



Year-End Tax & 1099 Guide

This guide explains what tax documents you will receive from For Lease Clover, when you'll receive them, and how to use them with your CPA.

Our goal is simple:

Give you clean, accurate records so tax filing is straightforward and defensible.

What Documents You'll Receive

By the end of January each year, owners receive the following:

1. Annual Owner Statement

A full year summary of:

- Gross rental income
- Management fees
- Maintenance expenses
- Net income
- Owner distributions

This statement mirrors the monthly reports you see in your owner portal, consolidated into a single annual view.

2. 1099-NEC (When Applicable)

If you received qualifying income during the year, you will be issued a 1099-NEC in compliance with IRS requirements.

The 1099 reflects:

- Total income paid to you through our trust account
- Reporting aligned with IRS guidelines, not estimates

Your CPA will use this document to reconcile income reporting.

How These Documents Are Generated

All financial data is pulled directly from our accounting system, which tracks:

- Rent collected
- Owner distributions
- Vendor payments
- Management fees
- Adjustments and credits

Because records are maintained throughout the year, year-end reporting is not rebuilt or guessed at. It is compiled directly from finalized monthly statements.

Accessing Your Tax Documents

Documents are delivered in two ways:

- Uploaded to your Owner Portal for secure access
- Sent electronically when required by law

You can download and share these documents directly with your CPA.

What Your CPA Will Typically Need

Most CPAs will request:

- Annual Owner Statement
- 1099-NEC (if issued)
- Depreciation schedules (handled separately by your CPA)

We recommend providing your CPA with the full annual statement rather than only the 1099 so income and expenses can be reconciled accurately.

Important Notes for Owners

- We do not provide tax advice
- We do not calculate depreciation
- We do not file returns on your behalf

Your CPA determines how income and expenses are treated for your specific tax situation.

What we provide is clean, audit-ready financial data so your CPA can do their job without missing information or unclear entries.

Why This Matters

Poor bookkeeping creates tax problems later.

Our accounting and reporting process is designed to:

- Reduce CPA questions
- Prevent mismatched totals
- Eliminate missing documentation
- Support clean, defensible filings

This is part of our broader Asset Protection Standards, financial clarity is just as important as physical property protection.

Michael Marelli, Broker
info@forleaseclover.com.com

Contact
210-956-8889
www.forleaseclover.com