Two Year Comparison Report - Page 1

2022 & 2023

Name

Taxpayer Identification Number

	_ <u>N</u>	ICHOLAS BOARDMAN		767-6	767-64-6109		
				2022	2023	Differences	
	Fil	ing Status		SGL	SGL		
	De	pendents		0	0		
	1.	Salaries and wages	1.				
	2.	Interest income	2.				
	3.	Tax exempt interest income	3.				
	4.	Dividend income	4.		260	260	
	5.	Qualified dividend income	5.		244	244	
	6.	Taxable state/local refunds	6.				
	7.	Alimony received	7.				
ı	8.	Business income/loss	8.				
n	9.	Capital gain/loss	9.	104,599	555,962	451,363	
С	10.	Other gains/losses	10.				
0	11.	Taxable IRA distributions	11.				
m	12.	Taxable pensions	12.				
е	13.	Rent and royalty income including farm rental	13.	121,904	160,492	38,588	
	14.	Partnership/S corp income	14.	_			
	15.	Estate or trust income	15.				
	16.	Farm income/loss	16.				
	17.	Unemployment compensation	17.				
	18.	Taxable social security	18.				
	19	Other income	19.				
	20.	Other income Total income	20.	226,503	716,714	490,211	
		Moving expenses	21.		/=0//==		
d	22	Deductible part of self-employment tax	22.				
j	23	SEP/SIMPLE/Qualified plans deductions					
u	24	SE health insurance	24.				
s t	25	Penalty on early withdrawal of savings	25.				
m	26	Alimony paid	26.				
е	27	Alimony paid	27.				
n t	20	IRA deductions	28.				
s	20.	Student loan interest	29.				
•	29.	Other adjustments	30.	226,503	716,714	490,211	
_		Adjusted gross income		220,303	710,714	490,211	
D	31.	Medical	31.	10,000	9,870	-130	
e	32.	Taxes	33.		25,461	-5,515	
d	33.	Interest	. —	30,976	25,401	-5,515	
u	34.	Contributions	34.				
	35.	Casualty losses	35.				
C 4	36.	Miscellaneous expenses	36.	40.076	25 221	F 645	
t :	37.	Allowable itemized deductions	37.	40,976	35,331	-5,645	
i	38.	Standard deduction	38.	12,950	13,850	900	
0				ITEMIZED	ITEMIZED		
n s		Deduction taken		40,976	35,331	-5,645	
3		Taxable income before Qual Bus Inc Ded (QBID)		185,527	681,383	495,856	
	41.	QBID	41.	16,186	25,035	8,849	
	42.	Taxable income	42.	169,341	656,348	487,007	

69. Refund received

70. Effective tax rate

Two Year Comparison Report - Page 2

2022 & 2023

Name Taxpayer Identification Number 767-64-6109 NICHOLAS BOARDMAN 2023 Differences 2022 169,341 656,348 487,007 43. Taxable income from 2YR page 1, line 42 43. 44. Tax on taxable income 25,547 109,068 83,521 44. **45.** Alternative minimum tax 45. 46. Excess advance premium tax credit 46. 47. Child care credit 48. Education credits 48. 49. Retirement savings credit 49. 50. Child & other dependent tax credit 50. 51. General business credit **52.** Other credits 52. 53. Total credits 53. 54. Net tax liability 25,547 109,068 83,521 54. **55.** Self-employment taxes m 1,007 18,628 19,635 56. Other taxes 56. 102,149 57. Total tax 26,554 128,703 58. Income tax withheld 59. Estimated tax payments 20,000 20,000 59. **60.** Earned income credit 61. Additional Child tax credit 61. 62. Other refundable tax credits 62. 63. Other payments 63. 20,000 20,000 64. Total payments 64. 65. Tax due/-refund 26,554 108,703 82,149 65. 66. Penalties and interest 887 565 -322 66. 27,441 109,268 67. Net tax due/-refund 67. 68. Refund applied to estimated tax payments 68.

Two Year Comparison - Tax Reconciliation Marginal Tax Rates

16.0

20.0

	2022 2	2022 Marginal	2023	2023 Marginal
	Taxable Income	Tax Rate	Taxable Income	Tax Rate
Ordinary income	64,742	22.0%	100,142	24.0%
Capital income	104,599	15.0%	556,206	20.0%
Capital - Sec. 1250		%		%
Capital - Sec. 1202		%		%

Federal Tax Projection Worksheet 1 - Tax Computation

2023 & 2024

Name

NICHOLAS BOARDMAN

Taxpayer Identification Number 767-64-6109

			2023	2024	Differences
	Filing Status		SGL	SGL	
1	Dependents				
	1. Salaries and wages	1.			
	2. Interest income	2.			
	3. Dividend income	3.	260	260)
	4. Taxable state/local refunds	4.			
	5. Alimony received	5.			
	6. Business income/loss	6.			
	7. Capital gain/loss	7.	555,962		-555,96
	8. Other gains/losses	8.	333,732		333,730.
	9. Taxable IRA distributions	9.			
١.	Taxable ITA distributions Taxable pensions and annuities	10.			
١.	14. Cahadula F income/leas	11.	160,492	160,492	
Ι.	11. Schedule E income/loss		100,492	100,492	
ľ	12. Farm income/loss	12.			
ľ	13. Unemployment benefits	13.			
	14. Taxable social security benefits	14.			
'	15. Other income	15.	D1 C D1 4	160 850	FFF 06
\neg	16. Total income	16.	716,714	160,752	-555,96
- 1	17. Moving expenses	17.			
- 1	18. Deductible part of self-employment tax	18.			
1	19. SEP/SIMPLE/Qualified plans deductions	19.			
	20. Self-employed health insurance deduction	20.	1	~	
:	21. Penalty on early withdrawal of savings	21.			
:	22. Alimony paid	22.		<u> </u>	
:	23. IRA deductions	23.			
	24. Student loan interest deduction	24.			
:	25. Other adjustments	25.			
	26. Adjusted gross income	26.	716,714	160,752	-555,962
	27. Medical	27.			
	28. State/local income or sales taxes	28.	2,326	2,326	
	29. Real estate taxes	29.	7,544	7,544	:
1;		30.	_		
1;	31. Total State/Local taxes. Add lines 28 - 30	31.	9,870	9,870	
	32. State/Local taxes allowed. Lower of line 31 or		-	•	
	***	32.	9,870	9,870)
1:	33. Other taxes	33.	- ,		
- 1	0.4 Interest	34.	25,461	25,461	
- 1	On Contributions	35.			
- 1	36. Casualty losses from a federally declared disaster	36.			
- 1	37. Miscellaneous expenses (including qualified disaster loss)	37.			
	38. Allowable itemized deductions 38. Allowable itemized deductions	38.	35,331	35,331	
	20s Standard deduction		13,850	14,600	
	39a. Standard deduction	39a.	13,630	17,000	75
1	39b. Reserved for future use	39b.	TUENTOE	TOPMTOP	
			ITEMIZED	ITEMIZED	
	40. Deduction taken	40.	35,331	35,331	
	41. Subtract line 40 from line 26	41.	681,383	125,421	
	42. Qualified business income deduction	42.	25,035	0	
- [4	43. Taxable income	43.	656,348	125,421	-530,92

Federal Tax Projection Worksheet 2 - Tax Computation

2023 & 2024

Name

NICHOLAS BOARDMAN

Taxpayer Identification Number 767-64-6109

NTC	HOL	AS BOARDMAN				76/	64-6109
				2023	2024		Differences
	Fil	ing Status		SGL	SGL		
		Taxable income from TPW page 1, line 43	44.	656,348	125,4	421	-530,927
		Tax on taxable income CG TAX	45.	109,068	23,		-85 , 946
				103,000	25,	122	-05,740
		Taxes from Forms 4972, 8814, and add'l taxes	46.				
	47.	Alternative minimum tax	47.	100.000	00.	100	05.046
	48.	Add lines 45, 46, and 47	48.	109,068	23,	122	-85,946
	49.	Foreign tax credit	49.				
T	50.	Child and dependent care credit	50.				
а	51.	Education credits	51.				
x	52.	Retirement savings credit	52.				
	53.	Credit for the elderly	53.				
С	54.	Child tax credit/credit for other dependents	54.				
0		Energy Efficient Home Improvement Credit	55.				
m		Previously owned clean vehicles credit (Form 8936					
		New clean vehicles credit (Form 8936)	57.				
p							
u	58.	Mortgage interest credit	58.				
t	59.	D.C. first-time homebuyer credit	59.				
а	60.	Residential Clean Energy Credit	60.				
t	61.	Adoption credit	61.				
i	62.	General business credit	62.				
0	63.	Prior year minimum tax credit	63.				
n	64.	Other credits	64.	1			
	65.	Total credits	65.				
	66.	Net tax liability	66.	109,068	23,	122	-85,946
	67.	Self-employment tax	67.				
	68.	Tax on unreported tips	68.				
	69	Tax on IRA or qualified plans	69.				
	70	Household employment taxes	70.				
	70.	First-time homebuyer credit repayment	71.				
	72.	Reserved	72.				
	/3.	Additional Medicare Tax	73.	10 625			10 625
		Net Investment Income Tax	74.	19,635			-19,635
	75.	Other taxes	75.	100 500		100	10= =0:
	76.	Total tax	76.	128,703	23,	122	-105,581
	77.	Income tax withheld	77.				
	78.	Estimated tax payments	78.	20,000	24,	000	4,000
	79.	Earned income credit	79.				
	80.	Additional child tax credit	80.				
	81.	Reserved	81.				
	82.	Reserved	82.				
	83.	Other payments	83.				
	84.	Total navments	84.	20,000	24,	000	4,000
	85.	Total payments	85.	108,703		878	-109,581
		Net tax due/-refund		24.0%		.0%	107,301
	86.	Marginal Tax Rate - Ordinary Income	86.				
	87.	Marginal Tax Rate - Capital Income	87.	20.0%		.0%	
	88.	Effective Tax Rate	88.	20.0%	18	.0%	

1040

Federal Return Summary

2023

Taxpayer Identification Number

NICHOLAS BOARDMAN

767-64-6109

Tax Form	Filing Status SG
Tax Method Used QUAL DIV CAP GAIN WRK	_
Income	Tax Computation
Salaries & wages	Regular tax 109,06
Taxable interest income	Alternative minimum tax
Tax exempt interest	Excess advance premium tax credit
Dividend income	
Qualified dividends 244	Child and dependent care credit
Taxable state/local refunds	Education credits
Alimony received	Other credits
Business income/-loss	Total credits
Capital gain/-loss 555,9	Tax after credits 109,06
Other gain/-loss (Form 4797)	Self-employment tax
Taxable IRA distributions	Additional tax on IRAs, etc.
Taxable pension distributions	Other taxes 19,63
Rental, royalty, partnership, etc. income/-loss 160,4	
Farm income/-loss	
Unemployment compensation	Payments
Taxable social security benefits	Federal income tax withheld
Other income	Estimated payments 20,00
Total income 716,	
	Total payments 20,00
Adjustments	Refund/Amount Due
Moving expenses	- Refulld/Alliount Due
Deductible part of self-employment tax	Amount overpaid
SEP, SIMPLE, and qualified plan deduction	Overpayment applied
Self-employed health insurance deduction	Form 2210 penalty 56
Alimony paid	Amount due/-refund 109,26
IRA deduction	Failure to file penalty
Student loan interest deduction	Failure to pay penalty
Other adjustments	Late filing interest
Total adjustments	Net amount due/-refund 109,26
Adjusted gross income 716,	
Deductions	2024 Estimates
	1st quarter
Medical and Dental expenses	
Taxes paid 9,8	3rd quarter 8,00
Interest paid 25,4	4th quarter
Charitable contributions	Total Estimates24,00
Other itemized deductions	- Tay Pates
Total itemized deductions 35,	<u>-</u>
or, Standard deduction	Marginal tax rate - Ordinary income*
Taxable income before Qual Bus Inc Ded (QBID) 681,	-
QBID 25,0	
Taxable income 656,	

^{8615.}

2460 04/10/2024 8:54 AM	
	NICHOLAS BOARDMAN 26 PARK AVE ROCKLEDGE, FL 32955

DAVIES, HOUSER & SECREST, CPA, P.A. P.O. BOX 129 COCOA, FL 32923-0129 321-636-0426

April 10, 2024

CONFIDENTIAL

NICHOLAS BOARDMAN 26 PARK AVE ROCKLEDGE, FL 32955

Dear NICK:

We have prepared the following returns from information provided by you without verification or audit:

U.S. Individual Income Tax Return (Form 1040)

We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached are instructions for signing and filing each return. Please follow those instructions carefully.

Also enclosed is any material you furnished for use in preparing the returns. If the returns are examined, requests may be made for supporting documentation. Therefore, we recommend that you retain all pertinent records for at least seven years.

This office is committed to using safeguards that protect your information from data theft. To further protect your identity, you can also take steps to stop thieves. IRS Publication 4524 (www.irs.gov/pub/irs-pdf/p4524.pdf) outlines simple steps that help you keep your computer secure, avoid phishing and malware, and protect your personal information.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions or if we can be of assistance in any way, please do not hesitate to call.

Sincerely,

DAVIES, HOUSER & SECREST, CPA, P.A.

Filing Instructions

Electronically Filed Form 1040 US Individual Income Tax Return

With

Form 1040-V Payment Voucher Form 8879 IRS e-file Signature Authorization

Taxable Year Ended December 31, 2023

Name: NICHOLAS BOARDMAN

Date Due: April 10, 2024

Remittance: A check in the amount of \$109,268 should be made payable to the United States

Treasury and included with the voucher. Write "S.S.N. 767-64-6109, 2023 Form

1040" and your daytime phone number on the check.

Do not attach your payment to Form 1040-V. Instead place them loose in the

envelope.

Mail To: Internal Revenue Service

P.O. Box 1214

Charlotte, NC 28201-1214

Include Form 1040-V with your check.

Signature: Form 8879 IRS e-file Signature Authorization authorizes your electronically

filed return to be signed with a Personal Identification Number (PIN) and certifies that Part I amounts are from your tax return. Review and sign the Form 8879 IRS e-file Signature Authorization and mail it as soon as possible to:

DAVIES, HOUSER & SECREST, CPA, P.A.

P.O. BOX 129

COCOA, FL 32923-0129

Important: Your return will not be filed with the IRS until the signed Form 8879 IRS e-file Signature Authorization has been received by this office.

Retain a copy of the signed and dated Form 8879 for your records.

Other: Your return is being filed electronically with the IRS and is not required to be

mailed. If you mail a paper copy of Form 1040 to the IRS it will delay processing

of your return.

Filing Instructions

Form(s) 1040-ES - Estimated Tax Payments

Taxable Year Ended December 31, 2024

Name: NICHOLAS BOARDMAN

Instructions: Your required 2024 Federal estimated tax payments are as follows:

Due Date	Remittance
4/15/24	\$0
6/17/24	\$8,000
9/16/24	\$8,000
1/15/25	\$8,000

Each payment is to be accompanied by a completed Form 1040-ES payment voucher. Make each check payable to the United States Treasury. Write your social security number and "2024 Form 1040-ES" on the check.

Mail To: Internal Revenue Service

P.O. Box 1300

Charlotte, NC 28201-1300

Estimated Tax Payments Worksheet

2024

Name

NICHOLAS BOARDMAN

Taxpayer Identification Number

767-64-6109

Summary of Estimated Tax Payments

Voucher	(a) Due Date	(b) Total Estimate Amount	(c) 2023 Overpayment Applied	(d) Estimate Amt Paid	(e) Balance due Column b - Columns c & d	(f) Date paid	(g) Amount paid
1	04/15/24	0			0		
_2	06/17/24	8,000			8,000		
3	09/16/24	8,000			8,000		
_4	01/15/25	8,000			8,000		
Tota	ıl .	24,000			24,000		

Calculation of 1	040-ES Payn	nents		
If adjusting current year amounts, then complete lines 1 through 9. Otherwis	se, skip to line 10.			
1. Taxpayer self-employment income adjustment.	1.			
	2			
3. Other adjustments to adjusted gross income.	3.			
4. Computed adjustments to adjusted gross income.	4.			
5. Add lines 1 through 4. Total adjustments to adjusted gross income.			5.	
6. Computed adjustments to self-employment tax.	6			
7. Computed adjustments to income tax.				
8. Other planned adjustments to taxes/credits.				
9. Add lines 6 through 8. Total Planned tax adjustments.			9.	
10. Enter Total Tax from Form 1040, 1040-SR, or 1040-NR, line 24.				
11. Add lines 9 and 10. Total adjusted tax before adjustments.			11.	
12. Allowed adjustments from Form 1040-ES Instructions:				
a. Unreported SS, Medicare tax, and RRTA tax.	12a			
b. Tax on excess contributions to IRAs, MSAs, Coverdell ESAs,				
and excess accumulations in retirement plans.	12b			
c. Recapture of federal mortgage subsidy, excise tax on excess				
golden parachute payments, and look-back interest.	12c			
d. Refundable credits from Schedule EIC, Forms 8812, 8863, 89				
and 4136.	12d.			
Add Lines 12a through 12d. Total allowed adjustments.			12.	
13. Subtract line 12 from line 11. 2023 Estimated Tax.			13.	
14. Enter 2023 Federal income tax withheld (Form 1040NR filers include am	ounts paid with For	m 1040-C.)	14.	
15. Enter adjustment(s) to withholding.				
16. Estimated 2023 Tax, including adjustments.				
a. Based upon adjusted 2023 Tax (line 13 - lines 14 and 15).	16a.	24,000		
b. Based upon projected 2024 tax.				
Enter amount from 16a or 16b.			16.	24,000
17. Enter 2023 overpayment applied to 2024 estimates from Form 1040,				
18. Enter amounts already paid towards 2024 estimates.				
19. Subtract lines 17 and 18 from line 16.			19.	24,000
20. Enter Rounding adjustment.			20.	
21. Add lines 19 and 20. Balance of Estimated Tax for 2024.			21.	24,000

Taxpayer Name Spouse Name	NICHOLAS	BOARDMAN
	DO NOT SUBMIT THIS	DOCUMENT TO IRS UNLESS REQUESTED TO DO SO
taxpayer. If the taxp in this electronic tax furnished return was information in the ap perjury I declare tha	ayer furnished me a comple return is identical to that co s signed by a paid preparer, opropriate portion of this elect t I have examined this elect	electronic tax return is the information furnished to me by the sted tax return, I declare that the information contained intained in the return provided by the taxpayer. If the I declare I have entered the paid preparer's identifying ctronic return. If I am the paid preparer, under the penalties of ronic return, and to the best of my knowledge and belief, it is based on all information of which I have any knowledge.
ERO Signature I am signing this T ERO'S PIN 5980	ax Return by entering my	PIN below.
	perjury, I declare that I have	examined this return, including any accompanying by knowledge and belief, it is true, correct, and complete.
return to IRS and to rejection of transmis	ny Intermediate Service Pro- oreceive the following information; b) the reason for any Withdrawal Consent	vider, transmitter, or Electronic Return Originator (ERO) to send my nation from IRS: a) an acknowledgment of receipt or reason for delay in processing or refund; and, c) the date of any refund. its designated Financial Agent to initiate an ACH Electronic Funds
Withdrawal (direct dof my Federal taxes to this account. I fudebited through the identification number Treasury Financial Arapayment, I must do received no later that involved in the proceinquiries and resolved.	ebit) entry to the financial in owed on this return and/or orther understand that this are Electronic Federal Tax Pay r (PIN) to access EFTPS. Agent to terminate the authoromatic the U.S. Treasury Finan 2 business days prior to essing of the electronic pay the issues related to the payment.	a payment of estimated tax, and the financial institution to debit the entry uthorization may apply to future Federal tax payments that I direct to be ment System (EFTPS). I authorize EFTPS to issue me a personal This authorization is to remain in full force and effect until I notify the U.S. rization. To request that my PIN be mailed to me, or to revoke (cancel) nancial Agent at 1-888-353-4537. Payment cancellation requests must be the payment (settlement) date. I also authorize the financial institutions ment of taxes to receive confidential information necessary to answer nent. I further acknowledge that the personal identification number (PIN) tax return and, if applicable, my Electronic Funds Withdrawal consent.
		ronic Funds Withdrawal Consent, if applicable, by entering my Self-Select PIN below.
Date (all numerics)	04/10/24	
Taxpayer's PIN (ente	r five numbers, other than all zeroes	_24611
Spouse's PIN (enter f	ive numbers, other than all zeroes)	
Completion of this s Under penalties of p		questing a refund of taxes overpaid by or on behalf of the decedent. examined this Form 1310 claim, and to the best of my knowledge
Signature of person	claiming refund	

104	l 0	U.S. Individua				202	23	MB No. 1545-0	074 IRS Us	se Only–	Do not v	vrite or stap	le in th	his space.		
For the year Jan. 1–Dec. 31, 2023, or other tax year beginning					. , 2023, en	ding		, 20	. 8	ee se	parate in	struc	tions.			
Your first name and middle initial Last name NICHOLAS BOARDMAN												Your social security number 767-64-6109				
If joint return, spouse's first name and middle initial Last name										S	pouse's	social se	curity	y number		
Home addre	-	umber and street). If you	have a P.O	box, see in	structions.				Apt. no.	l	CI	esidential El heck here if oouse if filing	you, o	or your		
City, town of ROCKL		office. If you have a for	eign address	, also compl	lete spaces belov	w. State FL		ZIP code 3295 !	5		to bo	go to this fi ox below wil	und.Cl I not c	hecking a		
Foreign coul	ntry n	ame	Foreign p	rovince/state	e/county	•		Foreign po	ostal code		yo	our tax or re	tund.	Spouse		
Filing Status Check only one box.		Single Married filing jointly Married filing separa If you checked the MFS qualifying person is a chi	itely (MFS) box, enter the	e name of y	our spouse. If yo	u checked th	Qu	ad of househol lalifying survivin	g spouse (C	,	e					
Digital Assets		t any time during 2023 xchange, or otherwise		` '					, .	` '		Yes	X	No		
Standard Deduction Age/Blindness	Ĺ	Spouse itemizes o			you were a du	ıal-status ali	$\overline{}$	pendent Was born bei	fore Januar	v 2. 19	959	Is bli	ind			
		e instructions):		, ,	(2) Social			telationship				ifies for (see		uctions):		
If more (1)	First	name	Last name		numl	oer		to you	Child	tax cre	edit	Credit for o	ther d	ependents		
than four													Ш			
dependents, see instr.													Ш			
and check								$\mathcal{L}\mathcal{V}$					\sqcup			
here		T. 1	() 14/0										Ш			
Income	1a	Total amount from F									_					
Attach Form(s)	b	Household employee														
W-2 here. Also attach Forms	С	Tip income not report														
W-2G and 1099-R if tax	d	Medicaid waiver pay														
was withheld.	е	Taxable dependent of														
If you did not	t	Employer-provided a														
get a Form	g	Wages from Form 89								. 10						
W-2, see	h	Other earned income								. 1r	<u> </u>					
instructions.	i	Nontaxable combat		n (see insti	ructions)		<u>1i</u>			_						
		Add lines 1a through	1			1					_					
Attach Sch. B	2a	Tax-exempt interest			0.4.4	b Taxable								260		
if required.	<u>3a</u>	Qualified dividends			244	b Ordinar	y dividends	3		. 3				260		
	4a	IRA distributions														
Standard Deduction for –	5a	Pensions and annuities				b Taxable					-					
Single or	6a	Soc. sec. ben.	6a			b Taxable				_ 6	b					
Married filing separately,	С	If you elect to use the														
\$13,850	7	Capital gain or (loss). Atta	ch Schedule D	if required. If	f not required, chec	ck here			L	J <u>_</u> 7	<u> </u>			,962		
 Married filing jointly or 	8	Other income from S								. 8	3			,492		
Qualifying	9	Add lines 1z, 2b, 3b,)	7	<u> 116</u>	714		
surviving spouse, \$27,700	10	Adjustments to incor	ne from Scl	hedule 1, li	ine 26					. 1	0			0		
 Head of household, 	11	Subtract line 10 from	line 9. This	s is your a c	djusted gross	income				. 1	1			,714		
\$20,800	12	Standard deduction									2		35	,331		
If you checked any box under	13	Qualified business in									3		25	,035		
Standard Deduction,	14	Add lines 12 and 13								1.			60	,366		
see instructions.	15	Subtract line 1/1 from line 11								1	5		556	.348		

Subtract line 14 from line 11. If zero or less, enter -0-. This is your taxable income For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions.

Form **1040** (2023)

656,348

15

Form 1040 (20	023) N J	CHOLAS BOARDMAN	767	7-64-610	9 Page 2
Tax and	16	Tax (see instructions). Check if any from Form(s): 1 8814 2 4972			
Credits		3	16	1	09,068
	17	Amount from Schedule 2, line 3	17		
	18	Add lines 16 and 17	18	1	09,068
	19	Child tax credit or credit for other dependents from Schedule 8812	19		
	20	Amount from Schedule 3, line 8	20		
	21	Add lines 19 and 20	21		
	22	Subtract line 21 from line 18. If zero or less, enter -0-	22	1	09,068
	23	Other taxes, including self-employment tax, from Schedule 2, line 21	23		19,635
	24	Add lines 22 and 23. This is your total tax	24	1	28, 703
Payments	25	Federal income tax withheld from:			_
-	а	Form(s) W-2 25a			
	b	Form(s) 1099 25b			
	С	Other forms (see instructions)			
If you have a	d		25d		
	26	2023 estimated tax payments and amount applied from 2022 return	26		20,000
qualifying child,		Earned income credit (EIC)			_
attach Sch. EIC.	28	Additional child tax credit from Schedule 8812 28			
	29	American opportunity credit from Form 8863, line 8			
	30	Reserved for future use 30			
	31	Amount from Schedule 3, line 15			
	32	Add lines 27, 28, 29 and 31. These are your total other payments and refundable credits	32		
	33	Add lines 25d, 26, and 32. These are your total payments	33		20,000
Refund	34	If line 33 is more than line 24, subtract line 24 from line 33. This is the amount you overpaid	34		
	35a		35a		
Direct deposit?	b	Routing number C Type: Checking Savings			
See instructions.	d	Account number			
	36	Amount of line 34 you want applied to your 2024 estimated tax 36			
Amount	37	Subtract line 33 from line 24. This is the amount you owe.			
You Owe		For details on how to pay, go to www.irs.gov/Payments or see instructions	37	1	09,268
	38	Estimated tax penalty (see instructions) 38 565			
Third Par	tv Do	you want to allow another person to discuss this return with the IRS? See			
Designee	•	tructions X Yes. Complete	belo	w. No	
J		signee's Phone		Personal identification	
	nar	GUALDI M. MOLDIM GDA	26 ,	number (PIN)	11654
Sign	Under p	penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the	best c	of my knowledge	e and
Here	belief, t	hey are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which p	repare	er has any knov	vledge.
	Your si	gnature Date Your occupation		If the IRS sent you a Protection PIN, enter	n Identity
Joint return? See instructions.		REAL ESTATE OWNER		(see instr.)	it noic
Keep a copy for	Spouse	's signature. If a joint return, both must sign. Date Spouse's occupation		If the IRS sent your sidentity Protection Pl	spouse an
your records.				(see instr.)	in, chici il noic
-	Phone	no. Email address THEBONSAI3880@GMAIL.COM			
	Prepare	r's name Preparer's signature Date	PTIN	C	heck if:
Paid	SHAWN 1	M. YOUNT CPA SHAWN M. YOUNT CPA 04/10/24	P01	711654	Self-employed
Preparer	Firm's r			321-63	6-0426
Use Only		P.O. BOX 129			
	Firm's a		n's EIN	59-2	046542

Form **1040** (2023)

Go to www.irs.gov/Form1040 for instructions and the latest information.

SCHEDULE 1 (Form 1040)

Additional Income and Adjustments to Income

OMB No. 1545-0074

Department of the Treasury Internal Revenue Service

Name(s) shown on Form 1040, 1040-SR, or 1040-NR

Attach to Form 1040, 1040-SR, or 1040-NR. Go to www.irs.gov/Form1040 for instructions and the latest information.

Your social security number

NI	CHOLAS BOARDMAN	7-64-6109			
Par	t I Additional Income				
1	Taxable refunds, credits, or offsets of state and local income taxes			1	
2a	Alimony received			2a	
b					
3	Business income or (loss). Attach Schedule C			3	
4	Other gains or (losses). Attach Form 4797			4	
5	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Sche	dule E		5	160,492
6	Farm income or (loss). Attach Schedule F			6	
7	Unemployment compensation			7	
8	Other income:				
а	Net operating loss	8a ()		
b	Gambling	8b			
С	Cancellation of debt	8c			
d	Foreign earned income exclusion from Form 2555	8d ()		
е	Income from Form 8853				
f	Income from Form 8889	8f			
g	Alaska Permanent Fund dividends	8g			
h	Jury duty pay				
i	Prizes and awards	0:			
j	Activity not engaged in for profit income				
k	Stock options	8k			
ı	Stock options Income from the rental of personal property if you engaged in the rental				
	for profit but were not in the business of renting such property	81	\ /		
m	Olympic and Paralympic medals and USOC prize money (see		V		
	instructions)	8m			
n	Section 951(a) inclusion (see instructions)				
0	Section 951A(a) inclusion (see instructions)	80			
р	Section 461(I) excess business loss adjustment	8p			
q	Taxable distributions from an ABLE account (see instructions)				
r	Scholarship and fellowship grants not reported on Form W-2				
s	Nontaxable amount of Medicaid waiver payments included on Form				
	1040, line 1a or 1d	8s ()		
t	Pension or annuity from a nonqualified deferred compensation plan or				
	a nongovernmental section 457 plan	8t			
u	Wages earned while incarcerated	8u			
z	Other income. List type and amount:				
	···	_			
9	Total other income. Add lines 8a through 8z			9	
10	Combine lines 1 through 7 and 9. This is your additional income . Enter here and				
	1040, 1040-SR, or 1040-NR, line 8			10	160.492

For Paperwork Reduction Act Notice, see your tax return instructions.

