISADORE SCHOOL FUN RUN		220
AMERICAN ONLINE GIVING FOUND		200
Volunteer Expenses (out-of-pocket)		
Number of charitable miles		

2022	1040	US/CA	Direct Deposit & Estimates (Form 1040 ES)	3, 6

Please enter all pertinent 2022 information.

DIRECT DEPOSIT / ELECTRONIC PAYMENT (3)

1=direct deposit of federal tax refund into bank account	1
1=electronic payment of balance due	1
1=electronic payment of estimated tax	
1=direct deposit CA refund to one account, 2=split deposit between two accounts	1
1=electronic payment of CA state tax balance due	
1=electronic payment of CA estimated tax	

BANK INFORMATION

Name of Bank	Percent to Deposit (xx.xx)	Routing Number	Account Number	Type of Account (Table 1)	Type of Invest. (Table 2)
Mechanics Bank		On File	On File	2	

2022 ESTIMATED TAX / 1040-ES (6)

Federal

	Amount Paid	Date Paid	TS	2022 Voucher Amount
Overpayment applied from 2021				
1st quarter payment				
2nd quarter payment				
3rd quarter payment				
4th quarter payment				
Additional Estimated Tax Payments				
Paid with extension				
Former spouse SSN if joint estimates				

State

	Amount Paid	Date Paid	TS	2022 Voucher Amount
Overpayment applied from 2021				
1st quarter payment				
2nd quarter payment				
3rd quarter payment				
4th quarter payment				
Additional Estimated Tax Payments				
Paid with extension				

1 Type of Account

1 = Savings
2 = Checking

2 Type of Investment

1 = Checking or savings (default)
2 = Taxpayer's IRA (next year limits)
3 = Spouse's IRA (next year limits)
4 = Health savings account (HSA)
5 = Archer MSA
6 = Coverdell savings account (ESA)
7 = Other
8 = Taxpayer's IRA (current year limits)
9 = Spouse's IRA (current year limits)

3, 6

2022	1040	US	Direct Deposit & Estimates (Form 1040 ES) (cont.)	7.1

Please enter all pertinent 2022 information.

APPLICATION OF 2022 OVERPAYMENT (7.1)

If you have an overpayment of 2022 taxes, do you want the excess refunded? ☐ or applied to 2023 estimate? ☐
Other (please explain):

2023 ESTIMATED TAX INFORMATION

Do you expect your 2023 taxable income to be different from 2022? .... Yes ☐ No ☐
If "yes" explain any differences in income, deductions, dependents, etc.:

Do you expect your 2023 withholding to be different from 2022? .... Yes ☐ No ☐
If "yes" explain any differences:

2022	1040	US	State & Local Tax Refunds / Unemployment Compensation	14.2

Please add, change or delete 2022 information as appropriate.
Be sure to attach all 1099-G forms.

STATE AND LOCAL TAX REFUNDS / UNEMPLOYMENT COMPENSATION (Form 1099-G)

No.		2022 1099-G Amount
1	Name of payer	CA Franchise Tax Board
	1=spouse	
	Unemployment compensation:	
	Total received (Box 1)	
	2022 Overpayment repaid	
	State and local refunds:	
	State and local income tax refund, credit or offsets (Box 2)	9,309
	1=city or local income tax refund	
	Tax year for box 2 if not 2021 (Box 3)	
	Federal income tax withheld (Box 4)	
	RTAA payments (Box 5)	
	Taxable grants:	
	Federal taxable amount (Box 6)	
	State taxable amount, if different	
	Farm amounts:	
	Agriculture payments (Box 7)	
	1=agriculture payments are from conservation reserve program	
	Market gain (Box 9)	
	Number of farm	
	1=box 2 is trade or business income (Box 8)	
	State income tax withheld (Box 11)	

No.		2022 1099-G Amount
	Name of payer	
	1=spouse	
	Unemployment compensation:	
	Total received (Box 1)	
	2022 Overpayment repaid	
	State and local refunds:	
	State and local income tax refund, credit or offsets (Box 2)	
	1=city or local income tax refund	
	Tax year for box 2 if not 2021 (Box 3)	
	Federal income tax withheld (Box 4)	
	RTAA payments (Box 5)	
	Taxable grants:	
	Federal taxable amount (Box 6)	
	State taxable amount, if different	
	Farm amounts:	
	Agriculture payments (Box 7)	
	1=agriculture payments are from conservation reserve program	
	Market gain (Box 9)	
	Number of farm	
	1=box 2 is trade or business income (Box 8)	
	State income tax withheld (Box 11)	

2022	1040	US	Education Distributions (ESA's and QTP's)	14.3

Please enter all pertinent 2022 amounts and attach all 1099-Q forms.
Enter qualified education expenses below that are not entered elsewhere.
Last year's amounts are provided for your reference.

