Using Align and Align*

This is the align environment.

$$(x-3)(x-5) + 5 = x^2 - 8x + 15 + 5 \tag{1}$$

$$= x^2 - 8x + 20 \tag{2}$$

$$= (x-4)^2 + 4 \tag{3}$$

$$\geq 4.$$
 (4)

This is the align* environment.

$$(x-3)(x-5) + 5 = x^{2} - 8x + 15 + 5$$
$$= x^{2} - 8x + 20$$
$$= (x-4)^{2} + 4$$
$$> 4.$$

Both environments automatically place every entry into math mode, so you do not need to use dollar signs.

Using additional ampersands, here I've created a third column into which I've inserted comments. I used \text to make the comments appear as regular text within the math mode environment. I do not know why the text is right justified.

$$(x-3)(x-5) + 5 = x^2 - 8x + 15 + 5$$
 Expand
 $= x^2 - 8x + 20$ Combine constants
 $= (x-4)^2 + 4$ I am completing the square
 ≥ 4 . Because $(x-4)^2 \geq 0$