Schedule 1 (Form 1040) 2023

SCHEDULE 2 (Form 1040)

Part I

Part II

3

7

9

10

11

16

12

Additional Taxes

Department of the Treasury Internal Revenue Service

Name(s) shown on Form 1040, 1040-SR, or 1040-NR

Uncollected social security and Medicare or RRTA tax on tips or group-term life insurance from Form W-2, box 12

Interest on tax due on installment income from the sale of certain residential lots

Interest on the deferred tax on gain from certain installment sales with a sales price

Additional Medicare Tax. Attach Form 8959

Net investment income tax. Attach Form 8960

NICHOLAS BOARDMAN

Attach to Form 1040, 1040-SR, or 1040-NR. Go to www.irs.ge

Revenue Service Go to www.irs.gov/Form1040 for instruction	t information. Sequence	No. 02	
e(s) shown on Form 1040, 1040-SR, or 1040-NR		Your social security nur	nber
ICHOLAS BOARDMAN		767-64-6109	
art I Tax			
Alternative minimum tax. Attach Form 6251	1		
Excess advance premium tax credit repayment. Attach Form 8962	2		
Add lines 1 and 2. Enter here and on Form 1040, 1040-SR, or 1040-NR, line 17	3		
rt II Other Taxes			
Self-employment tax. Attach Schedule SE		4	
Social security and Medicare tax on unreported tip income.			
Attach Form 4137			
Uncollected social security and Medicare tax on wages. Attach			
Form 8919	6		
Total additional social security and Medicare tax. Add lines 5 and 6		7	
Additional tax on IRAs or other tax-favored accounts. Attach Form 5329 if require		_	
If not required, check here		8	
Household employment taxes. Attach Schedule H		9	
Repayment of first-time homebuyer credit. Attach Form 5405 if required		10	

(continued on page 2)

12

13

15

16

For Paperwork Reduction Act Notice, see your tax return instructions.

Recapture of low-income housing credit. Attach Form 8611

Schedule 2 (Form 1040) 2023

19,635

767-64-6109

NICHOLAS BOARDMAN

Schedule 2 (Form 1040) 2023 Page **2**

,01100	Milo 2 (1 6/11 10 10) 2020			r ago =
Pa	rt II Other Taxes (continued)			
17	Other additional taxes:			
а	Recapture of other credits. List type, form number, and amount:			
		17a		
b	Recapture of federal mortgage subsidy, if you sold your home			
	see instructions	17b		
С	Additional tax on HSA distributions. Attach Form 8889	17c		
d	Additional tax on an HSA because you didn't remain an eligible			
	individual. Attach Form 8889	17d		
е	Additional tax on Archer MSA distributions. Attach Form 8853	17e		
f	Additional tax on Medicare Advantage MSA distributions. Attach			
	Form 8853	17f		
g	Recapture of a charitable contribution deduction related to a			
	fractional interest in tangible personal property	17g		
h	Income you received from a nonqualified deferred compensation			
	plan that fails to meet the requirements of section 409A	17h		
i	Compensation you received from a nonqualified deferred			
	compensation plan described in section 457A	17i		
j	Section 72(m)(5) excess benefits tax	17j		
	Golden parachute payments	17k		
- 1	Tax on accumulation distribution of trusts	171		
m	Excise tax on insider stock compensation from an expatriated			
	corporation	17m		
n	Look-back interest under section 167(g) or 460(b) from Form			
	8697 or 8866	17n		
0	Tax on non-effectively connected income for any part of the			
	year you were a nonresident alien from Form 1040-NR	170		
р	Any interest from Form 8621, line 16f, relating to distributions			
	from, and dispositions of, stock of a section 1291 fund	17p		
q	Any interest from Form 8621, line 24	17q		
z	Any other taxes. List type and amount:			
		17z		
18	Total additional taxes. Add lines 17a through 17z		18	
19	Reserved for future use	.,	19	
20	Section 965 net tax liability installment from Form 965-A	20		
21	Add lines 4, 7 through 16, and 18. These are your total other taxes. Enter here and			
	on Form 1040 or 1040-SR, line 23, or Form 1040-NR, line 23b		21	19,635

Schedule 2 (Form 1040) 2023

SCHEDULE A (Form 1040)

Itemized Deductions

Attach to Form 1040 or 1040-SR.

Go to www.irs.gov/ScheduleA for instructions and the latest information.

OMB No. 1545-0074

2023

Attachment Sequence No. 07

Department of the Treasury Internal Revenue Service

Caution: If you are claiming a net qualified disaster loss on Form 4684, see the instructions for line 16.

Name(s) shown on Form 1040 or 1040-SR

Your social se

NICHOLAS	BOARDMAN				-6109
			101	 	1-0103
Medical	Caution: Do not include expenses reimbursed or paid by others.				
and	1 Medical and dental expenses (see instructions)	1		-	
Dental	2 Enter amount from Form 1040 or				
Expenses	1040-SR, line 11 2	+			
	3 Multiply line 2 by 7.5% (0.075)	3		-	
-	4 Subtract line 3 from line 1. If line 3 is more than line 1, enter -0			4	
Taxes You	5 State and local taxes.				
Paid	a State and local income taxes or general sales taxes. You may				
	include either income taxes or general sales taxes on line 5a,				
	but not both. If you elect to include general sales taxes instead		0 200		
	of income taxes, check this box	5a	2,326		
	b State and local real estate taxes (see instructions)	5b	7,544		
	c State and local personal property taxes	5c		4	
	d Add lines 5a through 5c	5d	9,870	Ц	
	e Enter the smaller of line 5d or \$10,000 (\$5,000 if married filing				
	separately)	5e	9,870	Ц	
	6 Other taxes. List type and amount:				
		6			
	7 Add lines 5e and 6	<u> </u>		7	9,870
Interest	8 Home mortgage interest and points. If you didn't use all of your				
You Paid	home mortgage loan(s) to buy, build, or improve your home, see				
Caution: Your	instructions and check this box		10 1 /		
mortgage interest	a Home mortgage interest and points reported to you on Form 1098.				
deduction may be limited. See	See instructions if limited	8a	25,461		
instructions.	b Home mortgage interest not reported to you on Form 1098. See				
	instructions if limited. If paid to the person from whom you bought the				
	home, see instructions and show that person's name, identifying no.,	01			
	and address	8b		-	
	c Points not reported to you on Form 1098. See instructions for				
		0-			
	special rules	8c			
	d Reserved for future use	8d	2F 461	-	
	e Add lines 8a through 8c	8e	25,461	4	
	9 Investment interest. Attach Form 4952 if required. See				
	instructions	9		+	25 461
0:4:-	10 Add lines 8e and 9			10	25,461
Gifts to	11 Gifts by cash or check. If you made any gift of \$250 or more,				
Charity	see instructions	11		-	
Caution: If you made a gift and	12 Other than by cash or check. If you made any gift of \$250 or more,				
got a benefit for it,	see instructions. You must attach Form 8283 if over \$500	12		-	
see instructions.	13 Carryover from prior year	13		_	
	14 Add lines 11 through 13			14	
Casualty and	15 Casualty and theft loss(es) from a federally declared disaster (other				
Theft Losses	disaster losses). Attach Form 4684 and enter the amount from line 1	8 of tha	at form. See		
	instructions			15	
Other	16 Other—from list in instructions. List type and amount:				
Itemized	• • • • • • • • • • • • • • • • • • • •				
Deductions				16	
Total	17 Add the amounts in the far right column for lines 4 through 16. Also,	enter t	his amount on		
Itemized	Form 1040 or 1040-SR, line 12			17	35,331
Deductions	18 If you elect to itemize deductions even though they are less than you	ur stand	dard deduction,		
	check this box				

SCHEDULE D (Form 1040)

Capital Gains and Losses

Attach to Form 1040, 1040-SR, or 1040-NR. Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10. OMB No. 1545-0074

Attachment Sequence No. 12

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/ScheduleD for instructions and the latest information. Name(s) shown on return Your social security number 767-64-6109 NICHOLAS BOARDMAN Did you dispose of any investment(s) in a qualified opportunity fund during the tax year? X No If "Yes," attach Form 8949 and see its instructions for additional requirements for reporting your gain or loss Part I Short-Term Capital Gains and Losses — Generally Assets Held One Year or Less (see instructions) See instructions for how to figure the amounts to enter on the (h) Gain or (loss) (g) Adjustments Subtract column (e) (d) (e) Proceeds Cost to gain or loss from from column (d) and This form may be easier to complete if you round off cents to Form(s) 8949, Part I, (sales price) (or other basis) combine the result whole dollars. line 2. column (a) with column (a) 1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b 1b Totals for all transactions reported on Form(s) 8949 with Box A checked 2 Totals for all transactions reported on Form(s) 8949 with Box B checked 3 Totals for all transactions reported on Form(s) 8949 with Short-term gain from Form 6252 and short-term gain or (loss) from Forms 4684, 6781, and 8824 4 Net short-term gain or (loss) from partnerships, S corporations, estates, and trusts from Short-term capital loss carryover. Enter the amount, if any, from line 8 of your Capital Loss Carryover Worksheet in the instructions 6 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). If you have any longterm capital gains or losses, go to Part II below. Otherwise, go to Part III on the back Part II Long-Term Capital Gains and Losses — Generally Assets Held More Than One Year (see instructions) See instructions for how to figure the amounts to enter on the (h) Gain or (loss)

lines below. This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(n) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
8a Totals for all long-term transactions reported on Form				
1099-B for which basis was reported to the IRS and for				
which you have no adjustments (see instructions).				
However, if you choose to report all these transactions				
on Form 8949, leave this line blank and go to line 8b				
8b Totals for all transactions reported on Form(s) 8949 with				
Box D checked				
9 Totals for all transactions reported on Form(s) 8949 with				
Box E checked	482,000	1,602	0	480,398
10 Totals for all transactions reported on Form(s) 8949 with				
Box F checked	610,000	485,000	-49,436	75,564
11 Gain from Form 4797, Part I; long-term gain from	n Forms 2439 and 6252; a	nd long-term gain or (loss)		
from Forms 4684, 6781, and 8824			11	
12 Net long-term gain or (loss) from partnerships, S	corporations, estates, and	trusts from Schedule(s) K	(-1 12	
13 Capital gain distributions. See the instructions			13	
14 Long-term capital loss carryover. Enter the amou				
Worksheet in the instructions			14	()
15 Net long-term capital gain or (loss). Combine	lines 8a through 14 in colu	mn (h). Then, go to Part III		
on the back	<u></u>	<u></u>	15	555,962

767-64-6109

NICHOLAS BOARDMAN

Schedule D (Form 1040) 2023 Page 2

P	Part III Summary		
16	Combine lines 7 and 15 and enter the result	16	555,962
	• If line 16 is a gain , enter the amount from line 16 on Form 1040, 1040-SR, or 1040-NR, line 7.		
	Then, go to line 17 below. • If line 16 is a loss, skip lines 17 through 20 below. Then, go to line 21. Also be sure to complete line 22.		
	• If line 16 is zero , skip lines 17 through 21 below and enter -0- on Form 1040, 1040-SR, or 1040-NR, line 7. Then, go to line 22.		
17	Are lines 15 and 16 both gains?		
	X Yes. Go to line 18. No. Skip lines 18 through 21, and go to line 22.		
18	If you are required to complete the 28% Rate Gain Worksheet (see instructions), enter the amount, if any, from line 7 of that worksheet	18	
19	If you are required to complete the Unrecaptured Section 1250 Gain Worksheet (see instructions), enter the amount, if any, from line 18 of that worksheet	19	
20	Are lines 18 and 19 both zero or blank and are you not filing Form 4952? X Yes. Complete the Qualified Dividends and Capital Gain Tax Worksheet in the instructions for Form 1040, line 16. Don't complete lines 21 and 22 below.		
	No. Complete the Schedule D Tax Worksheet in the instructions. Don't complete lines 21 and 22 below.		
21	If line 16 is a loss, enter here and on Form 1040, 1040-SR, or 1040-NR, line 7, the smaller of:		
	 The loss on line 16; or (\$3,000), or if married filing separately, (\$1,500) 	21 (
	Note: When figuring which amount is smaller, treat both amounts as positive numbers.		
22	Do you have qualified dividends on Form 1040, 1040-SR, or 1040-NR, line 3a?		
	Yes. Complete the Qualified Dividends and Capital Gain Tax Worksheet in the instructions for Form 1040, line 16.		
	No. Complete the rest of Form 1040, 1040-SR, or 1040-NR.		

Schedule D (Form 1040) 2023

Form 8949 (2023) Attachment Sequence No. 12A Page 2

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

Social security number or taxpayer identification number

NICHOLAS BOARDMAN

767-64-6109

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

Part II

Long-Term. Transactions involving capital assets you held more than 1 year are generally long-term (see instructions). For short-term transactions, see page 1.

Note: You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 8a; you aren't required to report these transactions on Form 8949 (see instructions).

You must check Box D, E, or F below. Check only one box. If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

- (D) Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see Note above)
- (E) Long-term transactions reported on Form(s) 1099-B showing basis wasn't reported to the IRS
- (F) Long-term transactions not reported to you on Form 1099-B

(a) Description of property (Example: 100 sh. XYZ Co.)	(b) Date acquired (Mo., day, yr.)	(c) Date sold or disposed of (Mo., day, yr.)	(d) Proceeds (sales price) (see instructions)	(e) Cost or other basis See the Note below and see <i>Column (e)</i> in the separate instructions.	If you enter an enter a co	f any, to gain or loss amount in column (g), ode in column (f). varate instructions. (g) Amount of adjustment	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g).
SPACEX LT COV	VARIOUS	VARIOUS	482,000	1,602			480,398
			lient	C_0	nv/		
					My		
2 Totals. Add the amounts in	n columns (d), (e) (a)	and (h) (subtract					
negative amounts). Enter ea Schedule D, line 8b (if Box above is checked), or line	ach total here and incl x D above is checked	ude on your), line 9 (if Box E	482,000	1,602		0	480,398

Note: If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column* (g) in the separate instructions for how to figure the amount of the adjustment.

Form 8949 (2023)

Form 8949 (2023) Attachment Sequence No. 12A Page 2

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

Social security number or taxpayer identification number

NICHOLAS BOARDMAN

767-64-6109

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

Part II

Long-Term. Transactions involving capital assets you held more than 1 year are generally long-term (see instructions). For short-term transactions, see page 1.

Note: You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 8a; you aren't required to report these transactions on Form 8949 (see instructions).

You must check Box D, E, or F below. Check only one box. If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

- (D) Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see Note above)
- (E) Long-term transactions reported on Form(s) 1099-B showing basis wasn't reported to the IRS
- **X** (F) Long-term transactions not reported to you on Form 1099-B

(a) Description of property	(b) Date acquired	(c) Date sold or disposed of	(d) Proceeds (sales price)	(e) Cost or other basis See the Note below and see <i>Column</i> (e)	Adjustment, if If you enter an enter a co See the sep	(h) Gain or (loss) Subtract column (e) from column (d) and	
(Example: 100 sh. XYZ Co.)	(Mo., day, yr.)	(Mo., day, yr.)	(see instructions)	in the separate instructions.	(f) Code(s) from instructions	(g) Amount of adjustment	combine the result with column (g).
1537 AUBURN LA	KES DRIVE 07/27/21		610,000	485,000		-49,436	75,564
	07/27/21	03/08/23	010,000	403,000	ЕН	-49,430	75,504
			lient	Co	DΥ		
					7		
2 Totals. Add the amounts in negative amounts). Enter ear Schedule D, line 8b (if Box above is checked) or line.	ach total here and incl x D above is checked	ude on your), line 9 (if Box E	610.000	485.000		-49.436	75 - 564

Note: If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column* (g) in the separate instructions for how to figure the amount of the adjustment.

Form **8949** (2023)

(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.) Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

OMB No. 1545-0074

13

Attachment Sequence No

Go to www.irs.gov/ScheduleE for instructions and the latest information. Name(s) shown on return

Your social security number

NICHOLAS BOARDMAN 767-64-6109

Г	Income or Loss From Rental Real Estate a		•	otio	If you are an in the	اماناها	~ w4 f = = -	_	
	Note: If you are in the business of renting personal proprental income or loss from Form 4835 on page 2, line 40	-	ise schedule C . See instru	ctions.	ıı you are an ındıvı	uuai, rep	υπ tarn	1	
A	Did you make any payments in 2023 that would require you to file		s) 1099? See instructions				Yes	Х	No
В	If "Yes," did you or will you file required Form(s) 1099?					_	Yes	-	No
1a							100		110
A	1675 S. FISKE BLVD #D214, ROCKLEDGE, FL 32955	<u>') </u>							
В	1562 UNIVERSITY LN #705, COCOA, FL 32922								
C	1562 UNIVERSITY LN #710, COCOA, FL 32922								
1b	•	prop	erty listed		Fair Rental	Personal L	se		
	(from list below) above, report the number	of fair	rental and		Days	Days		QJ\	<i>y</i>
Α	personal use days. Check if you meet the requireme			Α	365				
В	if you meet the requireme qualified joint venture. Se			В	365				
С	2	0 111011	dollorio.	С	365				
Тур	e of Property:								
1 :	Single Family Residence 3 Vacation/Short-Term Rental 5	Land	7 Self-Rental						
2 [Multi-Family Residence 4 Commercial 6	Royal	ties 8 Other (describ	e)					
					Properties:	_			
Inco	ome:		Α		В		С		
3 I	Rents received	3	21,565		13,250		1	.5,6	600
4	Royalties received	4							
-	enses:	4							
5 /	Advertising	5							
6	Auto and travel (see instructions)	6	OOD						
7 (Cleaning and maintenance	7	94						<u> 150</u>
8 (Commissions	8							
9	nsurance	9	135		135				<u> 135</u>
	Legal and other professional fees	10							
	Management fees	11							
	Mortgage interest paid to banks, etc. (see instructions)	12							
	Other interest	13	0.50						
	Repairs	14	259		144	1			<u> 259</u>
	Supplies	15	1 040		4 2=2				
	Taxes	16	1,949		1,350			1,	<u>350</u>
	Utilities	17	963		1 010			1 1	
	Depreciation expense or depletion	18	1,941		1,019				200
19(Other (list) SEE STATEMENT 1,2,3	19	5,368		4,321				821
	Fotal expenses. Add lines 5 through 19	20	10,709		6,969	1		5, :	915
	Subtract line 20 from line 3 (rents) and/or 4 (royalties). If								
	result is a (loss), see instructions to find out if you must		10 056		6,281			0	685
	ile Form 6198	21	10,856		0,201			9,	565
	Deductible rental real estate loss after limitation, if any,			,		1			,
	on Form 8582 (see instructions)	22	23a	(
	Total of all amounts reported on line 3 for all rental properties					-			
	Total of all amounts reported on line 4 for all properties					-			
	Total of all amounts reported on line 12 for all properties Total of all amounts reported on line 18 for all properties					-			
	Total of all amounts reported on line 16 for all properties								
	ncome. Add positive amounts shown on line 21. Do not include any				24				
	Losses. Add royalty losses from line 21 and rental real estate losses				25	/			
	Total rental real estate and royalty income or (loss). Combine line								
	nere. If Parts II, III, IV, and line 40 on page 2 do not apply to you, als								
	Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the				26				

(Form 1040)

Department of the Treasury Internal Revenue Service

Name(s) shown on return

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.) Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

13

OMB No. 1545-0074

Attachment Sequence No

Go to www.irs.gov/ScheduleE for instructions and the latest information.

Your social security number

NICHOLAS BOARDMAN

767-64-6109

P	art I Income or Los	ss From Rental Real Estat	te a	nd R	oya	lties									
		the business of renting personal		-	se So	chedul	le C. See in	stru	ctions. If	you are an ind	ividual	, report	farm		
		ss from Form 4835 on page 2, lin										П.		$\overline{}$	
Α -		in 2023 that would require you to										• 🛏	Yes	Н	No
<u>B</u>		le required Form(s) 1099?								<u></u>		. '	Yes	Ш	No
1a		n property (street, city, state, ZIP	code	9)											
_A		6, ROCKLEDGE, FL 32955												—	
<u>B</u>		8, ROCKLEDGE, FL 32955												—	
<u>C</u> 1k	•	CIR, COCOA, FL 32922			uti. I	-4l				Fair Dantal	D		$\overline{}$		
11.	Type of Property (from list below)	2 For each rental real e above, report the num		· · · ·							onai use Days	l (J.JV			
A		personal use days. Ch					1	٦	Α	365				П	
B	⊣ ······	if you meet the require						ŀ	В	365			+	\forall	
		qualified joint venture	. Se	e instru	ICTIO	ıs.		ŀ	С	365				H	
	e of Property:										-			—	
	Single Family Residence 3	Vacation/Short-Term Rental	5	Land		7	Self-Renta	ı							
	Multi-Family Residence 4			Royalt	ies	8	Other (des		e)						
	,						,			roperties:					
Inco	ome:						Α			В			С		
3	Rents received			3			17,73	30		18,20	0		42	,8	74
	Royalties received			4											
	enses:			1											
5	Advertising			5											
6	Auto and travel (see instruction	ns)		6				\cup							
7	Cleaning and maintenance			7											
8	Commissions			8											
9	Insurance			9			1	35		13	5		3	<u>,9</u>	98
10	Legal and other professional fe	ees		10											
				11											
		c. (see instructions)		12											
				13				4.4							40
				14			<u></u>	44		25	U		2	<u>, 8</u>	42
				15			1 77			1 (5	7				~
				16			1,75	2Т		1,65	/				96
				17			2 0	1 =		2 21	0				11
		tion	• • •	18			2,01			2,21					50 71
	Other (list)	SEE STATEMENT 4,5,6		19			4,19 8,23			4,49 8,75	6		16		68
		nto) and/or 4 (revoltion) If	• • •	20			0,2.	30		6,75	-			, 3	00
	Subtract line 20 from line 3 (re result is a (loss), see instruction														
	, ,			21			9,49	92		9,44	4		26	5	06
	Deductible rental real estate lo			21			J , 1.			7,11	_			<u>, </u>	
		s)		22	,				,		V				,
		n line 3 for all rental properties					2	3a							
		n line 4 for all royalty properties .						3b							
		n line 12 for all properties						3c							
		n line 18 for all properties					· · · · · · · · · · · · · · · · · · ·	3d							
	·	n line 20 for all properties						3e							
		shown on line 21. Do not include								2	4				

25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here

26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on

25

(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.) Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

OMB No. 1545-0074

Attachment Sequence No 13

Name(s) shown on return

Go to www.irs.gov/ScheduleE for instructions and the latest information. Your social security number

NICHOLAS BOARDMAN		767-64-6109								
Part I Income or Loss From Rental Real Estate a	and R	ovalties								
Note: If you are in the business of renting personal prop		-	instruc	ctions. If yo	ou are an ind	ividual,	repo	rt 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	s) 1099? See instruc	tions .				Ш	Yes		No
B If "Yes," did you or will you file required Form(s) 1099?								Yes		No
1a Physical address of each property (street, city, state, ZIP code	e)									
A 3213 MURRELL RD #106, ROCKLEDGE, FL 32955										
B 1711 DIXON BLVD #209, COCOA, FL 32926										
C 23 COQUINA RD, ROCKLEDGE, FL 32955										
1b Type of Property 2 For each rental real estate					Fair Rental	Person	al Us	se	QJV	,
(from list below) above, report the number personal use days. Check			_		Days	Da	ys			
if you meet the requirement				Α	365				\dashv	<u> </u>
B qualified joint venture. Se				В	365				\dashv	<u> </u>
c 1				С	365				Ш	
Type of Property:										
ů ,	Land	7 Self-Rer								
2 Multi-Family Residence 4 Commercial 6	Royalt	ies 8 Other (d	describe	e)						
				Pro	perties:	1				
Income:		A	100		B 70 75	_		<u>C</u>		700
3 Rents received	3	23,	100		10,75	0		Т.	9,1	782
4 Royalties received	4									
Expenses:	5			1/						
5 Advertising										
6 Auto and travel (see instructions)	6									
7 Cleaning and maintenance	7								—	
8 Commissions	8		135		13	_				491
9 Insurance	9	•	135			5		•	<u> </u>	±91
10 Legal and other professional fees	10									
11 Management fees	11								2 1	230
12 Mortgage interest paid to banks, etc. (see instructions)	12							•	<u> </u>	230
13 Other interest	14		144						2 1	169
15 Supplies	15							•		
16 Taxes	16	1 . '	751		74	6			1 _ 1	120
17 Utilities	17		7 3 -		, _	_				3 4 4
18 Depreciation expense or depletion	18	2	728		66	6				739
19 Other (list) SEE STATEMENT 7,8,9	19		943		3,88					571
20 Total expenses. Add lines 5 through 19	20		701		5,43			18		564
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If		37			-,	1			- , ,	
result is a (loss), see instructions to find out if you must										
file Form 6198	21	14,	399		5,31	6			1,1	118
22 Deductible rental real estate loss after limitation, if any,										
on Form 8582 (see instructions)	22	(V			ΟX				0
23a Total of all amounts reported on line 3 for all rental properties	$\overline{}$		23a							
b Total of all amounts reported on line 4 for all royalty properties			23b							
c Total of all amounts reported on line 12 for all properties			23c							
dTotal of all amounts reported on line 18 for all properties			23d							
e Total of all amounts reported on line 20 for all properties			23e							
24 Income. Add positive amounts shown on line 21. Do not include any		,			2.	4				
25 Losses. Add royalty losses from line 21 and rental real estate losses	•			ere	2	5 (
26 Total rental real estate and royalty income or (loss). Combine line										
here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, als										

(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.) Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

Go to www.irs.gov/ScheduleE for instructions and the latest information. Name(s) shown on return

Your social security number

NICHOL	AS BOARDMAN	767-64-6109
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	u are an individual, report farm

	•	the business of renting personal page from Form 4935 on page 2. lin		se Schedu	ie C. See instru	ctions. If	you are an indiv	ridual, repo	ort farm		
_		oss from Form 4835 on page 2, lin		-) 40000 0	!				Va -	\neg	N -
A		in 2023 that would require you to	•	•	-				Yes	Н	No
<u>B</u>		ile required Form(s) 1099?							Yes		No
1a		h property (street, city, state, ZIP o	oue)								
_ <u>A</u>		3, ROCKLEDGE, FL 32955									
<u>B</u>		8, ROCKLEDGE, FL 32955									
	3880 S. HIGHWAY 1,		ototo pros	arty liatod			Fair Dontal	Dorconal	lee l		
11.	711 - 7	2 For each rental real estabove, report the num		,			Fair Rental Days	Personal U Days	26	QJV	
	(from list below)	personal use days. Ch			/	$\overline{}$	365	20,3	-	П	
_ <u>A</u> B		if you meet the require				В	365			\forall	
C	2 2	qualified joint venture.	See instr	uctions.		С	365			\forall	
	e of Property:						303				
	Single Family Residence 3	Vacation/Short-Term Rental	5 Land	7	Self-Rental						
	Multi-Family Residence 4		6 Royal		Other (describ	ر <u>م</u> ر					
	viditi i arrilly incoluctive 4	Commercial	o ixuyai	0	Other (describ		roperties:				
Inco	ome:				Α		B	Τ			
			3		25,250		26,150)	239	9 . 9	37
	Royalties received		4		237230		20,230			,,,	<u> </u>
	enses:							+			
-	Advertising		1 5								
	Auto and travel (see instruction		6			V					
										5,4	193
	•		—					1			
					135		135	5	13	3,8	885
		ees						1			000
	•										281
		c. (see instructions)									05
								1			
					144		925	5	į	5,2	208
					168		129	•	23	3,3	390
							1,726	5			83
		etion			4,910		4,910				378
		SEE STATEMENT 10,11,12	19		4,193		4,011	_			.59
			20		9,550		11,836		192		
	Subtract line 20 from line 3 (re										
	result is a (loss), see instruction	ns to find out if you must									
1	file Form 6198		21		15,700		14,314	<u> </u>	47	7 , 5	555

22 Deductible rental real estate loss after limitation, if any,						
on Form 8582 (see instructions)	22	(0)	(0)	(0
23a Total of all amounts reported on line 3 for all rental properties			23a			
b Total of all amounts reported on line 4 for all royalty properties			23b			
c Total of all amounts reported on line 12 for all properties			23c			
d Total of all amounts reported on line 18 for all properties			23d			
e Total of all amounts reported on line 20 for all properties			23e			
24 Income. Add positive amounts shown on line 21. Do not include any	/ losse	s			24	
	,	" - 00 F				,

25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here

26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, 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

(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.) Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

OMB No. 1545-0074

Attachment Sequence No 13

Go to www.irs.gov/ScheduleE for instructions and the latest information.