ESA'S AND QTP'S (Form 1099-Q)

No.		2022 Amount	2021 Amount
No. 1	Name of payer	Nevada College Savings Tru	
	1=spouse		
	Qualified expenses:		
	Higher education (net of nontaxable benefits)		
	Elementary & secondary education (net of nontaxable benefits)		
	Form 1099-Q:		
	Gross distributions (Box 1)		
	Earnings (Box 2)		
	Basis (Box 3)		
	Rollover: 1=nontaxable, 2=taxable (Box 4)		
	Distribution type: 1=private 529, 2=state 529, 3=Coverdell ESA (Box 5)	2	
	ESA's only:		
	2022 contributions to this ESA		
	Value of this account at 12/31/22 (plus outstanding rollovers)		
	Basis in this ESA as of 12/31/21		

No.		2022 Amount	2021 Amount
No.	Name of payer		
	1=spouse		
	Qualified expenses:		
	Higher education (net of nontaxable benefits)		
	Elementary & secondary education (net of nontaxable benefits)		
	Form 1099-Q:		
	Gross distributions (Box 1)		
	Earnings (Box 2)		
	Basis (Box 3)		
	Rollover: 1=nontaxable, 2=taxable (Box 4)		
	Distribution type: 1=private 529, 2=state 529, 3=Coverdell ESA (Box 5)		
	ESA's only:		
	2022 contributions to this ESA		
	Value of this account at 12/31/22 (plus outstanding rollovers)		
	Basis in this ESA as of 12/31/21		

No.		2022 Amount	2021 Amount
No.	Name of payer		
	1=spouse		
	Qualified expenses:		
	Higher education (net of nontaxable benefits)		
	Elementary & secondary education (net of nontaxable benefits)		
	Form 1099-Q:		
	Gross distributions (Box 1)		
	Earnings (Box 2)		
	Basis (Box 3)		
	Rollover: 1=nontaxable, 2=taxable (Box 4)		
	Distribution type: 1=private 529, 2=state 529, 3=Coverdell ESA (Box 5)		
	ESA's only:		
	2022 contributions to this ESA		
	Value of this account at 12/31/22 (plus outstanding rollovers)		
	Basis in this ESA as of 12/31/21		

2022	1040	US/CA	Rental & Royalty Income (Schedule E)	No. 1	18

Please enter all pertinent 2022 amounts. Last year's amounts are provided for your reference.

GENERAL INFORMATION

	2022 Amount	2021 Amount
Description of property	Residential	
Street address	3584 Seahorn Circle	
City	San Diego	
State	CA	
ZIP code	92130	
Type of property (see table)	1	
Other type of property		
Number of days rented	34 365	365

Type of Property
1 = Single Family Residence
2 = Multi-Family Residence
3 = Vacation/Short-Term Rental
4 = Commercial
5 = Land
6 = Royalties
7 = Self-Rental

Percentage of ownership if not 100% (.xxxx)	
Percentage of tenant occupancy if not 100% (.xxxx)	
1=spouse, 2=joint	
1=qualified joint venture	
1=nonpassive activity, 2=passive royalty	
1=did not actively participate	
1=real estate professional	
1=rental other than real estate	
1=investment	
1=single member limited liability company	
If required to file Form(s) 1099, did you or will you file all required Form(s) 1099: 1=yes, 2=no	

CA FTB Form 3805V:

1=eligible small business	
Qualified new business year: 1, 2 or 3	
Principle business code (SIC 1987)	

INCOME

	2022 Amount	2021 Amount
Rents or royalties received	3x2700 + 7x2900 = 34200	32,400

DIRECT EXPENSES

NOTE: Direct expenses are related only to the rental activity. These include rental agency fees, advertising, and office supplies.

	2022 Amount	2021 Amount
Advertising		
Association dues	12x45 + 12x467.58 = 6151	17,445
Auto and travel (not entered elsewhere)		
Cleaning and maintenance		
Commissions		
Gardening		
Insurance	719	716
Legal and professional fees		
Licenses and permits	57	59
Management fees		
Miscellaneous		
Mortgage interest (paid to banks, etc.)		
Qualified mortgage insurance premiums		
Excess mortgage interest		
Other interest (not entered elsewhere)		
Painting and decorating		
Pest control		
Plumbing and electrical		
Repairs	see receipt (Garage)	3,954
Supplies		
Taxes - real estate	see receipt	2,495
Taxes - other (not entered elsewhere)		
Telephone		
Utilities		
Wages and salaries		
Other:		

NOTE: If you purchased or disposed of any business assets, please complete Sheet 22.

2022	1040	US	Asset Disposition List	22

If you disposed of any business assets in 2022, please enter date sold, sales price, and expenses of sale. For real estate transactions, be sure to attach all 1099-S forms and closing statements.

No.	Description of Property (Box 3)	Date Placed in Service	Date Sold (Box 1)	Sales Price (Box 2)	Cost or Basis	Expenses of Sale
*	**Schedule E (rental): 3584 Seahorn Circle**					
1	SEAHORN CIRCLE - BUILDING	9/01/11			148865	
2	SEAHORN CIRCLE - LAND	9/01/11				

*** Note: Assets are grouped by business activity. The 'No.' column is for tax preparer use only.**

2022	1040	US	Asset Acquisition List	22 p2

If you purchased any business assets (furniture, equipment, vehicles, real estate, etc.) or converted any personal assets to business use in 2022, please enter all pertinent information below.