Name(s) shown on return

Your social security number

NICHOLAS BOARDMAN				767	<u>-64-6</u>	T09		
Part I Income or Loss From Rental Real Estate	and R	oyalties						
Note: If you are in the business of renting personal pro	perty, us	se Schedule C. See ins	truction	s. If you are an	individual	, report	farm	
rental income or loss from Form 4835 on page 2, line 4								
A Did you make any payments in 2023 that would require you to file							es/	∐ No
B If "Yes," did you or will you file required Form(s) 1099?						\	es_	No
1a Physical address of each property (street, city, state, ZIP cod	le)							
A 2197 DR HARVEY RILEY ST NE, PALM BAY, FL 32905								
В								
_ C				_				
1b Type of Property 2 For each rental real esta		,		Fair Rental		onal Use	(QJV
(from list below) above, report the number personal use days. Check			_	Days	L	Days		
if you meet the requirement			A	365				Н—
B qualified joint venture. Se	ee instru	uctions.	В					Н—
<u> </u>			С					Ш
Type of Property:								
1 Single Family Residence 3 Vacation/Short-Term Rental 5		7 Self-Rental						
2 Multi-Family Residence 4 Commercial 6	Royalt	ties 8 Other (desc	ribe)					
			_	Properties:				
Income:		Α	+	В			С	
3 Rents received			+					
4 Royalties received	4		+-					
Expenses:	5		11	/				
5 Advertising	6		+	/				
• Auto and traver (see instructions)			1)					
7 Cleaning and maintenance		_	+					
8 Commissions			+					
9 Insurance			+					
10 Legal and other professional fees			+					
11 Management fees	11 12		+					
12 Mortgage interest paid to banks, etc. (see instructions)			+					
13 Other interest		8,41	4					
14 Repairs		0,11	+					
			+					
16 Taxes		3	0					
18 Depreciation expense or depletion		1,70						
19 Other (list) SEE STATEMENT 13	19	2						
20 Total expenses. Add lines 5 through 19	20	10,17						
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	-10,17	4					
22 Deductible rental real estate loss after limitation, if any,			_					
on Form 8582 (see instructions)	22	10,17	4 ∤		V			
23a Total of all amounts reported on line 3 for all rental properties			1	474,1	L88			
b Total of all amounts reported on line 4 for all royalty properties								
c Total of all amounts reported on line 12 for all properties				15,8	335			
d Total of all amounts reported on line 18 for all properties				46,2				
e Total of all amounts reported on line 20 for all properties				313,6				
24 Income. Add positive amounts shown on line 21. Do not include ar			_	,	24		170	,666
25 Losses. Add royalty losses from line 21 and rental real estate losses	•		0 6000		25 (-		,174
26 Total rental real estate and royalty income or (loss). Combine lir					- 1			
here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, a								
Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the					26		160	-492

Attachment Sequence No. 13

Schedule E (Form 1040) 2023

Your social security number

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on other side.

N	ICHOL	AS BOARDMAN							767	7-64	-610	9	
Cau	ıtion: Th	e IRS compares amounts re	eported on your tax retu	ırn w	ith amounts s	how	n or	Schedule(s)	K-1.				
P	art II	Income or Loss From	Partnerships and S	Co	rporations								
		Note: If you report a loss, re	•		•	e a lo	oan r	epayment from	an S cor	poration	on, you m	nust checl	<
		the box in column (e) on line	28 and attach the required	d basi	s computation.	If yo	u rep	oort a loss from	an at-ris	k activ	ity for wh	ich any	
		amount is not at risk, you m	ust check the box in colum	nn (f)	on line 28 and	attac	h Fo	rm 6198. See	instructio	ns.			
27	Λεο νου το	porting any loss not allowed in											
	•	tivity (if that loss was not repo	' '				•	•					
	•	ctions before completing this s	,.		arood pararoror	p 0	фон	ooo. II you and		\Box	es X	No	
		, , ,			(b) Enter P for	(c) (Check	if (d) Empl	over		Check if	(f) Ch	eck if
28		(a) Name			partnership; S for S corporation	fo	reign nershi	identification		basis c	omputation equired	any am not a	ount is
A					lor o corporation	part		P		10 10	- quireu	1.00 G	
							\forall					-	1
C							H						
<u>D</u>							H					-	+
		Danaina Incomo and	Lass	1			щ.	Vannaanina In					
		Passive Income and		+				Nonpassive In					
		Passive loss allowed	(h) Passive income		(i) Nonpassive loss		ed		179 expens om Form 45		, ,	Nonpassive ir	
_	(atta	ch Form 8582 if required)	from Schedule K-1	+	(see Schedule	N-1)		ueduction II	om Form 45	702	iro	m Schedule	N*1
A				+									
<u>B</u>				_									
<u></u>													
D				丄									
29a	Totals												
b	Totals												
30	Add colu	ımns (h) and (k) of line 29a		1						30			
31	Add colu	ımns (g), (i), and (j) of line 29b		\mathbf{L}	Ī 					31	(
32	Total pa	rtnership and S corporation	income or (loss). Combir	ne line	es 30 and 31					32			
P	art III	Income or Loss From	Estates and Trusts										
											(b)	Employer	
33			(a) Name								identific	ation numbe	r
Α													
В													
_		Passive Income	e and Loss					Nonpass	ive Incon	ne and	d Loss		
	(c) Pass	sive deduction or loss allowed	(d) Passive incom	10			(0)	Deduction or loss		1		r income fror	n
		ch Form 8582 if required)	from Schedule K-					n Schedule K-1			.,	edule K-1	
_	,	. ,								1			
<u>А</u> В													
_	Totala												
34a	Totals												
) D	Totals	(d) and (f) -f 15 0.4								25	T		
35		ımns (d) and (f) of line 34a								35	,		
36		ımns (c) and (e) of line 34b	0							36			
<u>37</u>		ate and trust income or (loss).				<u> </u>		4- (DENIC	·········	37	11-11		
_ P	art IV	Income or Loss From	Ĭ				<u>iaui</u>			<u>iduai</u>	Holde	<u>'</u>	
38		(a) Name	(b) Employer identification number		Excess inclusion fro chedules Q, line 2d			(d) Taxable ind (net loss) fro				come from les Q, line 3	h
		* *	identification number		(see instructions)		_	Schedules Q, li	ine 1b	_	Scriedu	ies w, iiie s	
											,		
39		e columns (d) and (e) only. Ent	er the result here and inclu	ıde in	the total on lin	e 41	belo	w		39			
P	art V	Summary									_		
40	Net farm	rental income or (loss) from F	Form 4835. Also, complete	line 4	42 below					40			
41	Total in	come or (loss). Combine lines	s 26, 32, 37, 39, and 40. E	nter th	ne result here a	and o	n Sc	hedule					
	1 (Form	1040), line 5								41		160	,492
42	Reconc	liation of farming and fishin					Ï						
		and fishing income reported or 065), box 14, code B; Schedule											
		Schedule K-1 (Form 1041), bo				4	12						
43	Reconcil	iation for real estate profession	nals. If you were a real estate				\Box						
	profession	al (see instructions), enter the net i	income or (loss) you										
		anywhere on Form 1040, Form 1040					.	0	6,663				
	rear estate	e activities in which you materially p	Jarlicipaleu under ine passive a	<u>activity</u>	ioss tules	. 4	13	ō	0,003	'			

8995-A

Qualified Business Income Deduction

Attach to your tax return.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Sequence No.

Department of the Treasury Internal Revenue Service Name(s) shown on return

NICHOLAS BOARDMAN

Your taxpayer identification number 767-64-6109

Note: You can claim the qualified business income deduction only if you have qualified business income from a qualified trade or business, real estate investment trust dividends, publicly traded partnership income, or domestic production activities deduction passed through from an agricultural or horticultural cooperative. See instructions.

Use this form if your tayable income, before your qualified husiness income deduction, is above \$182,100 (\$364,200 if married filling

	this form if your taxable income, before your qualified business in or you're a patron of an agricultural or horticultural cooperative.	come d	deduction, is above \$182,10	00 (\$364,200	if married filii	ng	
Part	•	ion					
	lete Schedules A, B, and/or C (Form 8995-A), as applicabnstructions.		fore starting Part I. Attac	ch additiona	l worksheets	s when nee	eded.
1	(a) Trade, business, or aggregation name		(b) Check if specified service	(c) Check if aggregation	(d) Ta		(e) Check if patron
A	1675 S. FISKE BLVD #D214				767-64	-6109	
В	1562 UNIVERSITY LN #705				767-64	-6109	
C	1562 UNIVERSITY LN #710				767-64	-6109	
Part	II Determine Your Adjusted Qualified Busine	ess ir	A	ı	В		С
2	Qualified business income from the trade, business, or aggregation. See instructions	2	10,209		5,907		9,108
3	Multiply line 2 by 20% (0.20). If your taxable income is \$182,100 or less (\$364,200 if married filing jointly), skip lines 4 through 12 and enter the amount from line 3 on line 13	3	C _{2,042}	y	1,181		1,822
4	Allocable share of W-2 wages from the trade, business, or aggregation	4	0		0		0
5	Multiply line 4 by 50% (0.50)	5	0		0		0
6 7	Multiply line 4 by 25% (0.25) Allocable share of the unadjusted basis immediately after acquisition (UBIA) of all qualified property	7	53,374		28,014		33,000
8	Multiply line 7 by 2.5% (0.025)	8	1,334		700		825
9	Add lines 6 and 8	9	1,334		700		825
10	Enter the greater of line 5 or line 9	10	1,334		700		825
11	W-2 wage and UBIA of qualified property limitation. Enter the smaller of line 3 or line 10	11	1,334		700		825
12	Phased-in reduction. Enter the amount from line 26, if any	12					
13	Qualified business income deduction before patron reduction. Enter the greater of line 11 or line 12	13	1,334		700		825
14	Patron reduction. Enter the amount from Schedule D (Form 8995-A), line 6, if any. See instructions	14					
15	Qualified business income component. Subtract line 14 from line 13	15	1,334		700		825
16	Total qualified business income component. Add all amounts		05 055				

25,875

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

reported on line 15

Part III

25

26

767-64-6109

NICHOLAS BOARDMAN

Total phase-in reduction. Multiply line 19 by line 24

Qualified business income after phase-in reduction. Subtract line

25 from line 17. Enter this amount here and on line 12, for the

corresponding trade or business

Phased-in Reduction

Form 8995-A (2023) Page **2**

Complete Part III only if your taxable income is more than \$182,100 but not \$232,100 (\$364,200 and \$464,200 if married filing jointly) and line 10 is less than line 3. Otherwise, skip Part III. Α В С Enter the amounts from line 3 17 17 Enter the amounts from line 10 18 18 Subtract line 18 from line 17 19 19 20 Taxable income before qualified business income deduction 20 21 Threshold. Enter \$182,100 (\$364,200 if married filing jointly) 21 22 Subtract line 21 from line 20 22 23 Phase-in range. Enter \$50,000 (\$100,000 if married filing jointly) 23 24 Phase-in percentage. Divide line 22 by line 23 24

25

26

Par	IV Determine Your Qualified Business Income Deduction				
27	Total qualified business income component from all qualified trades,				
	businesses, or aggregations. Enter the amount from line 16	27	25,875		
28	Qualified REIT dividends and publicly traded partnership (PTP) income or				
	(loss). See instructions	28	9		
29	Qualified REIT dividends and PTP (loss) carryforward from prior years	29	(
30	Total qualified REIT dividends and PTP income. Combine lines 28 and 29. If		10 1 /		
	less than zero, enter -0-	30	9		
31	REIT and PTP component. Multiply line 30 by 20% (0.20)	31	2		
32	Qualified business income deduction before the income limitation. Add lines 27 and 3	31		32	25,877
33	Taxable income before qualified business income deduction	33	681,383		
34	Enter your net capital gain, if any, increased by any qualified dividends (see				
	instructions)	34	556,206		
35	Subtract line 34 from line 33. If zero or less, enter -0-			35	125,177
36	Income limitation. Multiply line 35 by 20% (0.20)			36	25,035
37	Qualified business income deduction before the domestic production activities deduc	tion (E	PAD)		
	under section 199A(g). Enter the smaller of line 32 or line 36			37	25,035
38	DPAD under section 199A(g) allocated from an agricultural or horticultural cooperative	e. Dor	i't enter		
	more than line 33 minus line 37			38	
39	Total qualified business income deduction. Add lines 37 and 38			39	25,035
40	Total qualified REIT dividends and PTP (loss) carryforward. Combine lines 28 and 29				
	greater, enter -0-			40	(0)
					F 9005-A (2022)

Form 8995-A

Qualified Business Income Deduction

Attach to your tax return.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55**

Department of the Treasury Internal Revenue Service Name(s) shown on return

NICHOLAS BOARDMAN

Your taxpayer identification number

767-64<u>-6109</u>

Note: You can claim the qualified business income deduction only if you have qualified business income from a qualified trade or business, real estate investment trust dividends, publicly traded partnership income, or domestic production activities deduction passed through from an agricultural or horticultural cooperative. See instructions.

Use this form if your taxable income, before your qualified business income deduction, is above \$182,100 (\$364,200 if married filing jointly), or you're a patron of an agricultural or horticultural cooperative.

jointly),	or you're a patron of an agricultural or horticultural cooperative.		,	, ,	, ,		J	
Part	I Trade, Business, or Aggregation Informati	on						
Compl	ete Schedules A, B, and/or C (Form 8995-A), as applicabl	le, bei	fore starting	g Part I. Attac	h additional	worksheets	when nee	eded.
	nstructions.							
1	(a) Trade business or expression name			(b) Check if	(c) Check if	(d) Ta	xpayer	(e) Check if
	(a) Trade, business, or aggregation name			specified service	aggregation	identification	n number	patron
]				
A	3213 MURRELL RD #206					767-64	-6109	
B	1882 MURRELL RD #J38					767-64	-6109	
	725-727 LUNAR LAKE CIR				767-64	-6109	<u> </u>	
Part	II Determine Your Adjusted Qualified Busine	ss Ir	ncome					
			Α	E	3	С		
_			I					
2	Qualified business income from the trade, business, or aggregation.	_		0 006		0 001		24 026
_	See instructions	2		8,926		8,881		24,926
3	Multiply line 2 by 20% (0.20). If your taxable income is \$182,100	1			1/			
	or less (\$364,200 if married filing jointly), skip lines 4 through 12	3		1,785		1,776		4,985
4	and enter the amount from line 3 on line 13 Allocable share of W-2 wages from the trade, business, or	3		1,703		1,770		4,30 3
4	_	4		_ 0		0		0
5	aggregation Multiply line 4 by 50% (0.50)	5		0		0		0
5 6	Multiply line 4 by 50% (0.50)	6		0		0		0
7	Multiply line 4 by 25% (0.25) Allocable share of the unadjusted basis immediately after	-						
•	acquisition (UBIA) of all qualified property	7		55,400		61,000		118,965
8	Multiply line 7 by 2.5% (0.025)	8		1,385		1,525		2,974
9	Add lines 6 and 8	9		1,385		1,525		2,974
10	Enter the greater of line 5 or line 9	10		1,385		1,525		2,974
11	W-2 wage and UBIA of qualified property limitation. Enter the					-		
	smaller of line 3 or line 10	11		1,385		1,525		2,974
12	Phased-in reduction. Enter the amount from line 26, if any	12						
13	Qualified business income deduction before patron reduction.							_
	Enter the greater of line 11 or line 12	13		1,385		1,525		2,974
14	Patron reduction. Enter the amount from Schedule D (Form 8995-A),							
	line 6, if any. See instructions	14						
15	Qualified business income component. Subtract line 14 from line 13 \dots	15		1,385		1,525		2,974
16	Total qualified business income component. Add all amounts							

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

reported on line 15

767-64-6109

NICHOLAS BOARDMAN

more than line 33 minus line 37

greater, enter -0- .

Form 8995-A (2023)

	995-A (2023)	:									Page
Par					2000 400 (400	4000	1.0.1.0.00			``	
	plete Part III only if your taxable i line 10 is less than line 3. Otherw			it not \$	232,100 (\$364	4,200 <i>e</i>	and \$464,200	it married til	ing jointly	<i>(</i>)	
anu	illie 10 is less than line 3. Otherwi	ise, skip Fait II	1.								
					Α			В		С	
4-7	Forten the amounts from the 2			47							
17	E			17							
18				18 19							
19 20	Subtract line 18 from line 17	[19							
20	Taxable income before qualified business	20									
21	income deduction Threshold. Enter \$182,100 (\$364,200 if	20									
21	married filing jointly)	21									
22	Subtract line 21 from line 20	22									
23	Phase-in range. Enter \$50,000 (\$100,000 if										
	married filing jointly)	23									
24	Phase-in percentage. Divide line 22 by line 23	24	%								
25	Total phase-in reduction. Multiply			25							
26	Qualified business income after phas										
	25 from line 17. Enter this amount her										
	corresponding trade or business										
Par		ualified Bu	siness Income	e Dec	duction						
27	Total qualified business income										
	businesses, or aggregations. En	ter the amount	from line 16			27					
28	Qualified REIT dividends and pu										
	(loss). See instructions					28					
29	Qualified REIT dividends and PT					29	(
30	Total qualified REIT dividends a	nd PTP income	e. Combine lines 2	8 and	29. If						
	less than zero, enter -0-)		30					
31	REIT and PTP component. Multi	iply line 30 by	20% (0.20)	<u> </u>		31	\mathcal{V}				
32	Qualified business income dedu	ction before the	e income limitation	. Add	lines 27 and 3	31			32		
33	Taxable income before qualified					33			_		
34	Enter your net capital gain, if an	y, increased by	any qualified dividual	dends	(see						
						34					
35	Subtract line 34 from line 33. If a	zero or less, er	iter -0-						35		
36	Income limitation. Multiply line 39								36		
37	Qualified business income dedu										
	under section 199A(g). Enter the	smaller of line	32 or line 36						37		
38	DPAD under section 199A(a) allocated from an agricultural or horticultural cooperative. Don't enter										

Total qualified business income deduction. Add lines 37 and 38

Total qualified REIT dividends and PTP (loss) carryforward. Combine lines 28 and 29. If zero or

Form **8995-A** (2023)

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8995-A

Department of the Treasury

Qualified Business Income Deduction

Attach to your tax return.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Sequence No.

Your taxpayer identification number

767-64-6109

NICHOLAS BOARDMAN

Internal Revenue Service Name(s) shown on return

Note: You can claim the qualified business income deduction only if you have qualified business income from a qualified trade or business, real estate investment trust dividends, publicly traded partnership income, or domestic production activities deduction passed through from an agricultural or horticultural cooperative. See instructions.

Use this form if your taxable income, before your qualified business income deduction, is above \$182,100 (\$364,200 if married filing

	or you're a patron of an agricultural or horticultural cooperative.	come	ieduciiori, is	above \$102,10	00 (\$304,200	ı ii mameu iiii	ig	
Part		on						
	ete Schedules A, B, and/or C (Form 8995-A), as applicab		fore starting	g Part I. Attac	h additiona	l worksheets	when nee	eded.
See in	nstructions.		·					
1	(a) Trade, business, or aggregation name			(b) Check if	(c) Check if	(d) Ta	xpayer	(e) Check if
	(a) Trade, business, or aggregation name			specified service	aggregation	identification	n number	patron
								_
A	3213 MURRELL RD #106					767-64	-6109	
_	1511 1000					DCD C4	6100	
B	1711 DIXON BLVD #209			\square		767-64	-6109	
С	23 COQUINA RD					767-64	6100	
Part		see In	como			767-64	-0103	
rait	Determine rour Aujusteu Quaimeu Busine	-33 II	ICOIIIE					
				Α		В		С
2	Qualified business income from the trade, business, or aggregation.							
	See instructions	2		13,541		4,999		1,051
3	Multiply line 2 by 20% (0.20). If your taxable income is \$182,100	4						
	or less (\$364,200 if married filing jointly), skip lines 4 through 12	IT.						
	and enter the amount from line 3 on line 13	3		2,708		1,000		210
4	Allocable share of W-2 wages from the trade, business, or							
	aggregation	4		0		0		0
5	Multiply line 4 by 50% (0.50)	5		0		0		0
6	Multiply line 4 by 25% (0.25)	6		0		0		0
7	Allocable share of the unadjusted basis immediately after	l _		75 000		10 204		244 224
_	acquisition (UBIA) of all qualified property	7		75,000		18,324 458		244,334
8	Multiply line 7 by 2.5% (0.025)	8		1,875 1,875		458		6,108
9 10	Add lines 6 and 8 Enter the greater of line 5 or line 9	10		1,875		458		6,108
11	W-2 wage and UBIA of qualified property limitation. Enter the	10		± /0/5		150		0,100
••	smaller of line 3 or line 10	11		1,875		458		210
12	Phased-in reduction. Enter the amount from line 26, if any	12		_,				
13	Qualified business income deduction before patron reduction.							
	Enter the greater of line 11 or line 12	13		1,875		458		210
14	Patron reduction. Enter the amount from Schedule D (Form 8995-A),							
	line 6, if any. See instructions	14						
15	Qualified business income component. Subtract line 14 from line 13 \dots	15		1,875		458		210
16	Total qualified business income component. Add all amounts							

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

reported on line 15

767-64-6109

NICHOLAS BOARDMAN

more than line 33 minus line 37

greater, enter -0- .

Form 8995-A (2023)

	995-A (2023)	:									Page
Par					2000 400 (400	4000	1.0.1.0.00			``	
	plete Part III only if your taxable i line 10 is less than line 3. Otherw			it not \$	232,100 (\$364	4,200 <i>e</i>	and \$464,200	it married til	ing jointly	<i>(</i>)	
anu	illie 10 is less than line 3. Otherwi	ise, skip Fait II	1.								
					Α			В		С	
4-7	Forten the amounts from the 2			47							
17	E			17							
18				18 19							
19 20	Subtract line 18 from line 17	[19							
20	Taxable income before qualified business	20									
21	income deduction Threshold. Enter \$182,100 (\$364,200 if	20									
21	married filing jointly)	21									
22	Subtract line 21 from line 20	22									
23	Phase-in range. Enter \$50,000 (\$100,000 if										
	married filing jointly)	23									
24	Phase-in percentage. Divide line 22 by line 23	24	%								
25	Total phase-in reduction. Multiply			25							
26	Qualified business income after phas										
	25 from line 17. Enter this amount her										
	corresponding trade or business										
Par		ualified Bu	siness Income	e Dec	duction						
27	Total qualified business income										
	businesses, or aggregations. En	ter the amount	from line 16			27					
28	Qualified REIT dividends and pu										
	(loss). See instructions					28					
29	Qualified REIT dividends and PT					29	(
30	Total qualified REIT dividends a	nd PTP income	e. Combine lines 2	8 and	29. If						
	less than zero, enter -0-)		30					
31	REIT and PTP component. Multi	iply line 30 by	20% (0.20)	<u> </u>		31	\mathcal{V}				
32	Qualified business income dedu	ction before the	e income limitation	. Add	lines 27 and 3	31			32		
33	Taxable income before qualified					33			_		
34	Enter your net capital gain, if an	y, increased by	any qualified dividual	dends	(see						
						34					
35	Subtract line 34 from line 33. If a	zero or less, er	iter -0-						35		
36	Income limitation. Multiply line 39								36		
37	Qualified business income dedu										
	under section 199A(g). Enter the	smaller of line	32 or line 36						37		
38	DPAD under section 199A(a) allocated from an agricultural or horticultural cooperative. Don't enter										

Total qualified business income deduction. Add lines 37 and 38

Total qualified REIT dividends and PTP (loss) carryforward. Combine lines 28 and 29. If zero or

Form **8995-A** (2023)

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Form 8995-A

Qualified Business Income Deduction

Attach to your tax return.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55A**

Internal Revenue Service
Name(s) shown on return

NICHOLAS BOARDMAN

Department of the Treasury

Your taxpayer identification number

767-64-6109

Note: You can claim the qualified business income deduction only if you have qualified business income from a qualified trade or business, real estate investment trust dividends, publicly traded partnership income, or domestic production activities deduction passed through from an agricultural or horticultural cooperative. See instructions.

Use this form if your taxable income, before your qualified business income deduction, is above \$182,100 (\$364,200 if married filing jointly), or you're a patron of an agricultural or horticultural cooperative.

Trade, Business, or Aggregation Information Complete Schedules A, B, and/or C (Form 8995-A), as applicable, before starting Part I. Attach additional worksheets when needed. See instructions. (d) Taxpayer (b) Check if (c) Check if (e) Check if 1 (a) Trade, business, or aggregation name specified service aggregation identification number patron 3213 MURRELL RD #203 767-64-6109 767-64-6109 3213 MURRELL RD #208 С BONSAI SPACE LLC 84-2660330 **Determine Your Adjusted Qualified Business Income** Part II С Α В Qualified business income from the trade, business, or aggregation. 14,764 13,461 2 44,719 See instructions Multiply line 2 by 20% (0.20). If your taxable income is \$182,100 or less (\$364,200 if married filing jointly), skip lines 4 through 12 2,692 8,944 and enter the amount from line 3 on line 13 Allocable share of W-2 wages from the trade, business, or 0 0 4 aggregation Multiply line 4 by 50% (0.50) 0 0 0 5 5 Multiply line 4 by 25% (0.25) 0 0 6 6 Allocable share of the unadjusted basis immediately after acquisition (UBIA) of all qualified property 135,000 135,000 463,248 7 Multiply line 7 by 2.5% (0.025) 8 8 3,375 3,375 11,581 3,375 3,375 11,581 9 9 Add lines 6 and 8 Enter the greater of line 5 or line 9 3,375 3,375 11,581 10 10 W-2 wage and UBIA of qualified property limitation. Enter the 2,953 2,692 8,944 smaller of line 3 or line 10 11 12 12 Phased-in reduction. Enter the amount from line 26, if any Qualified business income deduction before patron reduction. Enter the greater of line 11 or line 12 2,953 2,692 8,944 13 Patron reduction. Enter the amount from Schedule D (Form 8995-A), 14 line 6, if any. See instructions 14 2,953 2,692 8,944 15 Qualified business income component. Subtract line 14 from line 13 15 Total qualified business income component. Add all amounts

16

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

reported on line 15

767-64-6109

NICHOLAS BOARDMAN

more than line 33 minus line 37

greater, enter -0- .

Form 8995-A (2023)

	995-A (2023)	:									Page
Par					2000 400 (400	4000	1.0.1.0.00			``	
	plete Part III only if your taxable i line 10 is less than line 3. Otherw			it not \$	232,100 (\$364	4,200 <i>e</i>	and \$464,200	it married til	ing jointly	<i>(</i>)	
anu	illie 10 is less than line 3. Otherwi	ise, skip Fait II	1.								
					Α			В		С	
4-7	Forten the amounts from the 2			47							
17	E			17							
18				18 19							
19 20	Subtract line 18 from line 17	[19							
20	Taxable income before qualified business	20									
21	income deduction Threshold. Enter \$182,100 (\$364,200 if	20									
21	married filing jointly)	21									
22	Subtract line 21 from line 20	22									
23	Phase-in range. Enter \$50,000 (\$100,000 if										
	married filing jointly)	23									
24	Phase-in percentage. Divide line 22 by line 23	24	%								
25	Total phase-in reduction. Multiply			25							
26	Qualified business income after phas										
	25 from line 17. Enter this amount her										
	corresponding trade or business										
Par		ualified Bu	siness Income	e Dec	duction						
27	Total qualified business income										
	businesses, or aggregations. En	ter the amount	from line 16			27					
28	Qualified REIT dividends and pu										
	(loss). See instructions					28					
29	Qualified REIT dividends and PT					29	(
30	Total qualified REIT dividends a	nd PTP income	e. Combine lines 2	8 and	29. If						
	less than zero, enter -0-)		30					
31	REIT and PTP component. Multi	iply line 30 by	20% (0.20)	<u> </u>		31	\mathcal{V}				
32	Qualified business income dedu	ction before the	e income limitation	. Add	lines 27 and 3	31			32		
33	Taxable income before qualified					33			_		
34	Enter your net capital gain, if an	y, increased by	any qualified dividual	dends	(see						
						34					
35	Subtract line 34 from line 33. If a	zero or less, er	iter -0-						35		
36	Income limitation. Multiply line 39								36		
37	Qualified business income dedu										
	under section 199A(g). Enter the	smaller of line	32 or line 36						37		
38	DPAD under section 199A(a) allocated from an agricultural or horticultural cooperative. Don't enter										

Total qualified business income deduction. Add lines 37 and 38

Total qualified REIT dividends and PTP (loss) carryforward. Combine lines 28 and 29. If zero or

Form **8995-A** (2023)

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SCHEDULE C (Form 8995-A) (Rev. December 2022)

Department of the Treasury Internal Revenue Service

Loss Netting and Carryforward

Attach to Form 8995-A.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55D**

Name(s) shown on return NICHOLAS BOARDMAN If you have more than three trades, businesses, or aggregations, complete and attach as many Schedules C as needed. See instructions.

1	Trade, business, or aggregation name	(a) Qualified business income/(loss)	(b) Reduction for loss netting (see instructions)	(c) Adjusted qualified business income (Combine (a) and (b). If zero or less, enter -0)
	1675 S. FISKE BLVD #D214	10,856	(647)	10,209
	1562 UNIVERSITY LN #705	6,281	(374)	5,907
	1562 UNIVERSITY LN #710	9,685	(577)	9,108
2				()
	column (a), and 2 for all trades, businesses, or aggregations			(10,174)
4	Total of the trades, businesses, or aggregations income. Add the positive amounts on line 1, column (a), for all trades, businesses, or aggregations			170,666
5	Losses netted with income of other trades, businesses, or aggregations. Enter in the parentheses on line 5 the smaller of the absolute value of line 3 or line 4. Allocate this amount to each of the trades, businesses, or aggregations on line 1, column (b).			(10,174)
6	Qualified business net (loss) carryforward. Subtract line 5 from line 3. I	f zero or more, enter -0	6	()

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Schedule C (Form 8995-A) (Rev. 12-2022)

Department of the Treasury Internal Revenue Service

Loss Netting and Carryforward

Attach to Form 8995-A.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55D**

Name(s) shown on return

NICHOLAS BOARDMAN

Your taxpayer identification number

NI	CHOLAS BOARDMAN	-64	-64-6109		
If you	have more than three trades, businesses, or aggregations, complete	ete and attach as many Schedules	C as needed. See	instru	ctions.
1	Trade, business, or aggregation name	(a) Qualified business income/(loss)	(b) Reduction for loss netting (see instructions)		(c) Adjusted qualified business income (Combine (a) and (b). If zero or less, enter -0)
	3213 MURRELL RD #206	9,492	5	66)	8,926
	L882 MURRELL RD #J38	9,444	5	63)	8,881
7	725-727 LUNAR LAKE CIR	26,506	1,5	80)	24,926
3	Qualified business net (loss) carryforward from prior years. See in Total of the trades, businesses, or aggregations losses. Combine column (a), and 2 for all trades, businesses, or aggregations			3 (
4	Total of the trades, businesses, or aggregations income. Add the (a), for all trades, businesses, or aggregations	positive amounts on line 1, colum		4	
5	Losses netted with income of other trades, businesses, or aggreg line 5 the smaller of the absolute value of line 3 or line 4. Allocate businesses, or aggregations on line 1, column (b).	'		5 (
6	Qualified business net (loss) carryforward. Subtract line 5 from line	e 3. If zero or more, enter -0		6 (,

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Department of the Treasury

NICHOLAS BOARDMAN

Loss Netting and Carryforward

Attach to Form 8995-A.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment ____

Internal Revenue Service Go to www.irs.gov/Form8995A for instructions a Name(s) shown on return

Sequence No. 55D
Your taxpayer identification number

767-64-6109

If you	u have more than three trades, businesses, or aggregations, complete at	nd attach as many Schedule	s C as needed. See instru	uctions.
1	Trade, business, or aggregation name	(a) Qualified business income/(loss)	(b) Reduction for loss netting (see instructions)	(c) Adjusted qualified business income (Combine (a) and (b). If zero or less, enter -0)
	3213 MURRELL RD #106	858)	13,541	
	1711 DIXON BLVD #209	317)	4,999	
	23 COQUINA RD	1,118	67)	1,051
2	Qualified business net (loss) carryforward from prior years. See instruction of the trades, businesses, or aggregations losses. Combine the column (a), and 2 for all trades, businesses, or aggregations	3	(
4	Total of the trades, businesses, or aggregations income. Add the posit (a), for all trades, businesses, or aggregations	tive amounts on line 1, colun	nn4_	
5	Losses netted with income of other trades, businesses, or aggregation line 5 the smaller of the absolute value of line 3 or line 4. Allocate this businesses, or aggregations on line 1, column (b).		(
6	Qualified business net (loss) carryforward. Subtract line 5 from line 3.			(

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Department of the Treasury Internal Revenue Service

Loss Netting and Carryforward

Attach to Form 8995-A.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55D**

Name(s) shown on return

NICHOLAS BOARDMAN

Your taxpayer identification number 767-64-6109

If you	have more than three trades, businesses, or aggregations, complete	and attach as many Schedules	s C as needed. See instru	uctions.
1	Trade, business, or aggregation name	Trade, business, or aggregation name (a) Qualified business income/(loss) (b) Reduction for loss netting (see instructions)		(c) Adjusted qualified business income (Combine (a) and (b). If zero or less, enter -0)
	3213 MURRELL RD #203	936)	14,764	
	3213 MURRELL RD #208	853)	13,461	
	BONSAI SPACE LLC	2,836)	44,719	
3	Qualified business net (loss) carryforward from prior years. See inst Total of the trades, businesses, or aggregations losses. Combine the column (a), and 2 for all trades, businesses, or aggregations	3	(
4	Total of the trades, businesses, or aggregations income. Add the po (a), for all trades, businesses, or aggregations	sitive amounts on line 1, colum	nn 4	
5	Losses netted with income of other trades, businesses, or aggregation line 5 the smaller of the absolute value of line 3 or line 4. Allocate the businesses, or aggregations on line 1, column (b).	·	5,	(
6	Qualified business net (loss) carryforward. Subtract line 5 from line 3	Cop	6	

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Department of the Treasury
Internal Revenue Service

Loss Netting and Carryforward

Attach to Form 8995-A.

Go to www.irs.gov/Form8995A for instructions and the latest information.

OMB No. 1545-2294

Attachment Sequence No. **55D**

,	s) shown on return CHOLAS BOARDMAN				4-6109
If you	ı have more than three trades, businesses, or aggregations, complete	and attach as many Schedules	s C as neede	d. See instr	uctions.
1	Trade, business, or aggregation name	(a) Qualified business income/(loss)	(b) Reductions ne (see instru	tting	(c) Adjusted qualified business income (Combine (a) and (b). If zero or less, enter -0)
	2197 DR HARVEY RILEY ST	-10,174)	
)	
)	
2	Qualified business net (loss) carryforward from prior years. See inst	ructions		2	(
3	Total of the trades, businesses, or aggregations losses. Combine the	e negative amounts on lines 1.			
·	askings (a) and O (an all trades have assessed as a superscript	o nogativo amounto en inteo 1,		3	(
4	Total of the trades, businesses, or aggregations income. Add the po	ositive amounts on line 1, colum	nn		
	(a), for all trades, businesses, or aggregations			4	
_					
5	Losses netted with income of other trades, businesses, or aggregati	·			
	line 5 the smaller of the absolute value of line 3 or line 4. Allocate the	is amount to each of the trades	5,		,
	businesses, or aggregations on line 1, column (b).			5	(
_	· · · · · · · · · · · · · · · · · · ·	f. ('on	1/		
6	Qualified business net (loss) carryforward. Subtract line 5 from line 3	3. If zero or more, enter -0		6	(

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Department of the Treasury Internal Revenue Service

Name(s) shown on your tax return

Net Investment Income Tax— Individuals, Estates, and Trusts

Attach to your tax return.

Go to www.irs.gov/Form8960 for instructions and the latest information.

OMB No. 1545-2227

Attachment Sequence No. **72**

Your social security number or EIN

_NI	CHOLAS BOARDMAN			76	<u>7-64-</u>	6109
Part	I Investment Income	Section 6013(g) election (see instr	uctions)			
		Section 6013(h) election (see instr	uctions)			
		Regulations section 1.1411-10(g) e	election (see instruction	ns)		
1	Taxable interest (see instructions)				1	
2	Ordinary dividends (see instructions)				2	260
3	Annuities (see instructions)				3	
4a	Rental real estate, royalties, partners	hips, S corporations, trusts, trades or				
	businesses, etc. (see instructions) \dots		4a	160,492		
b	Adjustment for net income or loss der	rived in the ordinary course of a non-				
	section 1411 trade or business (see	instructions)	4b	-86,663		
С	Combine lines 4a and 4b				4c	73,829
5a	Net gain or loss from disposition of p	roperty (see instructions)	5a	555,962		
b	Net gain or loss from disposition of pr	roperty that is not subject to net				
	investment income tax (see instruction	ons)	5b			
С	Adjustment from disposition of partne	ership interest or S corporation stock (se	ee			
	instructions)		5c			
d	Combine lines 5a through 5c				5d	555,962
6	Adjustments to investment income fo	r certain CFCs and PFICs (see instruct	ions)		6	
7		come (see instructions)			7	
_ 8	Total investment income. Combine lin	8	630,051			
Part		Allocable to Investment Incon		ons		
9a	Investment interest expenses (see in	structions) (see instructions)	9a			
b	State, local, and foreign income tax (see instructions)	9b			
С	Miscellaneous investment expenses	(see instructions)	9c			
d	Add lines 9a, 9b, and 9c				9d	
10	Additional modifications (see instruct	ions)			10	
11	Total deductions and modifications. A	add lines 9d and 10			11	
Part	III Tax Computation					
12	Net investment income. Subtract Part	t II, line 11, from Part I, line 8. Individua	ls, complete lines 13-1	7.		
	Estates and trusts, complete lines 18	a-21. If zero or less, enter -0-			12	630,051
	Individuals:					
13	Modified adjusted gross income (see	instructions)	13	716,714		
14	Threshold based on filing status (see	instructions)	14	200,000		
15	Subtract line 14 from line 13. If zero of	or less, enter -0-	15	516,714		
16	Enter the smaller of line 12 or line 15				16	516,714
17	Net investment income tax for individ	uals. Multiply line 16 by 3.8% (0.038). E	inter here and include	e		
	on your tax return (see instructions)				17	19,635
	Estates and Trusts:					
18a	Net investment income (line 12 above	e)	18a			
b	Deductions for distributions of net inv					
	deductions (see instructions)		18b			
С	Undistributed net investment income.					
	instructions). If zero or less, enter -0-		18c			
19a	Adjusted gross income (see instruction	ons)				
b	Highest tax bracket for estates and tr	rusts for the year (see instructions)	19b			
С		o or less, enter -0-				
20	Enter the smaller of line 18c or line 19				20	
21		s and trusts. Multiply line 20 by 3.8% (0	.038). Enter here and			
		tructions)	*		21	
For P	aperwork Reduction Act Notice, see					Form 8960 (2023)

Depreciation and Amortization

(Including Information on Listed Property)

Attach to your tax return. Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No. 1545-0172

Attachment Sequence No. 179

Department of the Treasury
Internal Revenue Service
Name(s) shown on return

Identifying number

N	ICHOLAS BOARDMAN					767	-64	-6109
Busin	ess or activity to which this form relates					•		
2	<u>197 DR HARVEY RILE</u>	EY ST						
Pa	rt I Election To Expen	•	•					
	Note: If you have a		<u>,, complete Part V</u>	before you c	omplete Part	<u>l.</u>		
1	Maximum amount (see instructions						1	1,160,000
2	Total cost of section 179 property	placed in service (se	ee instructions)				2	2 200 000
3	Threshold cost of section 179 prop	perty before reduction	n in limitation (see insti	ructions)			3	2,890,000
4	Reduction in limitation. Subtract lin						4 5	
5_	Dollar limitation for tax year. Subtract line (a) Description			Cost (business use		Elected cost	5	
6	(a) Description	ог ргорену	(b)	Cost (business use	Offiy) (C)	Liected cost		
7	Listed property. Enter the amount	from line 29			7			
8	Total elected cost of section 179 p	property. Add amount	s in column (c), lines 6	and 7			8	
9	Tentative deduction. Enter the sm						9	
10	Carryover of disallowed deduction						10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions							
12	Section 179 expense deduction. A	dd lines 9 and 10, bu	ut don't enter more thar	n line 11			12	
13	Carryover of disallowed deduction				13			
	: Don't use Part II or Part III below t		· · · · · · · · · · · · · · · · · · ·					
Pa	rt II Special Depreciation					propert	y. Se	e instructions.)
14	Special depreciation allowance for				vice			
	during the tax year. See instruction Property subject to section 168(f)(ns					14	
15							15	
16 Da	Other depreciation (including ACR III MACRS Depreciation)						16	
ГС	WACKS Deprecial	ion (bont includ	Section A		ліз.)			
17	MACRS deductions for assets place	ced in service in tax :					17	0
18	If you are electing to group any assets placed							
			vice During 2023 Tax				ystem	
	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)		(e) Convention	(f) Meth	od	(g) Depreciation deduction
19a	3-year property							
b	5-year property							
С	7-year property							
d	10-year property							
	15-year property							
	20-year property							
<u> </u>	25-year property	10/04/02	005 00	25 yrs.		S/L		1 505
h	Residential rental	10/24/23	225,00		MM	S/L		1,705
-	property			27.5 yrs.	MM	S/L		
	Nonresidential real property			39 yrs.	MM MM	S/L S/L		
	<u> </u>	sets Placed in Servi	ice During 2023 Tax \	ear Using the			Syster	 n
20a	Class life	Jose Fladou III Golff				S/L	90.0.	
b	12-year			12 yrs.		S/L		
c	30-year			30 yrs.	ММ	S/L		
d	40-year			40 yrs.	ММ	S/L		
Pa	rt IV Summary (See ins	structions.)						
21	Listed property. Enter amount from	n line 28					21	
22	Total. Add amounts from line 12, I							1 805
22	here and on the appropriate lines				ctions		22	1,705
23	For assets shown above and place portion of the basis attributable to							

Passive Activity Loss Limitations

See separate instructions.

Attach to Form 1040, 1040-SR, or 1041.

OMB No. 1545-1008 Attachment Sequence No.

Department of the Treasury Internal Revenue Service Name(s) shown on return

Go to www.irs.gov/Form8582 for instructions and the latest information. Identifying number

. ,					, ,	
NICHOLAS BOARDMAN				767	-64-6	109
Part I 2023 Passive Activity I	_oss					
Caution: Complete Parts IV a	nd V before completing	Part I.				
Rental Real Estate Activities With Active Pa	articipation (For the de	efinition of active partic	ipation, see Special			
Allowance for Rental Real Estate Activities	,					
1a Activities with net income (enter the amo	ount from Part IV, colur	nn (a))		8 4, 003		
b Activities with net loss (enter the amount			1b (10,174)		
c Prior years' unallowed losses (enter the			1c ()		
d Combine lines 1a, 1b, and 1c					1d	73,829
All Other Passive Activities			1 1			
2a Activities with net income (enter the amo			2a			
b Activities with net loss (enter the amoun			2b (2c ()		
c Prior years' unallowed losses (enter the						
d Combine lines 2a, 2b, and 2c					2d	
3 Combine lines 1d and 2d and subtract a						
zero or more, stop here and include this						
prior year unallowed losses entered on li	ine 1c or 2c. Report the	e losses on the forms a	and schedules			5 2 000
normally used					3	73,829
If line 3 is a loss and: • Line 1d is a	· •					
	loss (and line 1d is zer		-			
Caution: If your filing status is married filing so	eparately and you lived	with your spouse at a	ny time during the yea	r, do not co	mplete	
Part II. Instead, go to line 10.	Dental Bool Estat	a Activities With	Astivo Dortisinot	ion		
Part II Special Allowance for				ION		
Note: Enter all numbers in Pa					4	
4 Enter the smaller of the loss on line 1d	• •		5		4	
5 Enter \$150,000. If married filing separat	• • • • • • • • • • • • • • • • • • • •	Coo inatrustions	6	0		
6 Enter modified adjusted gross income, b Note: If line 6 is greater than or equal to			6	- 0		
on line 9. Otherwise, go to line 7.	ilile 5, skip ililes 7 alic	o and enter -0-				
7 Subtract line 6 from line 5			7			
8 Multiply line 7 by 50% (0.50). Do not en	ter more than \$25,000				8	
9 Enter the smaller of line 4 or line 8. If lin		= :			9	
Part III Total Losses Allowed	e 3 includes any CRD,	See instructions			3	
10 Add the income, if any, on lines 1a and 2	2a and enter the total				10	
11 Total losses allowed from all passive		dd lines 9 and 10. See	instructions to find			
out how to report the losses on your tax					11	C
Part IV Complete This Part Be						-
<u> </u>						
Name of activity	Currer	it year	Prior years		Overall g	ain or loss
Name of activity	(a) Net income	(b) Net loss	(c) Unallowed	(-1), (-)	_*.	(-)
	(line 1a)	(line 1b)	loss (line 1c)	(d) G	aın	(e) Loss
SEE STATEMENT 14						

10,174

84,003

Total. Enter on Part I, lines 1a, 1b, and 1c

767-64-6109

NICHOLAS BOARDMAN

Form 8582 (2023)					Page 2
Part V Complete This Part B	efore Part I, Lines	2a, 2b, and 2c. Se	e instructions.		
A1	Currer	nt year	Prior years	Overall ga	in or loss
Name of activity	(a) Net income (line 2a)	(b) Net loss (line 2b)	(c) Unallowed loss (line 2c)	(d) Gain	(e) Loss
Total. Enter on Part I, lines 2a, 2b, and 2c					
Part VI Use This Part if an Ar	nount Is Shown on	Part II, Line 9. S	ee instructions.		
Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Ratio	(c) Special allowance	(d) Subtract column (c) from column (a).
		1 0			
	Cile	nt C	ODV		
Total			1.00		
Part VII Allocation of Unallow	ed Losses. See ins				
Name of activity	1	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Ratio	(c) Unallowed loss
2197 DR HARVEY RILEY	ST	SCH E1	10,174	1.0000	
Total			10,174	1.00	
Part VIII Allowed Losses. See	instructions.				
Name of activity	1	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Unallowed loss	(c) Allowed loss
Total					

2460 04/10/2024 8:54 AM

Form 1040 Tax Return Reconciliation Worksheet 2023

Filing Status:		ingle	2 Married filing jointly		3 Married filing separate		ш	Head of ho	ousehold* ut not a depen	dent:	5 Qualit	ying wido	ow(er)*	
Taxpayer first name NICHOL	me and initia	al	Last name BOARDMAN	Ŋ							Taxpayer 767	social se		
If a joint return, s	pouse's first	name and initial	Last name								Spouse's	social se	ecurity no	ımber
Home address (n	number and	street). If you have	a P.O. box, see instructions	 5.					Apt. no).	Presiden	tial Elect	ion Cam	paign
26 PAF			,									Taxpayer		Spouse
City, town or post	t office, state	e, and ZIP code.							•					
	ROC	KLEDGE		I	FL 32955									
Foreign country r	name		Foreign province/state/	/county				Foreign po	ostal code					
At anytime du	ring 2023	B, did you rece	ive, sell, send, excha	ange, d	or otherwise acquire	financial	interest	in any d	ligital assets	s?		-	Yes	X No
			u as a dependent, do not ch						Boxes chec		6a and 6b			1
b Spou	ise								Children on					
									Children on	6c wh	o did not liv	e with you	J	
									Dependents	on 6c	not entere	d above .		
									Total. Add	lines a	bove			1_
6c Dependents:	:								(4)	✓ if qu	alifies for			
(1) First	st name		Last name		(2) Social security number	(3)	Relationship	to you	Child tax cre	dit	Other depen	dents I	f more tha	an four
										$\perp \perp$		<u> </u>	dependent	s,
										\sqcup		↓	here	
										\bot		Ш		
	7	-	tips, etc. Attach Form(s) W								7			
Income	8a		rest. Attach Schedule								8a			
(Schedule 1)	b	•	interest. Do not include				8b		V		-			260
	9a	•	dends. Attach Sched				T I		, <u>.</u>		9a			260
	b	Qualified divi	idends				9b			244	_			
	10			credits, or offsets of state and local income taxes						10				
	11	Alimony rece								11				
	12			or (loss). Attach Schedule C or C-EZ						12		55	5,962	
	13 14			tach Schedule D if required. If not required, check here Desses). Attach Form 4797						13		- 55	3,902	
	15a	IRA distributi	:	15a	97			le amoui			15b			
	16a	Pensions and		16a				ile amoui			16b			
	17		estate, royalties, partr		os S corporations tr						17		16	0,492
	18		e or (loss). Attach Sci								18			<u> </u>
	19										19			
	20a	Social security	ent compensation benefits	20a		ь	Taxab	le amoui	nt		20b			
	21		e. List type and amou								21			
	22	Combine the	amounts in the far ri	iaht co	olumn for lines 7 thro	uah 21.	This is \	our tota	l income		22		71	6,714
	23		oenses				23							
Adjusted	24	Certain busin	ness expenses of res	servists	s, performing artists,	and								
Gross		fee-basis gov	vernment officials. Att	tach F	orm 2106 or 2106-E	Z	24							
Income	25	Health saving	gs account deduction	n. Atta	ch Form 8889		25							
(Schedule 1)	26	Moving expe	nses. Attach Form 3	903			26							
	27	Deductible pa	art of self-employmer	nt tax.	Attach Schedule SE		27							
	28	Self-employe	d SEP, SIMPLE, and	d qual	ified plans		28							
	29	Self-employe	d health insurance of	deduct	ion		29							
	30	Penalty on ea	arly withdrawal of sa	vings _.			30							
	31a	Alimony paid	l b Recipient's SS	SN 🕨			31a							
	32	IRA deductio	on				32				-			
	33	Student loan	interest deduction				33				-			
	34	Reserved for	future use				34				-			
	35	Reserved for	future use				35							
	36	Add lines 23	through 35								36			
	37	Subtract line	36 from line 22. This	s is yo	ur adjusted gross i i	ncome .				<u> </u>	37		71	6,714

Form 10 4	40	Tax Return Reconciliation Wo	rkshe	et, Page 2	2		2023
lame NIC	HOLA	S BOARDMAN			Т	p TIN	767-64-6109
	38	Amount from line 37 (adjusted gross income)				38	716,714
ax and	39a	Check / You were born before January 2,1959, Blind		otal boxes			•
chedules 2, 3)		if: Spouse was born before January 2,1959, Blind	`		9a		
) b	If your spouse itemizes on a separate return or you were a dual-stat	us alien,	check here ▶ 3	9b 🗍	-	
Standard Deduction	40	Itemized deductions (from Schedule A) or your standard deduction	on (see	left margin)	_	40	35,331
for—	a	· · · · · · · · · · · · · · · · · · ·		- /		40b	
People who	41	Subtract line 40 and 40b from line 38				41	681,383
check any box on line	42	Qualified business income deduction (see instructions)				42	25,035
39a or 39b or who can be	43	Taxable income. Subtract line 42 from line 41. If line 42 is more than line 41, enter -0-				43	656,348
claimed as a dependent,	44	Tax (see instr.). Check if any from: a Form(s) b Form c Form c				44	109,068
see	45	Alternative minimum tax (see instructions) Attach Form 6251				45	
All others:	46	Excess advance premium tax credit repayment. Attach Form 8962				46	
Single or	47	Add lines 44, 45, and 46				47	109,068
Married filing separately,	48	Foreign tax credit. Attach Form 1116 if required	48				
\$13,850	49	Credit for child and dependent care expenses. Attach Form 2441	49				
Married filing jointly or	50	Education credits from Form 8863, line 19	50				
Qualifying widow(er),	51	Retirement savings contributions credit. Attach Form 8880	51				
\$27,700	52	Child tax credit/credit for other dependents	52				
Head of household,	53	Residential energy credits. Attach Form 5695	F2				
\$20,800	54	Other credits from Form:a 3800 b 8801 c	54				
	55	Add lines 48 through 54. These are your total credits				55	
	56	Subtract line 55 from line 47. If line 55 is more than line 47, enter -0-				56	109,068
Other Taxes	57	Self-employment tax. Attach Schedule SE				57	
Schedule 2)	58	Unreported social security and Medicare tax from Form: a 41	37 b	8919		58	
	59	Additional tax on IRAs, other qualified retirement plans, etc. Attach F	orm 532	29 if required		59	
	60a	Household employment taxes from Schedule H				60a	
	b	First-time homebuyer credit repayment. Attach Form 5405 if required	b			60b	
	61	Taxes from: a Form 8959 b X Form 8960 C Instructions; enter co	de(s) FC	ORM 8960		61	19,635
	62	Section 965 net tax liability installment from Form 965-A	62				
	63	Add lines 56 through 61. This is your total tax			▶	63	128,703
	U-T	Federal income tax withheld from:	640				
	a	Form(s) W-2 Form(s) 1099	64a 64b			-	
						-	
	65	2023 estimated tax payments and amount applied from 2022 return	64c	20	,000	-	
	66	*********	66	20	,000		
Javmonte	00	* * * * * * * * * * * * * * * * * * * *					
•	67	Additional child tax gradit Attach Schodula 9912				-	
Payments Schedule 3)	67 68	Additional child tax credit. Attach Schedule 8812	67				
•	68	American opportunity credit from Form 8863, line 8	68				
•	68 69	American opportunity credit from Form 8863, line 8 Recovery rebate credit	68 69			-	
•	68 69 70	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962	68 69 70			- -	
•	68 69 70 71	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file	68 69 70 71			-	
•	68 69 70 71 72	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld	68 69 70 71 72			-	
•	68 69 70 71 72 73	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136	68 69 70 71 72 73			-	
•	68 69 70 71 72	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld	68 69 70 71 72			75	20,000
Schedule 3)	68 69 70 71 72 73 74	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74.	68 69 70 71 72 73 74	nt you overpaid			20,000
Schedule 3)	68 69 70 71 72 73 74 75	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74. If line 75 is more than line 63, subtract line 63 from line 75. This is the	68 69 70 71 72 73 74	•	→	75 76 77a	20,000
Schedule 3)	68 69 70 71 72 73 74 75	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74.	68 69 70 71 72 73 74 e amour	•	→ □	76	20,000
•	68 69 70 71 72 73 74 75	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74. If line 75 is more than line 63, subtract line 63 from line 75. This is the Amount of line 76 you want refunded to you. If Form 8888 is attach	68 69 70 71 72 73 74 e amour	k here	→ □	76	20,000
Schedule 3)	68 69 70 71 72 73 74 75 76 77a	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74. If line 75 is more than line 63, subtract line 63 from line 75. This is th Amount of line 76 you want refunded to you. If Form 8888 is attach Routing number Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74.	68 69 70 71 72 73 74 e amour	k here	· []	76	20,000
Schedule 3)	68 69 70 71 72 73 74 75 76 77a • b	American opportunity credit from Form 8863, line 8 Recovery rebate credit Net premium tax credit. Attach Form 8962 Amount paid with request for extension to file Excess social security and tier 1 RRTA tax withheld Credit for federal tax on fuels. Attach Form 4136 Other payments and refundable credits Total pymts. Add lines 64 - 74. If line 75 is more than line 63, subtract line 63 from line 75. This is th Amount of line 76 you want refunded to you. If Form 8888 is attach Routing number Account number	68 69 70 71 72 73 74 e amour ed, checking 78	sk here I Savings	565	76	20,000

Do you want to allow another person to discuss this return with the IRS (see instructions)? X Yes. Complete below. Third Party Designee Designee's Name ► SHAWN M. YOUNT CPA **▶** 321-636-0426 Taxpayer: Occupation REAL ESTATE OWNER Taxpayer Daytime phone number IRS Identity Protection PIN Other Info IRS Identity Protection PIN Spouse: Occupation X _{Taxpayer} THEBONSAI3880@GMAIL.COM Spouse Email address

1675 S. FISKE BLVD #D214

Statement 1 - Schedule E, Line 19 - Other Expenses

Description	 Gross Amount	Business Use Percentage	Net Amount		
CONDO MAINT FEES SHARED EXPENSES	\$ 4,797		\$	4,797	
MILEAGE	 571			571	
TOTAL	\$ 5,368		\$	5,368	

1562 UNIVERSITY LN #705

Statement 2 - Schedule E, Line 19 - Other Expenses

Description	 Gross Amount	Business Use Percentage	Net Amount			
CONDO MAINT FEES SHARED EXPENSES	\$ 3,750		\$	3,750		
MILEAGE	 571			571		
TOTAL	\$ 4,321		\$	4,321		

1562 UNIVERSITY LN #710

Statement 3 - Schedule E, Line 19 - Other Expenses

Description	Cilei	Gross Amount	Business Use Percentage	 Net Amount
CONDO MAINT FEES SHARED EXPENSES	\$	2,250		\$ 2,250
MILEAGE		571		 571
TOTAL	\$	2,821		\$ 2,821

3213 MURRELL RD #206

Statement 4 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount		Business Use Percentage	Net Amount	
CONDO MAINT FEES SHARED EXPENSES	\$	3,622		\$	3,622
MILEAGE		571			571
TOTAL	\$	4,193		\$	4,193

1882 MURRELL RD #J38

Statement 5 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount		Business Use Percentage	Net Amount	
CONDO MAINT. FEES SHARED EXPENSES	\$	3,925		\$	3,925
MILEAGE		571			571
TOTAL	\$	4,496		\$	4,496