No.	Description of Property	Related Business or Activity	Preparer Use Only			Date Placed in Service	Cost or Basis	Preparer Use Only	
			Form	No. of Form	Category			Current Section 179	Method
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									

2022	1040	US	Health Savings Accounts (8889)	32.1

Please enter all pertinent 2022 amounts & attach all 1099-SA forms.
Last year's amounts are provided for your reference.

HSA CONTRIBUTIONS

NOTE: Contributions to an HSA are only eligible to persons covered under a high deductible health plan. For tax year 2022, a high deductible health plan is one with an annual deductible that is not less than $1,400 for self-only coverage or $2,800 for family coverage, and the annual out-of-pocket expenses (deductibles, co-payments, and other amounts, but not premiums) do not exceed $7,050 for self-only coverage or $14,100 for family coverage.

	2022 Amount		2021 Amount	
	Taxpayer	Spouse	Taxpayer	Spouse
1=self-only coverage, 2=family coverage			2	
HSA contributions you made or expect to make, except rollovers, employer contributions, and contributions made to an employee account through a cafeteria plan (1=maximum)				
Contributions included above that were made after you became eligible for Medicare				
Contributions made to date				

HSA DISTRIBUTIONS

	2022 Taxpayer	2022 Spouse	2021 Taxpayer	2021 Spouse
Total HSA distribution received (1099-SA, box 1)			6,422	
Distributions included above that were rolled over to another HSA				
Total unreimbursed qualified medical expenses			6,422	

ORGANIZER

2022	1040	US	Education Credits / Tuition Deduction	No.	38

Please complete the information below if you paid qualified education expenses in 2022 for you, your spouse, or your dependents enrolled in an accredited postsecondary institution. Last year's amounts are provided for your reference.

STUDENT INFORMATION

1=taxpayer, 2=spouse	
First name	Kahlea A
Last name	Schlegel
Social security number	On File
Number of years hope credit claimed	
Number of prior years AOC claimed	
1=student was NOT enrolled at least half-time for at least one academic period that began in 2022 (or the first 3 months of 2023 if the qualified expenses were made in 2022) at an eligible institution in a qualified program	
1=student completed first four years of post-secondary education before 2022	
1=student was convicted, before the end of 2022, of a felony for possession or distribution of a controlled substance	

EDUCATIONAL INSTITUTION ATTENDED (#1)

Name	Regents of the University of Co
Street address	Bursar Office, 43 UCB
City	Boulder
State	CO
ZIP code	80309
1=2022 Form 1098-T was NOT received	
1=2022 Form 1098-T received with Box 2 & 7 completed	
1=2021 Form 1098-T received with Box 2 & 7 completed	
Federal ID number from Form 1098-T	84-6000555

EDUCATIONAL INSTITUTION ATTENDED (#2)

Name	
Street address	
City	
State	
ZIP code	
1=2022 Form 1098-T was NOT received	
1=2022 Form 1098-T received with Box 2 & 7 completed	
1=2021 Form 1098-T received with Box 2 & 7 completed	
Federal ID number from Form 1098-T	

QUALIFIED EDUCATION EXPENSES

	2022 Amount	2021 Amount
Qualified tuition & fees paid in 2022 (net of refund or assistance, & not entered elsewhere)		17,816
Books & supplies required to be purchased from institution		
Books & supplies not entered above		
Amount of prior year refund or assistance *		

* Refund of qualified expenses and tax-free educational assistance received after you file your return for the year in which the expenses were paid.

2022	1040	US	Household Employment Taxes (Schedule H)	42

Please enter all pertinent 2022 information. Last year's amounts are provided for your reference.

HOUSEHOLD EMPLOYMENT TAXES

NOTE: If you paid any one household employee cash wages of $2,400 or more in 2022; withheld federal income tax during 2022 for any household employee; or paid total cash wages of $1,000 or more in any calendar quarter of 2021 or 2022 to household employees, please complete the following:

Employer identification number	45-4379980
1=spouse, 2=joint	

Social security, Medicare and income taxes:	2022 Amount	2021 Amount
1=paid any one employee cash wages of $2,400 or more		
1=withheld federal income tax for household employee		
Total cash wages subject to social security taxes		
Total cash wages subject to Medicare taxes		
Federal income tax withheld		
Taxes withheld from state disability payments		

Federal unemployment tax:		
1=paid total cash wages of $1,000 or more in any calendar quarter of 2021 or 2022		
Total cash wages subject to FUTA tax		
1=paid unemployment contributions to only one state		
1=paid all state unemployment contributions by 4/17/23		
1=all wages taxable for FUTA were also taxable for state unemployment		
Name of state		CA
Contributions paid to state unemployment fund		

2022	1040	US	Additional Information

Please furnish any additional information or supporting details not provided elsewhere in this tax organizer.