725-727 LUNAR LAKE CIR

Statement 6 - Schedule E, Line 19 - Other Expenses

		Gross	Business Use	Net
Description	<u> </u>	Amount	Percentage _	 Amount
SHARED EXPENSES	\$			\$
MILEAGE		571		 571
TOTAL	\$	571		\$ 571

3213 MURRELL RD #106

Statement 7 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount		Business Use Percentage	Net Amount	
CONDO FEES SHARED EXPENSES	\$	3,372		\$	3,372
MILEAGE		571			571
TOTAL	\$	3,943		\$	3,943

1711 DIXON BLVD #209

Statement 8 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	Net Amount
SHARED EXPENSES	\$		\$
MILEAGE	571		571
HOA FEES	3,316		3,316
TOTAL	\$ 3,887		\$ 3,887

23 COQUINA RD

Statement 9 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	Net Amount
SHARED EXPENSES			\$
MILEAGE	 571		 571
TOTAL	\$ 571		\$ 571

3213 MURRELL RD #203

Statement 10 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount		Business Use Percentage	Net Amount		
HOA DUES SHARED EXPENSES	\$	3,622		\$	3,622	
MILEAGE		571			571	
TOTAL	\$	4,193		\$	4,193	

3213 MURRELL RD #208

Statement 11 - Schedule E, Line 19 - Other Expenses

Description	 Gross Amount	Business Use Percentage	 Net Amount
HOA DUES SHARED EXPENSES	\$ 3,440		\$ 3,440
MILEAGE	 571		 571
TOTAL	\$ 4,011		\$ 4,011

BONSAI SPACE LLC

Statement 12 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	 Net Amount
LABOR	\$ 21,343		\$ 21,343
OFFICE EXPENSE	47,798		47,798
MILEAGE	6,280		6,280
SHARED EXPENSES			
TRAVEL	638		638
MISC EXPENSES	63		63
SOFTWARE SUBSCRIPTIONS	 37		 37
TOTAL	\$ 76,159		\$ 76,159

2197 DR HARVEY RILEY ST

Statement 13 - Schedule E, Line 19 - Other Expenses

Description

BANK FEES

TOTAL

Gross Amount | \$ 25 | \$ 25 |

Business Use Percentage

* Net Amount 25 \$ 25

Client Copy

Statement 14 - Form 8582, Part IV - Lines 1a, 1b, and 1c

Descriptio	n				
	Current Year Net Income	Current Year Net Loss	Prior Year Unallowed Loss	Overall Gain	Overall Loss
1711 DIXON BLVD #209					
23 COQUINA RD	\$ 5,316	\$	\$ \$	5,316 \$	
	1,118			1,118	
3213 MURRELL RD #203	15,700			15,700	
3213 MURRELL RD #208	14,314			14,314	
BONSAI SPACE LLC	47,555			47,555	
2197 DR HARVEY RILEY	ST				
		10,174			10,174
TOTAL	\$ 84,003	\$ 10,174	\$ 0		

Client Copy

NICHOLAS BOARDMAN

Qualified Dividends and Capital Gain Tax Worksheet

2023

109,068

Name

Taxpayer Identification Number

767-64-6109

1.	Enter the amount from Form 1040, 1040-SR, or 1040-NR, line 15.	However	if you			
	are filing Form 2555 (relating to foreign earned income), enter the	amount fro	om			
	line 3 of the Foreign Earned Income Tax Worksheet			656,348		
2.	Enter the amount from Form 1040, 1040-SR, or 1040-NR, line 3a*	2.	244	_		
3.	Are you filing Schedule D?*					
	Yes. Enter the smaller of line 15 or 16 of Schedule D.					
	If either line 15 or 16 is a loss, enter -0-					
	No. Enter the amount from Form 1040, 1040-SR, or	3.	555,962	_		
	1040-NR, line 7					
4.	Add lines 2 and 3	4.	556,206			
5.	Subtract line 4 from line 1. If zero or less, enter -0-		<u>5.</u>	100,142		
6.	Enter:					
	\$44,625 if single or married filing separately,			44 605		
	\$89,250 if married filing jointly or qualifying surviving spouse,	•	<u>6.</u>	44,625		
_	\$59,750 if head of household.		_	44 605		
7.	Enter the smaller of line 1 or line 6			44,625		
8.	Enter the smaller of line 5 or line 7			44,625		
9.	Subtract line 8 from line 7. This amount is taxed at 0%		9.	556,206		
10.	Enter the smaller of line 1 or line 4		10.	356,206		
11.	Enter the amount from line 9		11.	556,206		
12.	Subtract line 11 from line 10		12.	330,200		
13.	Enter: \$492,300 if single,		_			
	\$070,000 'f' f'l'	•	13.	492,300		
	\$553,850 if married filing jointly or qualifying surviving spouse,		13.	132/300		
	\$523,050 if head of household.					
14.	Enter the smaller of line 1 or line 13		14.	492,300		
15.	Add lines 5 and 9		45	100,142		
16.	Subtract line 15 from line 14. If zero or less, enter -0-			392,158		
17.	Enter the smaller of line 12 or line 16			392,158		
18.	Multiply line 17 by 15% (0.15)				18.	58,824
19.	Add lines 9 and 17		19.	392,158		
20.	Subtract line 19 from line 10		20.	164,048		
21.	Multiply line 20 by 20% (0.20)				21.	32,810
22.	Figure the tax on the amount on line 5. If the amount on line 5 is le	ess than \$	3100,000, use the Tax			
	Table to figure the tax. If the amount on line 5 is \$100,000 or more	, use the	Tax Computation			
	Worksheet				22.	17,434
23.	Add lines 18, 21, and 22				23.	109,068
24.	Figure the tax on the amount on line 1. If the amount on line 1 is le					
	Table to figure the tax. If the amount on line 1 is \$100,000 or more	e, use the	Tax Computation			
	Worksheet				24.	203,181
25.	Tax on all taxable income. Enter the smaller of line 23 or line 24	. Also incl	ude this amount on the	e entry space on		
	Form 1040, 1040-SR, or 1040-NR, line 16. If you are filing Form 2	2555, do n	ot enter this amount or	the entry space		100 060
	1010 1010 00 1010 10 11 10 1 1 1 1 1 1		. – –		0.5	100 060

^{*}If you are filing Form 2555, these lines may be reduced (but not below zero) by your capital gain excess. Please refer to Foreign Earned Income Tax Worksheets - Excess Capital Gain for detail if the lines have been reduced.

on 1040, 1040-SR, or 1040-NR, line 16. Instead, enter it on line 4 of the Foreign Earned Income Tax Worksheet

General Sales Tax Deduction Worksheet

2023

Name as shown on return

Taxpayer Identification Number

ICHOLAS	BOARDMAN	767-64-6109

State	e of ORIDA	Locality of BREVARD	COUNTY	(1.0)	<u> </u>
		Tax from IRS		,	
2.	Enter the amount of adjusted gross income (AGI) from Form 1040 or Add the nontaxable amounts from Form 1040 or 1040-SR, lines 2b, 4 Add the following nontaxable items: nontaxable combat pay, public a Also include any amounts which increase spendable income, such as received in 2023	ea, 5a, 6a (Exclude rolle assistance, veteran's a the refundable por	overs and tax-free S s benefits, and tion of refundal	ec. 1035 exchanges) 2 workers' compensation. ole tax credits	716,714
4.	Add lines 1 through 3, this is income for general sales tax table purpo				716,714
5.	Enter the amount from the sales tax table in the Schedule A instruction. Part-year residents, complete lines 6 - 8; Full-year residents skill and enter the amount from line 5 on line 9	p lines 6 - 8		5. <u></u>	1,993
6. -	Enter the number of days of residence in state				
7.	Total days in year				
8. 9.	Divide line 6 by line 7 (rounded to at least 3 decimal places)		. 8.	9	1,993
	Local Sales To	ax Using IRS T	ables		
10.	Enter the amount from the sales tax table in the Schedule A instruction	ons.		10.	1,993
11.					
	Missouri, New York, North Carolina, South Carolina, Tennessee, Utal the amount from the applicable Optional Local Sales Tax Table in the			11	
12.	Enter the local general sales tax rate (exclude statewide local sales ta	ax rate)	12	1.00000	
13.	Enter the state general sales tax rate (include statewide local sales ta	ax rate)	13.	6.0000	
14.	Divide line 12 by line 13 (rounded to at least 3 decimal places)		14	0.167	
15.	If you entered an amount on line 11, multiply line 11 by line 12. This	is the local sales ta	x		
	using the optional local sales tax tables.				
	Part-year residents, complete lines 16 - 18; Full-year residents	skip lines 16 - 18			
	and enter the amount from line 15 on line 19				222
	If you did not enter an amount on line 11, multiply line 10 by line 14.	This is the local sal	es tax	15	333
	using the optional state and certain local sales tax tables.	akin linaa 16 10			
	Part-year residents, complete lines 16 - 18; Full-year residents and enter the amount from line 15 on line 19	skip lines to - to			
16.	Enter the number of days of residence in locality		16.		
	*			365	
18.	Total days in year		18.		
19.		tax using the IRS ta	bles.	19	333
	General Sale	es Tax Summa	ry		
20.	Enter the sum of line 9 from all General Sales Tax Deduction Worksh	neets		20.	1,993
21.	Enter the sum of line 19 from all General Sales Tax Deduction Works	sheets		21.	333
22.	Add lines 20 and 21, this is the total General Sales taxes using the tax	ables		22.	
23.	Enter the actual state and local general sales taxes paid			23.	
24.	Enter the greater of line 22 or line 23			24	2,326
25.	Enter the state and local taxes paid on specified items (major purcha	ses)		25	
26.	Add lines 24 and 25, this is the deductible General Sales tax			26	2,326
27.	Enter total state and local income taxes paid			27	
E	Enter the greater of line 26 or 27 on Schedule A, line 5a. If line 26 is gr	eater, mark the Sch	edule A, line 5a	a box.	

Form 1040 Sale of Home Worksheets 2023

Name
NICHOLAS BOARDMAN
Taxpayer Identification Number
767-64-6109

• Only the sale of the home portion is reported on this worksheet. Gains that qualify for exclusion on business/rental portion must divide the maximum exclusion between the business and personal part. Please see IRS Publication 523, Selling Your Home for details.

	scription of home sold 1537 AUBURN L rksheet 2. Gain (or Loss), Exclusion, and Taxable Gain		DRIVE		
	ted to pay tax on the entire gain and not take the exclusion	· -			
	1: Gain (or Loss) on Sale				
1	Selling price of home			1.	610,000
2.	Selling expenses (including commissions, advertising and legal fees, and seller-paid to				49,436
3.	Subtract line 2 from line 1. This is the amount realized				560,564
4.	Adjusted basis of home sold			4.	485,000
5.	Gain or (loss) on the sale. Subtract line 4 from line 3. If this is a loss, stop here			5.	75,564
1	2: Exclusion and Taxable Gain				
6.	Enter any depreciation allowed or allowable on the property for periods after May 6, 19	97. If non	e enter -0-	6.	
7.	Subtract line 6 from line 5. If the result is less than zero, enter -0-			7.	
8.	Aggregate number of days of nonqualified use after 2008. If none, enter -0				
	If line 8 is equal to zero, skip to line 12 and enter the amount from line 7 on line 12 \dots			8.	
9.	Number of days taxpayer owned the property			9.	
10.	Divide the amount on line 8 by the amount on line 9. Enter the result as a decimal (ro	unded to a	t least 3 places). B	ut	
	do not enter an amount greater than 1.00			10.	
11.	Gain allocated to nonqualified use. (Line 7 multiplied by line 10)			11.	
12.	Gain eligible for exclusion. Subtract line 11 from line 7			12.	
13.	If you qualify to exclude gain on the sale, enter your maximum exclusion. (See IRS Pu	blication 52	23). If you do		
	qualify for a reduced maximum exclusion, enter the amount from Worksheet 3, line 7.				
	to exclude gain, enter -0-	$\mathcal{I}_{I}}}}}}}}}}$.	13.	0
14.	Exclusion. Enter the smaller of line 12 or line 13			14.	
15.	Taxable gain. Subtract line 14 from line 5. Report your taxable gain on Form 8949 a				
	as described under "Reporting the Sale" in IRS Publication 523. If the amount on lin				
	is more than zero, complete line 16			15.	75,564
	Enter the smaller of line 6 or line 15. Enter this amount on line 12 of the Unrecaptured				
	Worksheet in the instructions for Schedule D (Form 1040)			16.	
Wo	rksheet 3. Reduced Maximum Exclusion		(a)	<u> </u>	(b)
			You		Your Spouse
1.	Maximum amount	1.	. • •		
2a.	Enter the number of days that you used the property as a main home during the				
	5-year period ending on the date of sale. (If married filing jointly, fill in columns				
	3-year bellog engling on the gate of sale. An manieg illing longing, ill in columns				
		2a.			
b.	(A) and (B))				
b.	(A) and (B)) Enter the number of days that you owned the property during the 5-year				
b.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse				
b.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated	2a			
b.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period)	2a			
	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated	2a			
c.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b	2a			
c.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale	2a			
c.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4	b c			
c.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of	2a b c			
c. 3.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4	2a b c			
c. 3.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of Enter the smaller of line 2c or 3 Divide the amount on line 4 by 730 days. Enter the result as a decimal (rounded	2a b c 3			
c. 3.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of Enter the smaller of line 2c or 3 Divide the amount on line 4 by 730 days. Enter the result as a decimal (rounded to at least 3 places). But do not enter an amount greater than 1.000	2a b c 3 4		 	
c. 3. 4. 5.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of Enter the smaller of line 2c or 3 Divide the amount on line 4 by 730 days. Enter the result as a decimal (rounded	2a b c 3 4		 	
c. 3. 4. 5.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of Enter the smaller of line 2c or 3 Divide the amount on line 4 by 730 days. Enter the result as a decimal (rounded to at least 3 places). But do not enter an amount greater than 1.000 Multiply the amount on line 1 by the decimal amount on line 5 Reduced maximum exclusion. Add the amounts in columns (a) and (b)	2a b c 3 4 5 6		 	
c. 3. 4. 5.	(A) and (B)) Enter the number of days that you owned the property during the 5-year period ending on the date of sale. (If married filing jointly and one spouse owned the property longer than the other spouse, both spouses are treated as owning the property for the longer period) Enter the smaller of line 2a or 2b Have you (or your spouse if filing jointly) excluded gain from the sale of another home during the 2-year period ending on the date of this sale? No. Skip line 3 and enter the number of days from line 2c on line 4 Yes. Enter the number of days between the date of the most recent sale of Enter the smaller of line 2c or 3 Divide the amount on line 4 by 730 days. Enter the result as a decimal (rounded to at least 3 places). But do not enter an amount greater than 1.000 Multiply the amount on line 1 by the decimal amount on line 5	2a b c 3 4 5 6		 	

Form 8960 - Net Investment Income Worksheet 1

2023

Name

Taxpayer Identification Number

NICHOLAS	BOARDMAN
----------	----------

NICHOLAS	BOARDMAN			767-6	54-6109
	41 A P		12 4 8		
-orm 8960, Lii		et income or loss derive			trade or business
Activity	Profit or loss on Sch C / Net Rental Income(Loss) on Sch E	Net Royalty Income(Loss) on Sch E	Net K-1 Nonpassive Income(Loss) on Sch E	Net K-1 Passive Income(Loss) on Sch E	Non-section 1411 Adjustment
SEE STA	PEMENT		·		<u> </u>
Γotals	86,663				
Additional adjus				>	06.662
Fotal adjustment	Enter on Form 8960, line 4b)	-86,663
Form 8960, Li	ne 5b, Net gain or loss	from disposition of prop	erty not subject to net	investment income tax	
Description	Schedule D	Schedule D	Form 4797	Form 4797	Non-section 1411
	Short Term Gain(Loss)	Long Term Gain(Loss)	Short Term Gain(Loss)	Long Term Gains (Losses)	Adjustment
Totals					
Adjustment for c					
carryforward			Total andinant main//leas	\	
<mark>Fotal capital gai</mark> Additional adjus	tmont		Total ordinary gain/(loss)		
•		roperty not subject to net ir			
Adjustment for c	apital loss carryover to 202	24. Lesser of line 3 or 4 from works	sheet below, entered as a negative i	number	0
lotal adjustment	Lenter on Form 8960, line 5b			P	
	capital loss carryover				
		l loss carryover to next yea			
		ded. If a gain, enter as a negative. ition of partnership interest		1	l•
		heet 3			2
3. Combine line	s 1 and 2. If zero or less, or	enter -0-			3
I. Enter the am	ount of capital loss carried	over to the following year,	as a positive number		l

Form	1040	Pas	sive Activit	y Deduction Works	sheet				202	3
lame NICHO	LAS BOARD	MAN					Taxpayer 767-6			umber
Activity	2197 DR HA	RVEY RILEY S				Forn	n <u>SCH</u>	E	Unit	_14
Туре	RENTAL R	EAL ESTATE	W/ACTIVE	PARTICIPATION		Enti	re Disposi	tion of	Activity	
			Regular Ta	ax Loss Calculations						
			r Year ded Losses	Current Year Generated	Current Year Utilized	•		spende o Next	d Losse Year	:S
Operatir	ng			10,174	10,	<u> 174</u>	<u> </u>			
	erm capital loss									
J	rm capital loss									
	te capital loss 1231 loss									
	y business loss									
	osses - 1040 Sched	 Jule 1								
01101 2	1010 00100		-	 -			_			_
		Alte	ernative Minin	num Tax Loss Calcula	tions					
			r Year ded Losses	Current Year Generated	Current Year Utilized			spende o Next	d Losse Year	:s
Operatir	ng			10,174	10,	174	<u> </u>			
Short-te	erm capital loss									
Long-te	rm capital loss									
	te capital loss									
	1231 loss		Hior	11						
	y business loss	lula d	, 11() [$\cup \vee$					—
Otner L	osses - 1040 Sched	ule I								

Section 179 expense_

Sc	hedule E	Qualif	ied Business	Income Calo	ulation Workshe	et	2023
Name NI	CHOLAS BO	ARDMAN				Taxpayer Ider 767-64	ntification Number
1	Property Descripti	on SKE BLVD #D2	214			Form/Schedule	e Unit 1
1.	Schedule E, Page	1, Net rental real esta	e income or (loss)			1.	10,856
	Additions for quali	fied business income:					
2.	Form 4797, Ordina	ary income				2.	
	Prior year suspend	ded losses utilized this	year:				
3.	Passive suspend	ded losses				3.	
4.	At-Risk suspend	led losses				4.	
5.	Section 179 exp	ense				5.	
6.	Total additions to	net profit or (loss). Add	lines 2 through 5			6.	
	•	ualified business incom					
7.	Form 4797, Ordina	ary loss (includes share	of net 1231 loss)				
8.	Reserved					l I	
9.							
10.	Total subtraction to	o net profit or (loss). Ad	ld lines 7 through 9.			10.	
11.	Qualified business	income for this activity	. Line 1 plus line 6 le	ss line 10.		11.	10,856
Ca	rryovers:	Beginning Pre -2018	of Year After 2017	Allowed loss	End of `Pre -2018	Year After 2017	QBI Portion of
	ssive activity:	(A)	(B)	(c)	(D)	(E)	Allowed Losses
	Operating					(-)	7.1101104 200000
	Form 4797, Part II						
	Section 1231 loss						•
	Risk:						-
	Operating						
	Form 4797, Part II						
	Section 1231 loss						
5	Section 179 expense	<u></u> е					

Section 179 expense_

Schedule E	Qualified Business Income Calc	ulation Worksheet	2023
Name NICHOLAS 1	BOARDMAN	Taxpayer Ide 767-64	L ntification Number :-6109
Property Desc 1562 UNIX	ription ERSITY LN #705	Form/Schedu E	le Unit 2
1. Schedule E, F	age 1, Net rental real estate income or (loss)		6,281
Additions for o	qualified business income:		
	rdinary income	2.	
Prior year sus	pended losses utilized this year:		
3. Passive sus	pended losses	3.	
4. At-Risk susp	ended losses	4.	
5. Section 179	expense	5.	
6. Total additions	to net profit or (loss). Add lines 2 through 5.	6.	
	or qualified business income		
7. Form 4797, O	dinary loss (includes share of net 1231 loss)		
8. Reserved		8.	
10. Total subtracti	on to net profit or (loss). Add lines 7 through 9.		
11. Qualified busin	less income for this activity. Line 1 plus line 6 less line 10.	11.	6,281
•	Beginning of Year	End of Year	
Carryovers:	Pre -2018 After 2017 Allowed loss	Pre -2018 After 2017	QBI Portion of
Passive activity:	(A) (B) (C)	(D) (E)	Allowed Losses
Operating			_
Form 4797, Part Section 1231 los			
At-Risk:			_
Operating			
Form 4797, Part			-
Section 1231 los			-
Section 179 exp			

Section 179 expense_

Schedule E	Qualified B	Business Income Calcul	ation Workshee	t	2023
Name NICHOLAS BOA	RDMAN			Taxpayer Ident 767-64-	ification Number
Property Description 1562 UNIVER	n SITY LN #710			Form/Schedule	Unit 3
1. Schedule E, Page	1, Net rental real estate incom	ne or (loss)		1.	9,685
Additions for qualif	ed business income:				
•				2.	
Prior year suspend	ed losses utilized this year:				
3. Passive suspend	ed losses			3.	
4. At-Risk suspende	d losses			4.	
5. Section 179 expe	nse			5.	
6. Total additions to n	et profit or (loss). Add lines 2	through 5.		6.	
	alified business income				
7. Form 4797, Ordina	y loss (includes share of net	1231 loss)			
8. Reserved				8.	
10. Total subtraction to	net profit or (loss). Add lines	7 through 9.		10.	
11. Qualified business	ncome for this activity. Line 1	plus line 6 less line 10.		11.	9,685
6	Beginning of Yea Pre -2018 Afte		End of Ye	ear After 2017	ODI Dantian of
Carryovers:		r 2017 Allowed loss (C)	Pre -2018		QBI Portion of
Passive activity:	• •		(D)	(E)	Allowed Losses
Operating Form 4797, Part II					
Section 1231 loss					
At-Risk:					
Operating					
Form 4797, Part II					
Section 1231 loss					
Section 179 expense					-

Section 179 expense_

Schedule E	Qualified	Business	Income Cald	culation Worksh	eet		2023
ame NICHOLAS BOA	PDMAN						ication Number
Property Description					767-64-610 Form/Schedule		
3213 MURRELI	RD #206				E		4
1. Schedule E, Page 1	, Net rental real estate in	ncome or (loss)			 	1.	9,492
Additions for qualifie	ed business income:						
2. Form 4797, Ordinar	y income					2.	
Prior year suspende	d losses utilized this year	r:					
3. Passive suspende	ed losses				3	3.	
4. At-Risk suspende	d losses					4.	
5. Section 179 expe	nse					5.	
6. Total additions to ne	et profit or (loss). Add line	es 2 through 5				6.	
	alified business income						
7. Form 4797, Ordinary	y loss (includes share of	net 1231 loss)			1	7.	
8. Reserved					8	В.	
9. Reserved						9.	
10. Total subtraction to	net profit or (loss). Add li	nes 7 through 9.				10.	
11. Qualified business in	ncome for this activity. Lin	ne 1 plus line 6 le	ss line 10.		1	11.	9,492
	Beginning of	Van	1 0	End o	f Voca		
Carryovers:		After 2017	Allowed loss	Pre -2018	After 2	2017	QBI Portion of
Passive activity:	(A)	(B)	(C)	(D)	(E)		Allowed Losses
Operating	()	()			` '		
Form 4797, Part II							
Section 1231 loss							
At-Risk:							
Operating							
Form 4797, Part II							
Section 1231 loss							
Section 179 expense					_		

Section 179 expense_

Schedule E	chedule E Qualified Business Income Calculation Worksho				
lame NICHOLAS BOA		r Identification Number -64-6109			
Property Description 1882 MURRELI	RD #J38	Form/Scl E	hedule Unit 5		
1. Schedule E, Page 1	Net rental real estate income or (loss)		9,444		
Additions for qualifie	business income:				
·	income	2.			
Prior year suspende	losses utilized this year:				
3. Passive suspende	losses	3.			
4. At-Risk suspende	losses	4.			
5. Section 179 exper	se	5.			
6. Total additions to ne	profit or (loss). Add lines 2 through 5.	6.			
•	fied business income				
	loss (includes share of net 1231 loss)				
10. Total subtraction to	et profit or (loss). Add lines 7 through 9.				
11. Qualified business in	come for this activity. Line 1 plus line 6 less line 10.	11	9,444		
	Beginning of Year	End of Year			
Carryovers: Passive activity:	Pre -2018 After 2017 Allowed los (A) (B) (C)		17 QBI Portion of Allowed Losses		
Operating					
Form 4797, Part II _ Section 1231 loss		_			
At-Risk:					
Operating					
Form 4797, Part II					
Section 1231 loss					
Section 179 expense					

Section 179 expense_

Schedule E	Schedule E Qualified Business Income Calculation Worksheet						2023
lame NICHOLAS BOAI	RDMAN					payer Identif	ication Number
Property Description					Form/Sched		
725-727 LUNA	AR LAKE CIR				E	3	6
1. Schedule E, Page 1	, Net rental real estate	income or (loss)				1.	26,506
Additions for qualifie	ed business income:						
2. Form 4797, Ordinary	y income					2.	
Prior year suspende	ed losses utilized this ye	ear:					
3. Passive suspende	ed losses					3.	
4. At-Risk suspended	d losses					4.	
5. Section 179 exper	nse					5.	
6. Total additions to ne	et profit or (loss). Add li	nes 2 through 5				6.	
Subtractions for qua	alified business income						
7. Form 4797, Ordinary	y loss (includes share o	of net 1231 loss)				7.	
						8.	
						9.	
10. Total subtraction to	net profit or (loss). Add	lines 7 through 9.				10.	
11. Qualified business in	ncome for this activity.	Line 1 plus line 6 le	ess line 10.			11.	26,506
	Beginning o	of Year		Fnd o	of Year		
Carryovers: Passive activity:	Pre -2018 (A)	After 2017 (B)	Allowed loss (C)	Pre -2018 (D)	Afte	er 2017	QBI Portion of Allowed Losses
Operating	(A)	(6)	(6)	(0)	(E)		Allowed Losses
Form 4797, Part II				_			
Section 1231 loss				_			
At-Risk:							
Operating							
Form 4797, Part II				_			
Section 1231 loss							
Section 179 expense							

Schedule E	Qualified	Business Income Calcu	lation Worksheet	: [2023
Name NICHOLAS BOA	RDMAN			Taxpayer Identi	fication Number
Property Description 3213 MURREL				Form/Schedule E	Unit 7
1. Schedule E, Page	, Net rental real estate inco	me or (loss)		1.	14,399
Additions for qualifi	ed business income:				
•				2.	
Prior year suspend	ed losses utilized this year:				
3. Passive suspend	ed losses			3.	
4. At-Risk suspende	d losses			4.	
5. Section 179 expe	nse			5.	
6. Total additions to n	et profit or (loss). Add lines	2 through 5.		6.	
Subtractions for qu	alified business income				
		t 1231 loss)		7.	
				1 . 1	
10. Total subtraction to	net profit or (loss). Add line	s 7 through 9.		10.	
11. Qualified business	ncome for this activity. Line	1 plus line 6 less line 10.		11.	14,399
	Beginning of Ye		End of Ye		
Carryovers:		ter 2017 Allowed loss	Pre -2018	After 2017	QBI Portion of
Passive activity:	(A)	(B) (C)	(D)	(E)	Allowed Losses
Operating _					
Form 4797, Part II					
Section 1231 loss					
At-Risk:					
Operating _					
Form 4797, Part II _ Section 1231 loss					
Section 1231 loss _ Section 179 expense				-	
Other:					

Section 179 expense_

	Joing Jaijananon	Worksheet	2023
			ver Identification Number
īn —			7-64-6109
#209		Form/S E	chedule Unit 9
ental real estate income or (loss)			5,31
ness income:			
		2	,
as ritilized this year.			•
•		3	1.
s		4	
•		5	-
or (loss). Add lines 2 through 5.			
usiness income			
includes share of net 1231 loss)		7	7.
			3.
		۱ ۵).
			0.
for this activity. Line 1 plus line 6 less li	ne 10.	1	1. 5,31
Beginning of Year	1 0 -	End of Year	
e -2018 After 2017 (A) (B)			QBI Portion of Allowed Losses
D resident similar resident significant resident significant resident resid	siness income: ome sees utilized this year: sees sees fit or (loss). Add lines 2 through 5. business income s (includes share of net 1231 loss) rofit or (loss). Add lines 7 through 9. e for this activity. Line 1 plus line 6 less li Beginning of Year Pre -2018 (A) (B)	rental real estate income or (loss) siness income: ome ses utilized this year: sses ses fit or (loss). Add lines 2 through 5. business income s (includes share of net 1231 loss) rofit or (loss). Add lines 7 through 9. e for this activity. Line 1 plus line 6 less line 10. Beginning of Year Pre -2018 (A) (B) Allowed loss Pr	Form/S To #209 Form/S Form/S Form/S E rental real estate income or (loss) sisiness income: ome ses utilized this year: sses ses fit or (loss). Add lines 2 through 5. business income s (includes share of net 1231 loss) rofit or (loss). Add lines 7 through 9. e for this activity. Line 1 plus line 6 less line 10. Beginning of Year Pre -2018 After 2017 Allowed loss (A) Pre -2018 After 2017 After 2 (E)

Schedule E	Qualified	Business Income (Calculation Worksh	eet	2023
Name NICHOLAS BO	ARDMAN			1 ' '	Identification Number •64-6109
Property Descript				Form/Sch	
23 COQUINA	אַ			E	10
1. Schedule E, Page	1, Net rental real estate incor	me or (loss)			1,118
Additions for qual	fied business income:				
2. Form 4797, Ordin	ary income			2.	
Prior year suspen	ded losses utilized this year:				
3. Passive suspen	ded losses			3.	
4. At-Risk suspend	ed losses			4.	
5. Section 179 exp	ense			5.	
6. Total additions to	net profit or (loss). Add lines 2	2 through 5.		6.	
Subtractions for q	ualified business income				
7. Form 4797, Ordin	ary loss (includes share of net	t 1231 loss)		7.	
10. Total subtraction t	net profit or (loss). Add lines	7 through 9.		10.	
11. Qualified business	income for this activity. Line	1 plus line 6 less line 10		11.	1,118
	Beginning of Ye			f Year	
Carryovers:		er 2017 Allowed I		After 201	
Passive activity:	(A)	(B) (C)	(D)	(E)	Allowed Losses
Operating					
Form 4797, Part II					
Section 1231 loss					
At-Risk:					
Operating					
Form 4797, Part II					
Section 1231 loss					
Section 179 expens	}				
Other:					

Sch	edule E	Qua	lified Busines	s Income Calo	ulation Workshe	et	2023
Name NIC	HOLAS BOA	ARDMAN				Taxpayer Ident	ification Number
	Property Description 213 MURREL	n L RD #203				Form/Schedule E	Unit 11
1.	Schedule E, Page	1, Net rental real es	state income or (loss)			1.	15,700
	Additions for qualif	ied business incom	e:				
	•					2.	
	Prior year suspend	led losses utilized th	nis year:				
3.	Passive suspend	led losses				3.	
4.	At-Risk suspend	ed losses				4.	
5.	Section 179 exp	ense				5.	
6.	Total additions to r	net profit or (loss). A	dd lines 2 through 5.			6.	
		ualified business inc					
7.	Form 4797, Ordina	ry loss (includes sh	are of net 1231 loss)			7.	
9.	Reserved					9.	
10.	Total subtraction to	net profit or (loss).	Add lines 7 through 9	9		10.	
11.	Qualified business	income for this activ	vity. Line 1 plus line 6	less line 10.		11.	15,700
		Beginn Pre -2018	ng of Year After 2017	Allowed loss	End of Pre -2018	Year After 2017	QBI Portion of
	ryovers: sive activity:	(A)	(B)	(C)	(D)	(E)	Allowed Losses
	perating					(=)	Allowed Losses
	orm 4797, Part II			_			
	ection 1231 loss						-
At-R				_			
O	perating			_			
Fo	orm 4797, Part II						
Se	ection 1231 loss						
Se	ection 179 expense						
Othe	er:						

60 04/10/2024 8:54 AM							
Schedule E	Qualif	ied Business	Income Calc	ulation Workshe	eet		2023
Name NICHOLAS BO	ARDMAN					ayer Identi 57-64-	fication Number 6109
Property Descript 3213 MURREI					Form E	n/Schedule	Unit 12
1. Schedule E, Page	e 1, Net rental real estat	e income or (loss)			- ا	1.	14,314
Additions for qual	ified business income:						
•						2.	
Prior year suspen	ded losses utilized this	year:					
3. Passive suspen	ded losses	-				3.	
4. At-Risk suspend	ded losses					4.	
5. Section 179 exp	pense					5.	
6. Total additions to	net profit or (loss). Add	lines 2 through 5				6.	
Subtractions for g	ualified business incom	e					
						7.	
						8.	
9. Reserved						9.	
10. Total subtraction t	to net profit or (loss). Ac	ld lines 7 through 9.				10.	
11. Qualified business	s income for this activity	. Line 1 plus line 6 le	ess line 10.			11.	14,31
	Beginning	of Year	-1 0	End of	Year		
Carryovers:	Pre -2018	After 2017	Allowed loss	Pre -2018	Afte	r 2017	QBI Portion of
Passive activity:	(A)	(B)	(C)	(D)	(E)		Allowed Losse
Operating							
Form 4797, Part II							
Section 1231 loss							
At-Risk:							
Operating							
Form 4797, Part II							
Section 1231 loss							
Section 179 expens	e						
Other:							

460 04/10/2024 8		Quali	ified Rusiness	e Incomo Col	culation Worksh	oot		2023
Schedule			ilieu Dusiiless		Culation WORSH			
Name	דאם פראו	DDM A NI					payer Identif 67-64-	ication Number
	LAS BOAL perty Description						n/Schedule	Unit
	AI SPACE					E		13
1. Sche	edule E, Page 1	, Net rental real est	ate income or (loss)				1.	47,55
Addi	itions for qualifie	ed business income	:					
2. Form	n 4797, Ordinar	y income					2.	
Prior	r year suspende	d losses utilized thi	s year:					
3. Pa	assive suspende	ed losses					3.	
4. At-	-Risk suspended	d losses					4.	
5. Se	ection 179 exper	nse					5.	
6. Tota	al additions to ne	et profit or (loss). Ad	ld lines 2 through 5.				6.	
Subt	tractions for qua	alified business inco	ome					
							7.	
							8.	
9. Rese							9.	
10. Tota							10.	
11. Qual	lified business ir	ncome for this activi	ity. Line 1 plus line 6 l	ess line 10.			11.	47,555
		Beginnir	ng of Year	1	End o	f Year		
Carryove	ers:	Pre -2018	After 2017	Allowed loss			er 2017	QBI Portion of
Passive		(A)	\bigcup (B) \bigcup	(C)	(D)	(E)		Allowed Losses
Operat	ting					` ,		
Form 4	4797, Part II			· '-				
	n 1231 loss _							
At-Risk:		_		•				
Operat	ting _							
Form 4	4797, Part II							
Section	n 1231 loss _				<u> </u>			
Section	n 179 expense_				<u> </u>			
Other:								

Schedule	Qualified Business Income Calculation Works	heet	2023
Name	5 BOARDMAN		dentification Number 4-6109
	Description	Form/Sched	
	R HARVEY RILEY ST	E	14
1. Schedule	E, Page 1, Net rental real estate income or (loss)	1.	-10,174
Additions	for qualified business income:		
2. Form 47	97, Ordinary income	2.	
Prior yea	r suspended losses utilized this year:		
3. Passiv	e suspended losses	3.	
4. At-Risk	suspended losses	4.	
5. Section	179 expense	5.	
6. Total add	litions to net profit or (loss). Add lines 2 through 5.	6.	
Subtracti	ons for qualified business income		
7. Form 47	97, Ordinary loss (includes share of net 1231 loss)	7.	
9. Reserved			
10. Total sub	traction to net profit or (loss). Add lines 7 through 9.	10.	
11. Qualified	business income for this activity. Line 1 plus line 6 less line 10.	11.	-10,174
Carryovers:	Beginning of Year End Pre -2018 After 2017 Allowed loss Pre -2018	of Year After 2017	QBI Portion of
Passive active	\ /!!\ _! !! \ \ /\ /\ /\	(E)	Allowed Losses
Operating		(=)	Allowed Loose
Form 4797	Part II		
Section 12		-	
At-Risk:			_
Operating			
Form 4797	, Part II		
Section 12			_
Section 17			
Other:	· <u> </u>		

Fo	orm 1040		Rent and Roya	aity Reconcilia	ation		2023
Name	GUOT AG D						er identification number
	CHOLAS BO	DARDMAN			1		64-6109
	erty description	SKE BLVD #D214	L			Ownership	-
		ESTATE PROFE			· · · —		se Percentagese Percentage
	Physical address:		IDDIOIAN			erty Use Info	
••	Street	1675 S. F	FISKE BLVD #D21	4			365
	City, state, zip	ROCKLEDG	E FL		- Perso	nal Use Dav	rs
					l l		•
			Column A	Column B	Colun		(Column A - B - C)
					Vaca	ition	
			Total	Nonbusiness	Home / I		Income / Expenses
Inco			Income/Expense 21,565	Expenses	Use Ex	penses	Reported on Schedule 21,565
J. 1	Rents received		21,303				21,303
	enses:	i					
•							
J. /	Auto						
	Travel						
6.	Auto and travel (to	otal)					
7.	Cleaning and main	ntenance	94				94
8.	Commissions						
9.	Insurance		135				135
10.	Legal and other p	rofessional fees					
	Management fees						
	-	from 1098	11: 1				
ſ	Refinancing points	s on 1098	HANT				
12.	Mortgage interest	paid to banks, etc.	MOIIL	VUI	YY		
		nterest			7		
1	Refinancing points	S					
(Qualified mortgage	e insurance					
13.	Other interest (tota	al)					
14.	Repairs		259				259
15.	Supplies						
	Real estate taxes						
,	All other taxes		1,949				1 040
16.	Taxes (total)		1,949				1,949
17.	Utilities		963				963
		nse or depletion	1,941				1,941
	Other (list) NDO MAINT F	7TTC	4,797				4,797
	ARED EXPENS		7,131				7,131
	LEAGE)ES	571				571
1111	JEAGE		371				371
			+				
20.	Total expenses. A	dd lines 5 through 19	10,709				10,709
21.	Income or (loss) fr	rom rental or royalty proper	ties.				10,856

Rent and Royalty Reconciliation

2023

'	-oiiii 10-10		Rent and Roy	alty Recolleni	ation		2023
Nam N	e ICHOLAS BO	OARDMAN					r identification number 64-6109
	operty description	<u>OILDILLI</u>			Unit 2		Percentage
		RSITY LN #705					se Percentage
Pa	ssive type: REAI	L ESTATE PROFI	ESSIONAL				e Percentage
1.	Physical address:			_		rty Use Info	
	Street		ERSITY LN #705				<u>365</u>
	City, state, zip	COCOA		L 32922 RESIDENCE			s <u> </u>
	Property type:		MOLIT-LAMILI	KESIDENCE	QJV .		
			Column A	Column B	Colum	n C	(Column A - B - C)
Inc	come:		Total Income/Expense	Nonbusiness Expenses	Vacat Home / P Use Exp	ersonal	Income / Expenses Reported on Schedule
	Rents received		12 250				13,250
4.	Royalties received	d	-				
	penses:						
5.	Advertising						
	Travel						
6.	Auto and travel (to	otal)					
	Cleaning and mai	intenance					
8.	l.a.aa.a		1 1 2 5 1				135
9. 10		professional fees					133
	Management fees						
• • • •		from 1098					
	Refinancing points	s on 1098	HANT				
12.	Mortgage interest	paid to banks, etc.	HOHL		y		
		nterest			9		
	Refinancing points	s					
	Qualified mortgag	e insurance					
13.	Other interest (tot	al)	144				144
14.	Committee						144
15.							
	Real estate taxes		1,350				
16.	Taxes (total)		1,350				1,350
17.	I Intiliation a						_,=00
		ense or depletion	1,019				1,019
	Other (list)						
	ONDO MAINT I		3,750				3,750
	HARED EXPENS	SES					
<u>M</u>	ILEAGE		571				571
_							
_							
_							
_							
		dd lines 5 through 19	6,969				6,969
21.	Income or (loss) f	rom rental or royalty proper	ties.				6,281

Rent and Royalty Reconciliation

Tacaper Taca				rtont and rto,	any recomme	a		_0_0
Display Disp			DARDMAN					
Display Disp	Pro	operty description				Unit3	Ownership	Percentage
1. Physical address: Street 1.562 UNIVERSITY LN #710 2.00								
Strot	Pa	ssive type: REAL	ESTATE PROFE	SSIONAL		State FL	Personal Us	se Percentage
City, state, zip COCOA	1.	Physical address:						
Column C		Street						
Column A		City, state, zip	COCOA			_ Persor	nal Use Day	/s
Total Nonbusiness Expenses Nonbusiness Expenses Reported on Schedule		Property type:		MULTI-FAMILY	RESIDENCE	_ QJV .		<u> </u>
Total Nontusiness Expenses Home Personal Income Expenses Reported on Schedule				Column A	Column B	Colum	n C	(Column A - B - C)
Income: IncomeExpenses Expenses Use Expenses Reported on Schedule						Vacat	ion	
3. Rents received Expenses: 5. Advertising Auto Travel 6. Auto and travel (total) 7. Cleaning and maintenance 8. Commissions 9. Insurance 1.50 1.50 1.50 1.50 1.50 1.50 1.50 1.50								Income / Expenses
4. Royalies received Expenses:					Expenses	Use Exp	penses	
Expenses:	3.	Rents received		15,600				15,600
5. Advertising Auto Travel 6. Auto and travel (total) 7. Clearing and maintenance 1.50 1. Commissions 9. Insurance 1.135]					
Auto Travel 6. Auto and travel (total) 7. Cleaning and maintenance 1.50 1.50 1.50 1.50 1.50 1.50 1.50 1.50		•						
Travel 6. Auto and travel (total) 7. Cleaning and maintenance 8. Commissions 9. Insurance 1.35 10. Legal and other professional fees 11. Management fees Mortgage interest from 1098 Refinancing points on 1098 12. Mortgage interest growth of the state of	Э.	Auto						
6. Auto and travel (tota) 7. Cleaning and maintenance 8. Commissions 9. Insurance 10. Legal and other professional fees 11. Management fees Mortgage interest from 1098 Refinancing points on 1098 Qualified mortgage interest Other interest Cher interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 15. Supplies Real estate taxes All other taxes All other taxes 1, 350 11, 350 11, 350 11, 200 19. Other (list) 10. Depreciation expense or depletion 19. Other (list) 10. CONDO MAINT FEES 2, 250 10. SHARED EXPENSES 10. Total expenses. Add lines 5 through 19 15. Syp15 15. Syp15 15. Syp15 16. Taxes (total) 17. Utilities 19. Other (list) 19. Other (Tuestal						
7. Cleaning and maintenance 1.50 1.50 8. Commissions 9. Insurance 1.35 1.35 9. Insurance 1.35 1.35 10. Legal and other professional fees 1.10 11. Management fees 1.10 Mortgage interest from 1098 1.20 Refinancing points on 1098 1.20 Cother mortgage interest 2.10 Cother mortgage insurance 1.30 10. Legal and mortgage insurance 1.30 13. Other interest (total) 1.40 14. Repairs 2.59 2.59 15. Supplies Real estate taxes 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,350 1.1,200 1.	e							
8. Commissions 9. Insurance 1.35 1.35 1.35 1.35 1.35 1.35 1.35 1.35		Cleaning and main	ntenance	150				150
9. Insurance 1.35		Commissions	internative	150				150
10. Legal and other professional fees 11. Management fees Mortgage interest from 1098 Refinancing points on 1098 12. Mortgage interest paid to banks, etc. Other mortgage interest Cher interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 15. Supplies Real estate taxes All other taxes 11,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 57.1 57.915 20. Total expenses. Add lines 5 through 19 57.915		Insurance		135				135
11. Management fees Mortgage interest from 1098 Refinancing points on 1098 12. Mortgage interest paid to banks, etc. Other mortgage interest Cher interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 259 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 1,200 19. Other (fiet) CONDO MAINT FEES 2,250 SHARED EXPENSES MILLEAGE 571 57,915		Legal and other p	rofessional fees					
Mortgage interest from 1098 Refinancing points on 1098 12. Mortgage interest paid to banks, etc. Other mortgage interest Other interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 259 259 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MITLEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915		Management fees						
Refinancing points on 1098 12. Mortgage interest paid to banks, etc. Other mortgage interest Other interest Refinancing points Qualified mortgage insurance 13. Other interest (otal) 14. Repairs 259 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 1,350 17. Utilities 18. Depreciation expense or depletion 1,200 19. Other (list) CONDO MAINT FEES CONDO MAINT FEES STATE STATE MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915 5,915	• • • •	Mortgage interest	from 1098			_		
12. Mortgage interest paid to banks, etc.		Refinancing points	s on 1098	HANT				
Other interest Other interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs Real estate taxes All other taxes All other taxes 1,350 17. Utilities 18. Depreciation expense or depletion 1,200 19. Other (list) CONDO MAINT FRES 2,250 SHARED EXPENSES MILEAGE 20. Total expenses. Add lines 5 through 19 5,915 Shyptomic page insurance 259 259 259 259 259 259 259 259 259 25	12.	Mortgage interest	paid to banks, etc.	MOHL	UUI	JV		
Other interest Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 1,350 17. Utilities 2 18. Depreciation expense or depletion 1,200 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 571 20. Total expenses. Add lines 5 through 19 5,915						J		
Refinancing points Qualified mortgage insurance 13. Other interest (total) 14. Repairs 259 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 20. Total expenses. Add lines 5 through 19 5,915		Other interest						
Qualified mortgage insurance 13. Other interest (total) 14. Repairs 259 259 15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915		Refinancing points	3					
13. Other interest (total) 14. Repairs 259 259 15. Supplies Real estate taxes All other taxes 1, 350 16. Taxes (total) 19. Other (list) CONDO MAINT FEES SHARED EXPENSES MILEAGE 20. Total expenses. Add lines 5 through 19 259 259 259 259 259 259 259 2		Qualified mortgage	e insurance					
14. Repairs 259 259 15. Supplies Real estate taxes 1,350 16. Taxes (total) 1,350 1,350 17. Utilities 1,200 1,200 18. Depreciation expense or depletion 1,200 1,200 19. Other (list) 2,250 2,250 SHARED EXPENSES 571 571 MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915 5,915	13.	Other interest (total	al)					
15. Supplies Real estate taxes All other taxes 1,350 16. Taxes (total) 17. Utilities 18. Depreciation expense or depletion 11,200 19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915		Repairs		259				259
Real estate taxes	15.	Supplies						
All other taxes		Real estate taxes						
16. Taxes (total) 1,350 1,350 17. Utilities 18. Depreciation expense or depletion 1,200 1,200 19. Other (list) 2,250 SHARED EXPENSES 571 571 20. Total expenses. Add lines 5 through 19 5,915		All other taxes						
17. Utilities 18. Depreciation expense or depletion 19. Other (list) CONDO MAINT FEES SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915	16.	Taxes (total)		1,350				1,350
19. Other (list) CONDO MAINT FEES 2,250 SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915	17.	Utilities						
CONDO MAINT FEES 2,250 2,250 SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915			nse or depletion	1,200				1,200
### SHARED EXPENSES MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915 #### 571 ###################################		, ,		0.000				0.000
MILEAGE 571 571 20. Total expenses. Add lines 5 through 19 5,915 5,915	_			2,250				2,250
20. Total expenses. Add lines 5 through 19 5,915 5,915	_		SES .	F71				E71
	М.	LLEAGE		5/1				5/1
	_					+		
	_					+		
	_							
	_							
	_							
	_							
	_					+		
	20.	Total expenses. A	dd lines 5 through 19	5,915				5,915
21. Income or (loss) from rental or royalty properties. 9,685								9,685

F	Form 1040		Rent and Roya	Ity Reconcilia	ion		2023
Nam	e ICHOLAS BO						identification number 54-6109
		JARDIIAN					
	operty description	L RD #206				Ownership P	
			ECCTONAT	•			Percentage
		ESTATE PROFE	ESSIONAL	,			Percentage
1.	Physical address:		NELT DD #206			rty Use Inforr	
	Street		RELL RD #206	20055	Fair R	ental Days	365
		ROCKLEDG		32955	I		· · · · · · · · · · · · · · · · · · ·
	Property type:		MULTI-FAMILY F	RESIDENCE	QJV .		-
			Column A	Column B	Colum	n C	(Column A - B - C)
			Total	Nonbusiness	Vacat Home / P		Income / Expenses
Inc	come:		Income/Expense	Expenses	Use Exp		Reported on Schedule I
							17,730
4.	Rovalties received	1					•
	penses:						
	•						
٥.	Auto						
	Traval						
6.	Auto and traval (to				1		
	Classing and mai	otal)			1		
7.	Cleaning and mail	ntenance			+		
8.	Commissions		125		-		125
9.	Insurance		135		1		135
10.	Legal and other p	rofessional fees			1		
11.	Management fees						
	Mortgage interest	from 1098	Hiost		. ,		
	Refinancing points	s on 1098			11/		
12.		paid to banks, etc.		00	<u> </u>		
	Other mortgage in	nterest					
	Refinancing points	3					
	Qualified mortgage	e insurance					
13.	Other interest (total	al)					
14.	Repairs		144				144
15.	Supplies						
	Real estate taxes						
			1,751				
16.	Taxes (total)		1,751				1,751
17.	Litilities						
	Depreciation expe		2,015				2,015
	Other (list)						
	ONDO MAINT E	FEES	3,622				3,622
SI	HARED EXPENS	SES					•
_	ILEAGE		571				571
_			1				
_			+		1		
_					1		
			+ +		+		
_					+		
					+		
_			+		+		
_					+		
_							
_			2 222				2 222
	•	dd lines 5 through 19	8,238				8,238
21.	Income or (loss) fr	rom rental or royalty proper	ties.			L	9,492

Rent and Royalty Reconciliation

ŀ	orm 1040		Reill allu Roya	iity Reconciii	ation		2023
Nam	e					Taxpayer id	lentification number
N	ICHOLAS BO	DARDMAN				767-64	
	pperty description				Unit <u>5</u>	Ownership Per	centage
		L RD #J38					Percentage
	• •	ESTATE PROFE	SSIONAL				ercentage
1.	Physical address:	1000 MTDD	ELT DD #130			rty Use Informa	
	Street	1882 MURR	ъ вт. Врт Кр #030	32955	_ Fair R	ental Days	365
		ROCKLEDGE					·····
	Property type		MODII-FAMILI I	KESIDENCE	_ QJV .		
			Column A	Column B	Colum	n C	(Column A - B - C)
			T-1-1	Nantania	Vacat	-	
Inc	ome:		Total Income/Expense	Nonbusiness Expenses	Home / F		Income / Expenses eported on Schedule
	Danta received		18,200				18,200
		 I					
	penses:						
	Auto						
	Travel						
6.	Auto and travel (to	otal)					
7.	Cleaning and main	ntenance					
8.	Commissions						
9.	Insurance		135				135
10.	Legal and other p	rofessional fees					
	Mortgage interest	from 1098	11: 1				
	Refinancing points	on 1098					
12.	Mortgage interest	paid to banks, etc.	MOTIL	VU	\mathbf{Y}		
		nterest			7		
	Other interest						
	Refinancing points	S					
	Qualified mortgage	e insurance					
13.	Other interest (total	al)					
14.			250				250
15.	Supplies						
	Real estate taxes						
	All other taxes		1,657				
16.	Taxes (total)		1,657				1,657
17.	Utilities						
		nse or depletion	2,218				2,218
	Other (list)						
	ONDO MAINT.		3,925				3,925
	IARED EXPENS	BES					
<u>M</u> .	LEAGE		571				571
_							
_							
_							
_							
_							
_							
_							
_							
_	Tatal aug ^	alal Bassa E Alama 40	0.756				0 7F <i>C</i>
		dd lines 5 through 19	8,756				8,756 9,444
21.	income or (loss) fr	rom rental or royalty propert	ies.				9,444

Form 1040		Rent and Roya	alty Reconcilia	ation	2023	3
Name NICHOLAS BO	OARDMAN				Taxpayer identification nu 767-64-6109	mber
Property description	OAICDHAN			Unit 6 Ow	nership Percentage	
. , .	NAR LAKE CIR				siness Use Percentage	
	ESTATE PROF	ESSIONAL			sonal Use Percentage	
1. Physical address:					Use Information:	
Street		LUNAR LAKE CIR			al Days	365
City, state, zip	COCOA	FL	32922	Personal	Use Days	
		MULTI-FAMILY 1	RESIDENCE			
		Column A	Column B	Column C		
		Total	Nonbusiness	Vacation Home / Pers	onal Income / Ex	penses
Income:		Income/Expense	Expenses	Use Expen		
3. Rents received					42	, 874
4. Royalties received	d					
Expenses:						
5. Advertising						
A t -						
Travel						
6. Auto and travel (to	otal)					
7. Cleaning and mai	intenance					
8. Commissions						
9. Insurance		3,998			3	, 998
10. Legal and other p	rofessional fees					
11. Management fees						
Mortgage interest	from 1098					
Refinancing points	s on 1098	иен		11/		
	paid to banks, etc.			<u> </u>		
Other mortgage in	nterest					
Refinancing points	s					
Qualified mortgag	e insurance					
13. Other interest (tot	al)					
		2,842			2	,842
All other taxes						
		2,396				,396
						,211
	ense or depletion	2,350			2	,350
19. Other (list)						
SHARED EXPENS	SES					
MILEAGE		571				571
-						
20 Total ^	dd linno E thursday 10	16 260			1.0	260
20. Total expenses. A		16,368				,368
∠1. Income or (loss) f	rom rental or royalty prope	rnies.				,506

Form 1040		Rent and Roya	alty Reconciliat	ion		2023
Name NICHOLAS B	OARDMAN					er identification number 64-6109
Property description	OTHOTHM		1	J _{nit} 7 (Percentage
3213 MURREI	LL RD #106					se Percentage
Passive type: REAI	L ESTATE PROFE	SSIONAL	•			se Percentage
1. Physical address:					ty Use Info	
Street	3213 MURR					<u>365</u>
City, state, zip	ROCKLEDGE	FL	32955	Person	al Use Day	/s
		MULTI-FAMILY 1	RESIDENCE	I		<u> </u>
		Column A	Column B	Columr		(Column A - B - C)
				Vacati		
Income:		Total Income/Expense	Nonbusiness Expenses	Home / Pe		Income / Expenses Reported on Schedule
		23,100		CCC EXP	011000	23,100
4. Royalties received	d					
Expenses:	~					
Auto						
Travel				1		
6. Auto and travel (to	otal)					
7. Cleaning and ma	intenance					
8. Commissions						
9. Insurance		135				135
10. Legal and other p	professional fees					
11. Management fees						
	from 1098	11: 1	0			
Refinancing points	s on 1098					
12. Mortgage interest	paid to banks, etc.	HOIL	OUL	/ V		
	nterest					
Other interest						
Refinancing point	s					
Qualified mortgag	e insurance					
13. Other interest (tot	al)					
14. Repairs		144				144
15. Supplies						
Real estate taxes						
		1,751				
16. Taxes (total)		1,751				1,751
17. Utilities				1		
18. Depreciation expe	ense or depletion	2,728				2,728
19. Other (list)						
CONDO FEES		3,372				3,372
SHARED EXPENS	SES			-		
MILEAGE		571				571
				1		
				-		
				1		
				1		
				-		
20. Total expenses. A	udd lings 5 through 10	8,701		1		Q 701
•				1		8,701 14,399
ZI. INCOME OF (IOSS) I	rom rental or royalty properti	to.				14,399

Rent and Royalty Reconciliation

roill 1040	Rent and Roya	inty ixecontinati	OII	2023
Name NICHOLAS BOARDMAN				expayer identification number 67-64-6109
Property description		U		rship Percentage
1711 DIXON BLVD #209)	T.		ess Use Percentage
Passive type: ACTIVE PARTIC	CIPATION	S		nal Use Percentage
1. Physical address:			2. Property Use	
	DIXON BLVD #209		Fair Rental I	Days <u>365</u>
City, state, zip COCO	A FL	32926	Personal Us	e Days
Property type:	MULTI-FAMILY I	RESIDENCE	QJV	-
	Column A	Column B	Column C	(Column A - B - C)
	Total Income/Expense	Nonbusiness Expenses	Vacation Home / Person Use Expenses	
Income: 3. Rents received	10.750	Expenses	USE Expenses	10,750
Rents received Royalties received				10,750
Expenses:				
5. Advertising				
Auto				
Travel				
6. Auto and travel (total)				
7. Cleaning and maintenance				
8. Commissions				
9. Insurance	135			135
10. Legal and other professional fees \dots				
11. Management fees				
Mortgage interest from 1098	- Hiont			
Refinancing points on 1098				
12. Mortgage interest paid to banks, etc.			<u> </u>	
Other mortgage interest				
Other interest				
Refinancing points				
13. Other interest (total)				
14. Repairs				
15. Supplies				
Real estate taxes				
All other taxes				
16. Taxes (total)	746			746
17. Utilities				
18. Depreciation expense or depletion	666			666
19. Other (list)				
SHARED EXPENSES				===
MILEAGE	571			571
HOA FEES	3,316			3,316
20. Total expenses. Add lines 5 through				5,434
21. Income or (loss) from rental or royalt	y properties.			5,316

F	Form 1040		Rent and Roya	alty Reconciliat	ion		2023
Nam							r identification number 64-6109
	ICHOLAS BO	JARDMAN			Jnit 10	_	
	operty description 3 COQUINA	מא				Ownership F	se Percentage
		VE PARTICIPA	TTON	•			e Percentage
	Physical address:		11011			ty Use Infor	
••	Street		NA RD				365
	City, state, zip	ROCKLEDO		32955	Person	nal Use Dave	s
					I		·····
			Column A	Column B	Colum		(Column A - B - C)
			T-1-1	Mankanina	Vacat		
Inc	come:		Total Income/Expense	Nonbusiness Expenses	Home / P		Income / Expenses Reported on Schedule
				<u> </u>	- CGG EX	301.000	19,782
4.	Royalties received	d				-	
	penses:		·				
	•						
	Auto						
	Tanasaal						
6.	Auto and travel (to	otal)					
7.	Cleaning and mail	ntenance					
8.	Commissions						
9.	Insurance		1,491				1,491
10.	Legal and other p	rofessional fees					
11.	- U						
	Mortgage interest	from 1098	2,230				
	Refinancing points	s on 1098					
12.	Mortgage interest	paid to banks, etc.	2,230	OOL	4 y		2,230
	Other mortgage in	nterest					
	Other interest						
	Refinancing points	3					
	Qualified mortgage	e insurance			-		
		al)			+		2 160
14.	Repairs		2,169		+		2,169
15.	Supplies				+		
					+		
16	All other taxes				+		1 120
	Litilition		2 344		+		1,120 2,344
	Depreciation expe	nse or depletion	8,739		+		8,739
	Other (list)	noo or doplottorr	3,733				3,,33
	HARED EXPENS	SES					
M	ILEAGE		571				571
_							
_					1		
_					1		
		dd lines 5 through 19	18,664		1		18,664
21.	Income or (loss) fr	rom rental or royalty prope	erties.				1,118

	Form 1040		Kent and Roya	aity Reconciliat	ion		2023
Nam Nam	e ICHOLAS BO	DARDMAN				Taxpayer i 767-6 4	dentification number
	operty description	JII DI II I		L	_{Jnit} 11	Ownership Per	
	213 MURREL	L RD #203					Percentage
Pa	ssive type: ACTI	VE PARTICIPAT	ION	•	<u> </u>	Personal Use	
1.	Physical address:				2. Prope	rty Use Informa	ation:
	Street	3213 MURR	ELL RD #203		Fair R	ental Days	365
		ROCKLEDGE		32955	Persoi	nal Use Days	
	Property type:		MULTI-FAMILY	RESIDENCE	QJV .		-
			Column A	Column B	Colum	n C	(Column A - B - C)
			Total	Nonbusiness	Vacat Home / F		Income / Expenses
Inc	come:		Income/Expense	Expenses	Use Ex		eported on Schedule
3.	Rents received		25,250				25,250
4.	Royalties received	l					
Ex	penses:						
5.	Advertising						
	Auto						
6.	Auto and travel (to	otal)					
7.	Cleaning and mai	ntenance					
8.	Commissions						
9.	Insurance		135				135
10.	Legal and other p	rofessional fees					
11.	Management fees						
	Mortgage interest	from 1098					
	Refinancing points	on 1098					
12.	Mortgage interest	paid to banks, etc.		OOF	<u> </u>		
	Other mortgage in	nterest					
	Other interest						
	Refinancing points	S					
	Qualified mortgage	e insurance					
13.		al)	144				7.4.4
14.	Repairs		144				144
15.	Supplies						
	Real estate taxes		168				
46	All other taxes		168				168
10.	Laxes (total)		100				100
17. 18	Depreciation expo	nse or depletion	4,910				4,910
	Other (list)	noe or depiction	1/310				1,510
	DA DUES		3,622				3,622
_	HARED EXPENS	SES					- , -
_	ILEAGE		571				571
_							
_							
_	T	110 60 10	9.550				0 550
20	Lotal Avnancac A	dd lines 5 through 19	Y - カカ()		1	1	9.550

21. Income or (loss) from rental or royalty properties.

F	orm 1040		Rent and Roya	Ity Reconciliat	ion		2023
Nam		OADDWAN					rer identification number
	ICHOLAS BO	DARDMAN			12		-64-6109
	operty description	T DD #200					Percentage
_		LL RD #208	T CAT	•			Jse Percentage
	* * * * * * * * * * * * * * * * * * * *	VE PARTICIPAT	TION	,			Ise Percentage
1.	Physical address:		DD #000			rty Use Info	
	Street		RELL RD #208	20055	Fair F	Rental Days	365
	City, state, zip			32955			ys
	Property type:		MULTI-FAMILY F	RESIDENCE	QJV		<u> </u>
			Column A	Column B	Colum		(Column A - B - C)
Inc	come:		Total Income/Expense	Nonbusiness Expenses	Vaca Home / F Use Ex	Personal	Income / Expenses Reported on Schedule
	Rents received		26,150	Ехрепзез	USC EX	perioco	26,150
							20,130
		d					
	penses:						
Э.	A t		I I				
_	Travel						
	Auto and travel (to	otal)			+		
7.	Cleaning and mai	intenance					
8.	Commissions		125				125
9.			135				135
		rofessional fees					
11.	Management fees						
	Mortgage interest	from 1098	Hionet		-		
	Refinancing points	s on 1098					
12.	Mortgage interest	paid to banks, etc.		OOL	<u> </u>		
	Other mortgage in	nterest					
	Other interest						
	Refinancing points	s					
	Qualified mortgage	e insurance					
13.	Other interest (total	al)					
14.			005				925
15.	Cupplies						
	All other taxes		129				
16.	Taxes (total)		129				129
	Litilities		1,726				1,726
		nse or depletion	4,910				4,910
	Other (list)						
H	OA DUES		3,440				3,440
SI	HARED EXPENS	SES					
M	ILEAGE		571				571
_							
_							
_							
_							
_							
_							
_							
20	Total evnences ^	dd lines 5 through 19	11,836				11,836
		rom rental or royalty proper					14,314
۷1.	income or (loss) II	rom remai or royalty proper	uco.				14,314

Rent and Royalty Reconciliation

Name NICHOLAS BOAR	DMAN				Taxpayer identification r	number
MICHOLAS BOAR	DINAN					
Property description			Unit	<u>13</u>	Ownership Percentage	
BONSAI SPACE	LLC		_ T, S, J	. <u>T</u>	Business Use Percentage_	
Passive type: ACTIVE	PARTICIPATION		State	$\overline{\mathtt{FL}}$	Personal Use Percentage	
1. Physical address:				2. Prop	erty Use Information:	
Street	3880 S. HIGHWAY	7 1		Fair	Rental Days	365
City, state, zip	ROCKLEDGE	FL 32955		Pers	onal Use Days	
Property type:	MULTI	-FAMILY RESIDENCE		QJV		

Property type:	MULTI-FAMILY	RESIDENCE	QJV	
	Column A	Column B	Column C	(Column A - B - C)
Incomo	Total Income/Expense	Nonbusiness Expenses	Vacation Home / Personal Use Expenses	Income / Expenses
Income: 3. Rents received		Ехрепаса	OSC EXPENSES	239,937
4. Royalties received				233,733
Expenses:				
5. Advertising				
Auto				
Auto Travel				
Auto and travel (total)				
7. Cleaning and maintenance	6,493			6,49
B. Commissions				7,15
	13,885			13,88
O. Legal and other professional fees				2,00
Management fees				28,28
1. Management fees Mortgage interest from 1098				20/20
Refinancing points on 1098			11/	
2. Mortgage interest paid to banks, etc.	13,605		l V	13,60
			7	15,00
Other mortgage interest				
Other interest				
Refinancing points				
Qualified mortgage insurance				
3. Other interest (total)	5,208			5,20
4. Repairs				3,20
5. Supplies				
Real estate taxes	23,390			
All other taxes				22 20
6. Taxes (total)	11,483			23,39
7. Utilities				11,48
8. Depreciation expense or depletion	11,878			11,07
9. Other (list) LABOR	21 242			21,34
OFFICE EXPENSE	21,343 47,798			47,79
MILEAGE	6,280			6,28
	6,280			0,20
SHARED EXPENSES	630			62
TRAVEL	638			63
MISC EXPENSES				6
SOFTWARE SUBSCRIPTIONS	37			3
0. Total expenses. Add lines 5 through 19	192,382			192,38
21. Income or (loss) from rental or royalty pro	pperties.			47,55

F	orm 1040		Rent and Roya	aity Reconcilia	ation		2023
Nam	e ICHOLAS BO	DARDMAN					r identification number 54-6109
Pro 2 :	operty description 197 DR HAF	RVEY RILEY ST VE PARTICIPAT	TTON		T, S, J <u>T</u>	Ownership F Business Us	
	Physical address: Street City, state, zip	2197 DR F PALM BAY	HARVEY RILEY ST	32905	2. Prope Fair R Person	rty Use Infor ental Days nal Use Days	mation: <u>365</u>
	Property type:						
			Column A	Column B	Colum Vaca		(Column A - B - C)
	come: Rents received		Total Income/Expense	Nonbusiness Expenses	Home / F Use Ex	Personal	Income / Expenses Reported on Schedule
		 				-	
Ex	penses: Advertising Auto						
6. 7. 8.	Auto and travel (to Cleaning and main Commissions	ntenance					
9. 10. 11.	Insurance Legal and other possible Management fees	rofessional fees					
12.	Refinancing points Mortgage interest	from 1098 on 1098 paid to banks, etc.	JIIENT	Cop)		
	Other interest Refinancing points	s insurance					
13. 14. 15.	Other interest (total Repairs	al)	8,414				8,414
16. 17	Taxes (total)		30				30
		nse or depletion	1,705				1,705
19.	Other (list) ANK FEES	de depletion	25				25
		dd lines 5 through 19	10,174 ties.				10,174 -10,174

2460	BOARDMAN,	NICHOLAS
767-6	4-6109	

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Form 1040, Dividend Income

Payer						
	_	Ordinary Dividends	_	Qualified Dividends	_	Section 199A Dividends
ROBINHOOD SECURITIES	\$_	260	\$_	244	\$_	9
TOTAL	\$_	260	\$_	244	\$_	9

Form 1040, Line 26 - Estimated Tax Payments and Amount Applied From Previous Year

Description				 Amount	
3RD	QUARTER	ESTIMATE	PAYMENT	\$ 20,00	0
	TOTAL			\$ 20,00	0

Schedule A, Line 5a - State and Local General Sales Taxes

Description		Amount
GENERAL SALES	TAX	\$ 2,326
TOTAL		\$ 2,326

Schedule A, Line 5b - Real Estate Taxes

Description	 Amount
9 ORANGE AVE	\$ 3,483
26 PARK AVE	1,733
2197 DR HARVEY RILEY ST	 2,328
TOTAL	\$ 7,544

Schedule A, Line 8a - Home Mortgage Interest & Points From Form 1098

Description	on	Amount
9 ORANGE AVE	 \$	8,158
1537 AUBURN LAKES		3,077
26 PARK AVE		5,637
24 PARK AVE		8,589
TOTAL	Client *	25,461

1675 S. FISKE BLVD #D214

Schedule E, Line 3 - Rents Received

Description		Amount
RENT	INCOME	\$ 21,565
	TOTAL	\$ 21,565

1675 S. FISKE BLVD #D214

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	 Net Amount
INSURANCE	\$	135		\$ 135
TOTAL	\$	135		\$ 135

1675 S. FISKE BLVD #D214

Schedule E, Line 16 - Taxes

Gross Amount	Business Use Percentage		Net Amount
\$ 1,949		\$	1,949
\$ 1,949	nv	\$	1,949
ie			

1562 UNIVERSITY LN #705

Schedule E, Line 3 - Rents Received

Description	 Amount
RENT INCOME	\$ 13,250
TOTAL	\$ 13,250

1562 UNIVERSITY LN #705

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE	\$	135		\$	135
TOTAL	\$	135		\$	135

1562 UNIVERSITY LN #705

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	 Net Amount
REAL ESTATE TAXES	\$ 1,350		\$ 1,350
TOTAL	\$ 1,350		\$ 1,350

1562 UNIVERSITY LN #710

Schedule E, Line 3 - Rents Received

Description		Amount		
RENT	INCOME	\$	15,600	
	TOTAL	\$	15,600	

1562 UNIVERSITY LN #710

Schedule E, Line 9 - Insurance

	Description		Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE		\$	135		\$	135
TOTAL		\$_	135	nv	\$	135

1562 UNIVERSITY LN #710

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	 Net Amount
REAL ESTATE TAXES	\$ 1,350		\$ 1,350
TOTAL	\$ 1,350		\$ 1,350

3213 MURRELL RD #206

Schedule E, Line 3 - Rents Received

Description		Amount		
RENT	INCOME	\$	17,730	
	TOTAL	\$	17,730	

3213 MURRELL RD #206

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE	\$_	135		\$	135
TOTAL	\$	135		\$	135

3213 MURRELL RD #206

Schedule E, Line 16 - Taxes

Descriptio	n	 Gross Amount	Business Use Percentage	Net Amount
REAL ESTATE TAXES		\$ 1,751		\$ 1,751
TOTAL		\$ 1,751	nv –	\$ 1,751

1882 MURRELL RD #J38

Schedule E, Line 3 - Rents Received

Description	_	Amount
RENTS RECEIVED	\$	2,077
HOUSING AUTHORITY OF BREVARD	_	16,123
TOTAL	\$	18,200

1882 MURRELL RD #J38

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	 Net Amount
INSURANCE	\$_	135		\$ 135
TOTAL	\$	135		\$ 135

1882 MURRELL RD #J38

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	_	Net Amount
REAL ESTATE TAXES	\$ 1,657		\$	1,657
TOTAL	\$ 1,657		\$	1,657

725-727 LUNAR LAKE CIR

Schedule E, Line 3 - Rents Received

Description		_	Amount		
RENT	INCOME	\$	42,874		
	TOTAL	\$_	42,874		

725-727 LUNAR LAKE CIR

Schedule E, Line 9 - Insurance

	Description		Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE		\$	3,998		\$	3,998
TOTAL	Clie	\$_	3,998	DV	\$=	3,998

725-727 LUNAR LAKE CIR

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	 Net Amount
REAL ESTATE TAXES	\$ 2,396		\$ 2,396
TOTAL	\$ 2,396		\$ 2,396

3213	MI	IRRI	FII	RD	#100	R
JZIJ	IVI	וחחי		Γ	# 101	U)

Schedule E, Line 3 - Rents Received

Description		Amount
RENT	INCOME	\$ 23,100
	TOTAL	\$ 23,100

3213 MURRELL RD #106

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE	\$_	135		\$	135
TOTAL	\$	135		\$	135

3213 MURRELL RD #106

Schedule E, Line 16 - Taxes

Description	<u> </u>	Gross Amount	Business Use Percentage		Net Amount
REAL ESTATE TAXES	\$	1,751		\$	1,751
TOTAL		1,751	nv.	\$_	1,751
				_	

1711 DIXON BLVD #209

Schedule E, Line 3 - Rents Received

Description		_	Amount
RENT	INCOME	\$	10,750
	TOTAL	\$_	10,750

1711 DIXON BLVD #209

Schedule E, Line 9 - Insurance

Description	_	Gross Amount	Business Use Percentage	_	Net Amount
INSURANCE	\$	135		\$	135
TOTAL	\$	135		\$	135

Federal Statements

1711 DIXON BLVD #209

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	 Net Amount
REAL ESTATE TAXES	\$ 746		\$ 746
TOTAL	\$ 746		\$ 746

23 COQUINA RD

Schedule E, Line 9 - Insurance

Description	 Gross Amount	Business Use Percentage	 Net Amount
INSURANCE	\$ 1,491		\$ 1,491
TOTAL	\$ 1,491		\$ 1,491

23 COQUINA RD

Schedule E, Line 12 - Mortgage Interest Paid to Banks

Description	Gross Amount	Business Use Percentage	 Net Amount
MORTGAGE INTEREST	\$ 2,230		\$ 2,230
TOTAL	\$ 2,230	UPY	\$ 2,230

3213 MURRELL RD #203

Schedule E, Line 9 - Insurance

Description	 Gross Amount	Business Use Percentage	 Net Amount
INSURANCE (RENT, 11)	\$ 135		\$ 135
TOTAL	\$ 135		\$ 135

3213 MURRELL RD #208

Schedule E, Line 9 - Insurance

Description	 Gross Amount	Business Use Percentage	Net Amount
INSURANCE (RENT, 12)	\$ 135		\$ 135
TOTAL	\$ 135		\$ 135

BONSAI SPACE LLC

Schedule E, Line 3 - Rents Received

Description	Amount
RENT OTHER RENT	\$ 239,937
TOTAL	\$ 239,937

BONSAI SPACE LLC

Schedule E, Line 9 - Insurance

Description	 Gross Amount	Business Use Percentage	 Net Amount
INSURANCE (RENT, 13)	\$ 13,885		\$ 13,885
TOTAL	\$ 13,885		\$ 13,885

BONSAI SPACE LLC

Schedule E, Line 10 - Legal and Professional Fees

Description	_	Gross Amount	Percentage_	Net Amount		
LEGAL & PROFESSIONAL (RENT, 13)	\$	2,000		\$	2,000	
TOTAL	\$	2,000		\$	2,000	

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BONSAI SPACE LLC

Schedule E, Line 12 - Mortgage Interest Paid to Banks

Description	 Gross Amount	Business Use Percentage	Net Amount		
	\$ 13,605		\$	13,605	
TOTAL	\$ 13,605		\$	13,605	

BONSAI SPACE LLC

Schedule E, Line 16 - Taxes

Description	 Gross Amount	Business Use Percentage	Net Amount
LICENSES PERSONAL PROPERTY TAXES OTHER TAXES	\$ 37 5,413 17,940		\$ 37 5,413 17,940
TOTAL	\$ 23,390		\$ 23,390

Schedule E, Line 43 - Reconciliation for Real Estate Professionals

Activity Name	Screen	Unit #	Current Year Net Income	Current Year _Net Loss_	Form Location
1675 S. FISKE BLVD #D214	E	1	\$ 10,856	\$	SCH E PG 1
1562 UNIVERSITY LN #705	E	2	6,281		SCH E PG 1
1562 UNIVERSITY LN #710	E	3	9,685		SCH E PG 1
3213 MURRELL RD #206	E	4	9,492		SCH E PG 1
1882 MURRELL RD #J38	E	5	9,444		SCH E PG 1
725-727 LUNAR LAKE CIR	E	6	26,506		SCH E PG 1
3213 MURRELL RD #106	E	7	14,399		SCH E PG 1
TOTAL			\$ 86,663	\$ 0	

Schedule C (Form 8995-A), Line 5 - Allocation of Losses to Each Trade or Business

Trade or Business	Qualified Business Income	_Ratio_	Allocated QBI Loss		
1675 S. FISKE BLVD #D214	\$ 10,856	0.0636	\$ 647		
1562 UNIVERSITY LN #705	6,281	0.0368	374		
1562 UNIVERSITY LN #710	9,685	0.0567	577		
3213 MURRELL RD #206	9,492	0.0556	566		
1882 MURRELL RD #J38	9,444	0.0553	563		
725-727 LUNAR LAKE CIR	26,506	0.1553	1,580		
3213 MURRELL RD #106	14,399	0.0844	858		
1711 DIXON BLVD #209	5,316	0.0311	317		
23 COQUINA RD	1,118	0.0066	67		
3213 MURRELL RD #203	15,700	0.0920	936		
3213 MURRELL RD #208	14,314	0.0839	853		
BONSAI SPACE LLC	47,555	0.2786	2,836		
TOTAL	\$ 170,666	1.0000	\$ 10,174		

Form 8960, Line 4b, Adjustment for Non-section 1411 Trade or Business

		Activity				
Net Rental Income (loss) on Sched E	Net Royalty (loss) on So		Net K-1 Nonpassive Inc(loss) on Sched I			ction 1411 stment
1675 S. FISKE BLVD #D2						
\$ 10,856	\$		\$	\$		\$ -10,856
1562 UNIVERSITY LN #70	5					
6,281	_					-6,281
1562 UNIVERSITY LN #71	.0					
9,685						-9,685
3213 MURRELL RD #206						
9,492						-9,492
1882 MURRELL RD #J38						
9,444						-9,444
725-727 LUNAR LAKE CIR	-					
26,506						-26,506
3213 MURRELL RD #106						14 200
14,399						 -14,399
TOTAL						
\$ 86,663	\$	0	\$	0 \$	0	\$ -86,663

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 1675 S. FISKE BLVD #D214

Asset _	Description Ir	Date Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior M . 1 16	ACRS: 675 S. FISKE BLVD UNIT D214 - BLDG	1/01/15 _	53,374 53,374		-	53,374 53,374	27 MM S/L	15,446 15,446	1,941 1,941
	epreciation: 675 S. FISKE BLVD UNIT D214 - LAND Total Other Depreciation	1/01/15 _	4,626 4,626		-	4,626 4,626	0 Land	0 0	0
	Total ACRS and Other Deprecia	ition _	4,626		:	4,626		0	0
	Grand Totals Less: Dispositions and Transfers Less: Start-up/Org Expense Net Grand Totals	_	58,000 0 0 58,000		-	58,000 0 0 58,000		15,446 0 0 15,446	1,941 0 0 1,941

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 1562 UNIVERSITY LN #705

Asset	Description I	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
	MACRS: 1562 UNIVERSITY LN UNIT 705 - BLDG	7/20/15 _ =	28,014 28,014		-	28,014 28,014	27 MM S/L	7,598 7,598	1,019 1,019
	Depreciation: 1562 UNIVERSITY LN UNIT 705 - LAND Total Other Depreciation	7/20/15 _	2,986 2,986		-	2,986 2,986	0 Land	0	0
	Total ACRS and Other Deprecia	ation =	2,986		=	2,986		0	0
	Grand Totals Less: Dispositions and Transfers Less: Start-up/Org Expense Net Grand Totals	s 	31,000 0 0 31,000		-	31,000 0 0 31,000		7,598 0 0 7,598	1,019 0 0 1,019

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 1562 UNIVERSITY LN #710

<u>Asset</u>	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	<u>Prior</u>	Current
	MACRS: 1562 UNIVERSITY LN UNIT 710 - BLDG	2/26/16 _	33,000 33,000		- -	33,000 33,000	27 MM S/L	8,250 8,250	1,200 1,200
	Depreciation: 1562 UNIVERSITY LN UNIT 710 - LAND Total Other Depreciation	2/26/16 _	4,000		-	4,000 4,000		0	0
	Total ACRS and Other Depreci	iation _	4,000		-	4,000		0	0
	Grand Totals Less: Dispositions and Transfer Less: Start-up/Org Expense Net Grand Totals	rs	37,000 0 0 37,000		-	37,000 0 0 37,000		8,250 0 0 8,250	1,200 0 0 1,200

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 3213 MURRELL RD #206

<u>Asset</u>	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
	MACRS: 3213 MURRELL RD UNIT 206 - BLDG	3/03/16 _	55,400 55,400		-	55,400 55,400	27 MM S/L	13,682 13,682	2,015 2,015
	Depreciation: 3213 MURRELL RD UNIT 206 - LAND Total Other Depreciation	3/03/16 _	4,500 4,500		-	4,500 4,500	0 Land	0	0 0
Total ACRS and Other Depreciation		ciation =	4,500		=	4,500		0	0
	Grand Totals Less: Dispositions and Transfe Less: Start-up/Org Expense Net Grand Totals	ers _ =	59,900 0 0 59,900		-	59,900 0 0 59,900		13,682 0 0 13,682	2,015 0 0 2,015

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 1882 MURRELL RD #J38

Asset	Description	Date In Service	Cost	Bus %	Sec 179Bonus	Basis for Depr	PerConv Meth	<u>Prior</u> .	Current
<u>Prior 1</u> 1	MACRS: 1882 MURRELL RD UNIT J-38 - BLDG	9/29/16 _	61,000 61,000			61,000 61,000	27 MM S/L	13,956 13,956	2,218 2,218
Other 2	Depreciation: 1882 MURRELL RD UNIT J-38 - LAND Total Other Depreciation	9/29/16 _ _	4,000			4,000		0	0
	Total ACRS and Other Depre	ciation =	4,000		:	4,000		0	0
	Grand Totals Less: Dispositions and Transfe Less: Start-up/Org Expense Net Grand Totals	ers _ =	65,000 0 0 65,000			65,000 0 0 65,000		13,956 0 0 13,956	2,218 0 0 2,218

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 725-727 LUNAR LAKE CIR

Asset _	Description	Date In Service	Cost	Bus %	Sec 179Bonus	Basis for Depr	PerConv Meth	Prior	Current
	IACRS: 25/727 LUNAR LAKE CIR - BLDG MAJOR REPAIRS	4/17/17 6/30/18	94,000 24,965 118,965		X .	94,000 0 94,000	5 HY 200DB	13,415 24,965 38,380	2,350 0 2,350
	Depreciation: 25-727 LUNAR LAKE CIR - LAND Total Other Depreciation	4/17/17 <u> </u>	5,000 5,000			5,000 5,000	-	0	0
Total ACRS and Other Depreciation		eciation =	5,000		:	5,000	:	0	0
Grand Totals Less: Dispositions and Transfers Less: Start-up/Org Expense Net Grand Totals		ers _ =	123,965 0 0 123,965			99,000 0 0 99,000) 	38,380 0 0 38,380	2,350 0 0 2,350

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 3213 MURRELL RD #106

Asset	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	Prior .	Current
Prior MA 1 321	ACRS: 13 MURRELL RD UNIT 106 - BLDG	12/31/17 _	75,000 75,000		75,000 75,000	•	13,636 13,636	2,728 2,728
	epreciation: 13 MURRELL RD UNIT 106 - LAND Total Other Depreciation	12/31/17 _	7,000		7,000	•	0	0
Total ACRS and Other Depreciation		ciation =	7,000	:	7,000		0	0
	Grand Totals Less: Dispositions and Transfe Less: Start-up/Org Expense Net Grand Totals	ers 	82,000 0 0 82,000		82,000 0 0 82,000		13,636 0 0 13,636	2,728 0 0 2,728

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 1711 DIXON BLVD #209

<u>Asset</u>	Description	Date In Service	Cost	Bus Sec <u>%</u> 179Bonu	Basis s for Depr	PerConv Meth	Prior	Current
<u>Prior 1</u>	MACRS: 1711 DIXON BLVD UNIT 209 BLDG	3/20/19 _	18,324 18,324		18,324 18,324	-	2,527 2,527	666
	Depreciation: 1711 DIXON BLVD UNIT 209 LAND Total Other Depreciation	3/20/19 _	2,000		2,000	-	0	0
Total ACRS and Other Depreciation		eciation =	2,000		2,000	=	0	0
	Grand Totals Less: Dispositions and Transfe Less: Start-up/Org Expense Net Grand Totals	ers - =	20,324 0 0 20,324		20,324 0 0 20,324) <u>)</u>	2,527 0 0 2,527	666 0 0 666

2460 BOARDMAN, NICHOLAS

767-64-6109 FYE: 12/31/2023

Federal Asset Report 23 COQUINA RD

Asset	Description	Date In Service	Cost	Bus %	Sec 179Bonus	Basis for Depr	PerConv Meth	<u>Prior</u>	Current
Prior MACR 1 23 COO 3 AC UN	QUINA RD BLDG	5/08/20 5/08/20 =	240,334 4,000 244,334		Х .	240,334 0 240,334	5 HY 200DB	22,941 4,000 26,941	8,739 0 8,739
Other Depred 2 23 COO	ciation: QUINA RD LAND Total Other Depreciation	5/08/20 _	26,704 26,704			26,704 26,704	•	0	0
Total ACRS and Other Depreciation		eciation =	26,704		;	26,704	:	0	0
	Grand Totals Less: Dispositions and Transf Less: Start-up/Org Expense Net Grand Totals	fers –	271,038 0 0 271,038			267,038 0 0 267,038		26,941 0 0 26,941	8,739 0 0 8,739

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 3213 MURRELL RD #203

<u>Asset</u>	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	Per Conv Meth	Prior .	Current
	MACRS: 3213 MURRELL RD UNIT 203 - BLDG	2/15/22 _ =	135,000 135,000	- =	135,000 135,000	27 MM S/L	4,295 4,295	4,910 4,910
	<u>Depreciation:</u> 3213 MURRELL RD UNIT 203 - LAND Total Other Depreciation	2/15/22 _	15,000 15,000	- -	15,000 15,000	0 Land	0 0	0
Total ACRS and Other Depreciation			15,000	=	15,000		0	0
Grand Totals Less: Dispositions and Transfers Less: Start-up/Org Expense Net Grand Totals		ers _ =	150,000 0 0 150,000	- =	150,000 0 0 150,000		4,295 0 0 4,295	4,910 0 0 4,910

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 3213 MURRELL RD #208

<u>Asset</u>	Description	Date In Service	Cost	Sec 179 B <u>onu</u> s _	Basis for Depr	Per Conv Meth	Prior	Current
	MACRS: 3213 MURRELL RD UNIT 208 - BLDG	2/15/22	135,000 135,000	- =	135,000 135,000	27 MM S/L	4,295 4,295	4,910 4,910
	Depreciation: 3213 MURRELL RD UNIT 208 - LAND Total Other Depreciation	2/15/22	15,000 15,000	- -	15,000 15,000	0 Land	0	0
Total ACRS and Other Depreciation			15,000	=	15,000		:	0
	Grand Totals Less: Dispositions and Transfers Less: Start-up/Org Expense Net Grand Totals		150,000 0 0 150,000	- =	150,000 0 0 150,000		4,295 0 0 4,295	4,910 0 0 4,910

2460 BOARDMAN, NICHOLAS

767-64-6109

FYE: 12/31/2023

Federal Asset Report BONSAI SPACE LLC

Asset	Description	Date In Service	Cost	Bus Sec <u>%</u> 179Bonus	Basis for Depr	PerConv Meth	Prior	Current
3 PLU 4 ELI 5 RO	CRS: DTEL BLDG UMBING ECTRICAL OOF UMBING / ELECTRICE	3/11/20 3/11/20 3/11/20 3/11/20 5/01/21	390,365 5,095 9,003 34,438 24,347 463,248	:	390,365 5,095 9,003 34,438 24,347 463,248	39 MM S/L 39 MM S/L 39 MM S/L 39 MM S/L 39 MM S/L	27,943 365 644 2,465 1,014 32,431	10,009 130 231 883 625 11,878
	epreciation: OTEL LAND Total Other Depreciation	3/11/20	43,374 43,374		43,374 43,374	0 Land	0	0 0
	Total ACRS and Other Depreciation		43,374	=	43,374		:	0
	Grand Totals Less: Dispositions and Transf Less: Start-up/Org Expense Net Grand Totals	'ers — =	506,622 0 0 506,622	-	506,622 0 0 506,622		32,431 0 0 32,431	11,878 0 0 11,878

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

Federal Asset Report 2197 DR HARVEY RILEY ST

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Residential Rea 1 2197 DR	<u>al Property:</u> R HARVEÝ - BUILDING	10/24/23 _	225,000 225,000			225,000 225,000		0 0	1,705 1,705
Other Deprecia 2 2197 DR	ation: R HARVEY - LAND Total Other Depreciation	10/24/23	25,000 25,000			25,000 25,000	,	0	0
	Total ACRS and Other Depreciation		25,000		:	25,000		:	0
	Grand Totals Less: Dispositions and Transf Less: Start-up/Org Expense Net Grand Totals	fers _ =	250,000 0 0 250,000		-	250,000 0 0 250,000		0 0 0 0	1,705 0 0 1,705

767-64-6109

FYE: 12/31/2023

Bonus Depreciation Report 725-727 LUNAR LAKE CIR

04/10/2024 8:54 AM

Asset	Property Description	Date In Service	Tax Cost	Bus Pct	Tax Sec 179 Exp	Current Bonus	Prior Bonus	Tax - Basis for Depr
3	MAJOR REPAIRS	6/30/18	24,965		0	0	24,965	0
		Grand Total	24,965		0	0	24,965	0

767-64-6109 FYE: 12/31/2023

Bonus Depreciation Report 23 COQUINA RD

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Asset	Property Description	Date In Service	Tax Cost	Bus Pct	Tax Sec 179 Exp	Current Bonus	Prior Bonus	Tax - Basis for Depr
3	AC UNIT	5/08/20	4,000		0	0	4,000	0
		Grand Total	4,000			0	4,000	0

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 1675 S. FISKE BLVD #D214

Asset _	Description	Date In Service	Cost	Bus Sec <u>%</u> 179Bonus	Basis for Depr	Per Conv Meth	<u>Prior</u>	Current
Prior M . 1 16	<u>ACRS:</u> 675 S. FISKE BLVD UNIT D214 - BLDG	1/01/15 _	53,374 53,374	- -	53,374 53,374	27 MM S/L	15,446 15,446	1,941 1,941
	Depreciation: 1675 S. FISKE BLVD UNIT D214 - LAND Total Other Depreciation	1/01/15 _	4,626 4,626	-	4,626 4,626		0	0
	Total ACRS and Other Deprec	ciation =	4,626	-	4,626		0	0
	Grand Totals Less: Dispositions and Transfer Net Grand Totals	rs	58,000 0 58,000	-	58,000 0 58,000		15,446 0 15,446	1,941 0 1,941

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 1562 UNIVERSITY LN #705

Asset _	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	Per Conv Meth	<u>Prior</u>	Current
Prior M	I <mark>ACRS:</mark> 562 UNIVERSITY LN UNIT 705 - BLDG	7/20/15 _	28,014 28,014	- -	28,014 28,014	27 MM S/L	7,598 7,598	1,019 1,019
	Depreciation: 562 UNIVERSITY LN UNIT 705 - LAND Total Other Depreciation	7/20/15 _	2,986 2,986	- -	2,986 2,986	0 Land	0 0	0
	Total ACRS and Other Deprec	iation _	2,986	=	2,986		0	0
	Grand Totals Less: Dispositions and Transfer Net Grand Totals	rs	31,000 0 31,000	-	31,000 0 31,000		7,598 0 7,598	1,019 0 1,019

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 1562 UNIVERSITY LN #710

<u>Asset</u>	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
	MACRS: 1562 UNIVERSITY LN UNIT 710 - BLDG	2/26/16 _ =	33,000 33,000		-	33,000 33,000	27 MM S/L	8,250 8,250	1,200 1,200
	Depreciation: 1562 UNIVERSITY LN UNIT 710 - LAND Total Other Depreciation	2/26/16 _	4,000			4,000		0	0
	Total ACRS and Other Deprec	iation =	4,000		=	4,000		0	0
	Grand Totals Less: Dispositions and Transfer Net Grand Totals	rs	37,000 0 37,000		-	37,000 0 37,000		8,250 0 8,250	1,200 0 1,200

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 3213 MURRELL RD #206

Asset	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	Per Conv Meth	Prior	Current
Prior MA 1 321	ACRS: 13 MURRELL RD UNIT 206 - BLDG	3/03/16 _	55,400 55,400	-	55,400 55,400	27 MM S/L	13,682 13,682	2,015 2,015
	epreciation: 13 MURRELL RD UNIT 206 - LAND Total Other Depreciation	3/03/16 _	4,500 4,500	-	4,500 4,500		0	0
	Total ACRS and Other Depreciation		4,500	-	4,500		0	0
	Grand Totals Less: Dispositions and Transfe Net Grand Totals	ers _	59,900 0 59,900	-	59,900 0 59,900		13,682 0 13,682	2,015 0 2,015

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 1882 MURRELL RD #J38

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
Prior MACRS: 1 1882 MURE	RELL RD UNIT J-38 - BLDG	9/29/16 _	61,000 61,000		-	61,000 61,000	27 MM S/L	13,956 13,956	2,218 2,218
	n: RELL RD UNIT J-38 - LAND Total Other Depreciation	9/29/16 _	4,000			4,000	0 Land	0 0	0
7	Total ACRS and Other Depre	ciation =	4,000		:	4,000	:	0	0
]	Grand Totals Less: Dispositions and Transf Net Grand Totals	ers	65,000 0 65,000		-	65,000 0 65,000		13,956 0 13,956	2,218 0 2,218

2460 BOARDMAN, NICHOLAS

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FYE: 12/31/2023

AMT Asset Report 725-727 LUNAR LAKE CIR

Asset	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	Prior .	Current
<u>Prior</u> 2 3	MACRS: 725/727 LUNAR LAKE CIR - BLDG MAJOR REPAIRS	4/17/17 6/30/18 _	94,000 24,965 118,965	X _	94,000 0 94,000	27 MM S/L 5 HY 200DB	13,415 24,965 38,380	2,350 0 2,350
Other 1	Depreciation: 725-727 LUNAR LAKE CIR - LAND Total Other Depreciation	4/17/17 _ _	0	- -	0	0 HY	0	0
	Total ACRS and Other Depreciation		0	=	0	:	:	0
	Grand Totals Less: Dispositions and Transfe	ers _	118,965	_	94,000		38,380	2,350
	Net Grand Totals	=	118,965	=	94,000	!	38,380	2,350

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 3213 MURRELL RD #106

<u>Asset</u>	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	<u>Prior</u>	Current
	MACRS: 3213 MURRELL RD UNIT 106 - BLDG	12/31/17 _	75,000 75,000		75,000 75,000		13,636 13,636	2,728 2,728
	<u>Depreciation:</u> 3213 MURRELL RD UNIT 106 - LAND Total Other Depreciation	12/31/17 _	0		0	0 HY	0 0	0
	Total ACRS and Other Depre	ciation _	0		0		0	0
	Grand Totals Less: Dispositions and Transfe Net Grand Totals	rs	75,000 0 75,000		75,000 0 75,000		13,636 0 13,636	2,728 0 2,728

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 1711 DIXON BLVD #209

Asset Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	<u>Prior</u>	Current
Prior MACRS: 1 1711 DIXON BLVD UNIT 209 BLDG	3/20/19 _ =	18,324 18,324		18,324 18,324	27 MM S/L	2,527 2,527	666 666
Other Depreciation: 2 1711 DIXON BLVD UNIT 209 LAND Total Other Depreciation	3/20/19 _	0		0	0 HY	0 0	0 0
Total ACRS and Other Depreciation		0		0		0	0
Grand Totals Less: Dispositions and Trans Net Grand Totals	fers	18,324 0 18,324		18,324 0 18,324		2,527 0 2,527	666 0 666

2460 BOARDMAN, NICHOLAS

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FYE: 12/31/2023

AMT Asset Report 23 COQUINA RD

Asset	Description	Date In Service	Cost	Bus %	Sec 179Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior MAC 1 23 C 3 AC U	OQUINA RD BLDG	5/08/20 5/08/20 —	240,334 4,000 244,334		X .	240,334 0 240,334		22,941 4,000 26,941	8,739 0 8,739
Other Dept 2 23 C	reciation: OQUINA RD LAND Total Other Depreciation	5/08/20 _	26,704 26,704			26,704 26,704		0	0
Total ACRS and Other Depreciation		eciation =	26,704		:	26,704		0	0
	Grand Totals Less: Dispositions and Transf Net Grand Totals	ers _	271,038 0 271,038			267,038 0 267,038		26,941 26,941	8,739 0 8,739

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 3213 MURRELL RD #203

<u>Asset</u>	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	Per Conv Meth	<u>Prior</u> .	Current
Prior MACI 1 3213	RS: MURRELL RD UNIT 203 - BLDG	2/15/22 _ =	135,000 135,000		135,000 135,000		4,295 4,295	4,910 4,910
Other Depres	eciation: MURRELL RD UNIT 203 - LAND Total Other Depreciation	2/15/22 _	15,000 15,000		15,000 15,000		0 0	0
	Total ACRS and Other Depre	eciation =	15,000		15,000		0	0
	Grand Totals Less: Dispositions and Transf	ers	150,000		150,000 0		4,295 0	4,910 0
	Net Grand Totals	_	150,000		150,000		4,295	4,910

2460 BOARDMAN, NICHOLAS 767-64-6109

FYE: 12/31/2023

AMT Asset Report 3213 MURRELL RD #208

<u>Asset</u>	Description	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	<u>Prior</u>	Current
	MACRS: 3213 MURRELL RD UNIT 208 - BLDG	2/15/22 _ =	135,000 135,000		135,000 135,000		4,295 4,295	4,910 4,910
	Depreciation: 3213 MURRELL RD UNIT 208 - LAND Total Other Depreciation	2/15/22	15,000 15,000		15,000 15,000	•	0 0	0
Total ACRS and Other Depreciation		ciation _	15,000	,	15,000	:	0	0
	Grand Totals Less: Dispositions and Transfe Net Grand Totals	ers	150,000 0 150,000		150,000 0 150,000		4,295 0 4,295	4,910 0 4,910

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FYE: 12/31/2023

AMT Asset Report BONSAI SPACE LLC

AssetD	escription	Date In Service	Cost	Bus Sec % 179Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior MACRS: 1 MOTEL BLDG 3 PLUMBING 4 ELECTRICAL 5 ROOF 6 PLUMBING / EI	LECTRICE	3/11/20 3/11/20 3/11/20 3/11/20 5/01/21	390,365 5,095 9,003 34,438 24,347 463,248		390,365 5,095 9,003 34,438 24,347 463,248	39 MM S/L 39 MM S/L 39 MM S/L 39 MM S/L 39 MM S/L	27,943 365 644 2,465 1,014 32,431	10,009 130 231 883 625 11,878
Other Depreciation: 2 MOTEL LAND Total	Other Depreciation	3/11/20 _	43,374 43,374		43,374 43,374	0 Land	0 0	0
Total	ACRS and Other Depreci	ation _	43,374		43,374		0	0
Less:	l Totals Dispositions and Transfer rand Totals	s	506,622 0 506,622		506,622 0 506,622		32,431 0 32,431	11,878 0 11,878

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AMT Asset Report 2197 DR HARVEY RILEY ST

FYE: 12/31/2023

Asset	Description	Date In Service	Cost	Bus 9	Sec 179Bonus ₋	Basis for Depr	Per Conv Meth	Prior	Current
	<u>Real Property:</u> DR HARVEÝ - BUILDING	10/24/23 _	225,000 225,000		-	225,000 225,000	27 MM S/L	0	1,705 1,705
Other Depre 2 2197 1	eciation: DR HARVEY - LAND Total Other Depreciation	10/24/23 _	25,000 25,000		- -	25,000 25,000	0 Land	0	0
	Total ACRS and Other Depre	eciation =	25,000		=	25,000		0	0
	Grand Totals Less: Dispositions and Transl Net Grand Totals	ers	250,000 0 250,000		-	250,000 0 250,000		0 0 0	1,705 0 1,705

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Depreciation Adjustment Report

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All Business Activities

Form	<u>Unit</u>	<u>Asset</u>	Description	Tax	AMT	AMT Adjustments/ <u>Preferences</u>
MAC	RS Adj	ustments:				
EEEEEEEEEEEEEEEE	1 2 3 4 5 6 6 6 7 9 10 10 11 12 13 13 13 13 13 14	1 1 1 1 1 2 3 1 1 1 1 3 4 5 6 1	1675 S. FISKE BLVD UNIT D214 - BLDG 1562 UNIVERSITY LN UNIT 705 - BLDG 1562 UNIVERSITY LN UNIT 710 - BLDG 3213 MURRELL RD UNIT 206 - BLDG 1882 MURRELL RD UNIT J-38 - BLDG 725/727 LUNAR LAKE CIR - BLDG MAJOR REPAIRS 3213 MURRELL RD UNIT 106 - BLDG 1711 DIXON BLVD UNIT 209 BLDG 23 COQUINA RD BLDG AC UNIT 3213 MURRELL RD UNIT 203 - BLDG 3213 MURRELL RD UNIT 208 - BLDG MOTEL BLDG PLUMBING ELECTRICAL ROOF PLUMBING / ELECTRICE 2197 DR HARVEY - BUILDING	1,941 1,019 1,200 2,015 2,218 2,350 0 2,728 666 8,739 0 4,910 10,009 130 231 883 625 1,705	1,941 1,019 1,200 2,015 2,218 2,350 0 2,728 666 8,739 0 4,910 4,910 10,009 130 231 883 625 1,705	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
				46,279	46,279	0

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **1675 S. FISKE BLVD #D214**

<u>Asset</u>	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1	1675 S. FISKE BLVD UNIT D214 - BLDG	1/01/15	53,374 53,374	1,941 1,941	1,941 1,941
Other 1	Depreciation:				
2	1675 S. FISKE BLVD UNIT D214 - LAND Total Other Depreciation	1/01/15	4,626 4,626	0 0	0
	Total ACRS and Other Depreciation		4,626	0	0
	Grand Totals		58,000	1,941	1,941

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **1562 UNIVERSITY LN #705**

Asset	Description	Date In Service	Cost	Tax	AMT					
Prior M	IACRS:									
1	1562 UNIVERSITY LN UNIT 705 - BLDG	7/20/15	28,014 28,014	1,018 1,018	1,018 1,018					
Other 1	Other Depreciation:									
2	1562 UNIVERSITY LN UNIT 705 - LAND Total Other Depreciation	7/20/15	2,986 2,986	0 0	0					
	Total ACRS and Other Depreciation		2,986	0	0					
	Grand Totals		31,000	1,018	1,018					

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **1562 UNIVERSITY LN #710**

Asset	Description	Date In Service	Cost	Tax	AMT				
Prior M	IACRS:								
1	1562 UNIVERSITY LN UNIT 710 - BLDG	2/26/16	33,000	1,200	1,200 1,200				
Other 1	Other Depreciation:								
2	1562 UNIVERSITY LN UNIT 710 - LAND Total Other Depreciation	2/26/16	4,000	0 0	0				
	Total ACRS and Other Depreciation		4,000	0	0				
	Grand Totals		37,000	1,200	1,200				

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **3213 MURRELL RD #206**

Asset	Description	Date In Service	Cost	Tax	AMT					
Prior M	IACRS:									
1	3213 MURRELL RD UNIT 206 - BLDG	3/03/16	55,400 55,400	2,014 2,014	2,014 2,014					
Other 1	Other Depreciation:									
2	3213 MURRELL RD UNIT 206 - LAND Total Other Depreciation	3/03/16	4,500 4,500	0 -	0					
	Total ACRS and Other Depreciation		4,500	0	0					
	Grand Totals		59,900	2,014	2,014					

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **1882 MURRELL RD #J38**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1	1882 MURRELL RD UNIT J-38 - BLDG	9/29/16	61,000	2,218 2,218	2,218 2,218
Other 1	Depreciation:				
2	1882 MURRELL RD UNIT J-38 - LAND Total Other Depreciation	9/29/16	4,000	0	0
	Total ACRS and Other Depreciation		4,000	0	0
	Grand Totals		65,000	2,218	2,218

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **725-727 LUNAR LAKE CIR**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
2 3	725/727 LUNAR LAKE CIR - BLDG MAJOR REPAIRS	4/17/17 6/30/18	94,000 24,965 118,965	2,350 0 2,350	2,350 0 2,350
Other 1	Depreciation:				
1	725-727 LUNAR LAKE CIR - LAND	4/17/17	5,000	0	0
	Total Other Depreciation		5,000	0	0
	Total ACRS and Other Depreciation		5,000	0	0
	Grand Totals		123,965	2,350	2,350

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **3213 MURRELL RD #106**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior N	ACRS:				
1	3213 MURRELL RD UNIT 106 - BLDG	12/31/17	75,000 75,000	2,727 2,727	2,727 2,727
Other 1	Depreciation:				
2	3213 MURRELL RD UNIT 106 - LAND Total Other Depreciation	12/31/17	7,000	0 0	0
	Total ACRS and Other Depreciation		7,000	0	0
	Grand Totals		82,000	2,727	2,727

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **1711 DIXON BLVD #209**

<u>Asset</u>	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1	1711 DIXON BLVD UNIT 209 BLDG	3/20/19	18,324 18,324	666 666	666 666
Other 1	Depreciation:				
2	1711 DIXON BLVD UNIT 209 LAND Total Other Depreciation	3/20/19	2,000	0 0	0
	Total ACRS and Other Depreciation		2,000	0	0
	Grand Totals		20,324	666	666

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Future Depreciation Report FYE: 12/31/24

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FYE: 12/31/2023 **23 COQUINA RD**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1 3	23 COQUINA RD BLDG AC UNIT	5/08/20 5/08/20	240,334 4,000 244,334	8,740 0 8,740	8,740 0 8,740
Other 1	Depreciation:				
2	23 COQUINA RD LAND	5/08/20	26,704	0	0
	Total Other Depreciation		26,704	0	0
	Total ACRS and Other Depreciation		26,704	0	0
	Grand Totals		271,038	8,740	8,740

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **3213 MURRELL RD #203**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1	3213 MURRELL RD UNIT 203 - BLDG	2/15/22	135,000 135,000	4,909 4,909	4,909 4,909
Other 1	Depreciation:				
2	3213 MURRELL RD UNIT 203 - LAND Total Other Depreciation	2/15/22	15,000 15,000	0 0	0
	Total ACRS and Other Depreciation		15,000	0	0
	Grand Totals		150,000	4,909	4,909

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **3213 MURRELL RD #208**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1	3213 MURRELL RD UNIT 208 - BLDG	2/15/22	135,000 135,000	4,909 4,909	4,909 4,909
Other 1	Depreciation:				
2	3213 MURRELL RD UNIT 208 - LAND Total Other Depreciation	2/15/22	15,000 15,000	0 0	0
	Total ACRS and Other Depreciation		15,000	0	0
	Grand Totals		150,000	4,909	4,909

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767-64-6109

Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 BONSAI SPACE LLC

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	IACRS:				
1 3 4 5 6	MOTEL BLDG PLUMBING ELECTRICAL ROOF PLUMBING / ELECTRICE	3/11/20 3/11/20 3/11/20 3/11/20 5/01/21	390,365 5,095 9,003 34,438 24,347 463,248	10,010 131 231 883 624 11,879	10,010 131 231 883 624 11,879
Other 1	Depreciation:				
2	MOTEL LAND Total Other Depreciation	3/11/20	43,374 43,374	0 0	0
	Total ACRS and Other Depreciation		43,374		0
	Grand Totals		506,622	11,879	11,879

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Future Depreciation Report FYE: 12/31/24

FYE: 12/31/2023 **2197 DR HARVEY RILEY ST**

Asset	Description	Date In Service	Cost	Tax	AMT
Prior M	AACRS:				
1	2197 DR HARVEY - BUILDING	10/24/23	225,000 225,000	8,181 8,181	8,181 8,181
Other 1	Depreciation:				
2	2197 DR HARVEY - LAND Total Other Depreciation	10/24/23	25,000 25,000	0 0	0
	Total ACRS and Other Depreciation		25,000	0	0
	Grand Totals		250,000	8,181	8,181

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description
1675 S. FISKE BLVD #D214

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	17,900	21,565	3,665
	Expenses				
2.	Advertising	2.			
3.	Auto and travel	3.			
4.	Cleaning and maintenance	4.		94	94
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.		10.			
11.	Repairs	11.	179	259	80
12.	Supplies	12.			
13.	Taxes	13.	1,693	1,949	256
14.	Utilities	14.		963	963
15.	Depreciation expense or depletion	15.	1,941	1,941	
16.	Other expenses	16.	4,914	5,368	454
17.	Total expenses	17.	8,866	10,709	1,843
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	9,034	10,856	1,822
19.	Deductible rental real estate loss	19.	OUP		
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next y	r 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description
1562 UNIVERSITY LN #705

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	14,175	13,250	-925
	Expenses		•		
2.	Advertising	2.			
3.	Auto and travel	1 2 1			
4.	Cleaning and maintenance	4.			
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.		10.			
11.	Repairs	11.	2,600	144	-2,456
12.	Supplies	12.			
13.	Taxes	13.	886	1,350	464
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	1,019	1,019	
16.	Other expenses	16.	2,404	4,321	1,917
17.	Total expenses	17.	7,048	6,969	-79
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	7,127	6,281	-846
19.	Deductible rental real estate loss	19.			
		-			
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next y	/r 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name NICHOLAS BOARDMAN Taxpayer identification number

767-64-6109

Property description
1562 UNIVERSITY LN #710

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	13,450	15,600	2,150
	Expenses			-	
2.	Advertising	2.			
3.	Auto and travel				
4.	Cleaning and maintenance	4.		150	150
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest	10.			
11.	Repairs	11.	228	259	31
12.	Supplies	12.			
13.	Taxes	13.	1,199	1,350	151
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	1,200	1,200	
16.	Other expenses	16.	4,654	2,821	-1,833
17.	Total expenses	17.	7,420	5,915	-1,505
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	6,030	9,685	3,655
19.	Deductible rental real estate loss	19.		Y	
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next y	r 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description 3213 MURRELL RD #206

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	17,240	17,730	490
	Expenses				
2.	Advertising	2.			
3.	Auto and travel				
4.	Cleaning and maintenance	4.			
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest				
11.	Repairs	11.	2,769	144	-2,625
12.	Supplies	12.	130		-130
13.	Taxes	13.	1,145	1,751	606
14.	Utilities	11/1			
15.	Depreciation expense or depletion	15.	2,014	2,015	1
16.	Other expenses	16.	2,844	4,193	1,349
17.	Total expenses	17.	9,041	8,238	-803
	Profit/(loss)	_4			
18.	Income or (loss) from rental real estate or royalty properties	18.	8,199	9,492	1,293
19.	Deductible rental real estate loss	19.	OOD	Y	
			1		
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next	yr 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name NICHOLAS BOARDMAN Taxpayer identification number

767-64-6109

Property description
1882 MURRELL RD #J38

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	15,850	18,200	2,350
	Expenses				
2.	Advertising	2.			
3.	Auto and travel	3.			
4.	Cleaning and maintenance	4.			
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest				
11.	Repairs	11.		250	250
12.	Supplies	12.	100		-100
13.	Taxes	13.	1,376	1,657	281
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	2,218	2,218	
16.	Other expenses	16.	3,789	4,496	707
17.	Total expenses	17.	7,622	8,756	1,134
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	8,228	9,444	1,216
19.	Deductible rental real estate loss	19.	OOD	Y	
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next y	r 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description 725-727 LUNAR LAKE CIR

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	28,350	42,874	14,524
	Expenses				
2.	Advertising	2.	75		-75
3.	Auto and travel	3.			
4.	Cleaning and maintenance	4.	490		-490
5.	Commissions	5.			
6.	Insurance		2,068	3,998	1,930
7.	Legal and other professional fees				
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest	10.			
11.	Repairs	11.	805	2,842	2,037
12.	Supplies	12.			
13.	Taxes	13.	2,259	2,396	137
14.	Utilities	14.	63	4,211	4,148
15.	Depreciation expense or depletion	15.	2,350	2,350	
16.		16.	654	571	-83
17.	Total expenses	17.	8,764	16,368	7,604
	Profit/(loss)	1		_	
18.	Income or (loss) from rental real estate or royalty p	roperties 18.	19,586	26,506	6,920
19.	Deductible rental real estate loss	19.	OOP		
			1 7		
	Carryover				
20.	Vacation home operating expenses carryover to next y	ear 20.			
21.	Vacation home excess casualty & depreciation carryove				

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description 3213 MURRELL RD #106

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	18,000	23,100	5,100
	Expenses				
2.	Advertising	2.			
3.	Auto and travel				
4.	Cleaning and maintenance	4.			
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest				
11.	Repairs	11.		144	144
12.	Supplies	12.	130		-130
13.	Taxes	13.	1,518	1,751	233
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	2,727	2,728	1
16.	Other expenses	16.	2,624	3,943	1,319
17.	Total expenses	17.	7,138	8,701	1,563
	Profit/(loss)	_4			
18.	Income or (loss) from rental real estate or royalty properties	18.	10,862	14,399	3,537
19.	Deductible rental real estate loss	19.	OOD	V	
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next	yr 21 .			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description
1711 DIXON BLVD #209

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	10,575	10,750	175
	Expenses				
2.	Advertising	2.			
3.	Auto and travel				
4.	Cleaning and maintenance	4.			
5.	Commissions	5.			
6.	Insurance	6.	139	135	-4
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest	10.			
11.	Repairs	11.			
12.	Supplies	12.			
13.	Taxes	13.	686	746	60
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	667	666	-1
16.	Other expenses	16.	2,995	3,887	892
17.	Total expenses	17.	4,487	5,434	947
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	6,088	5,316	-772
19.	Deductible rental real estate loss	19.	OOP	Y	
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next y	r 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name
NICHOLAS BOARDMAN

Taxpayer identification number

767-64-6109

Property description
23 COQUINA RD

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	20,250	19,782	-468
	Expenses				
2.	Advertising	2.	38		-38
3.	Auto and travel	3.			
4.	Cleaning and maintenance	4.	1,650		-1,650
5.	Commissions	5.			
6.	Insurance	6.	141	1,491	1,350
7.	Legal and other professional fees	7.	7,517		-7,517
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.	8,314	2,230	-6,084
10.	Other interest				
11.	Repairs	11.		2,169	2,169
12.	Supplies	12.	1,600		-1,600
13.	Taxes	13.	2,269	1,120	-1,149
14.	Utilities	14.		2,344	2,344
15.	Depreciation expense or depletion	15.	8,739	8,739	
16.	Other expenses	16.	664	571	-93
17.	Total expenses	17.	30,932	18,664	-12,268
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	-10,682	1,118	11,800
19.	Deductible rental real estate loss	19.	-16,406		16,406
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next	yr 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name NICHOLAS BOARDMAN Taxpayer identification number 767-64-6109

Property description 3213 MURRELL RD #203

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	18,759	25,250	6,491
	Expenses				
2.	Advertising	2.			
3.	Auto and travel	3.			
4.	Cleaning and maintenance	4.	50		-50
5.	Commissions	5.			
6.	Insurance	6.	190	135	- 55
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.	Other interest	10.			
11.	Repairs	11.	2,599	144	-2,455
12.	Supplies	12.	4,289		-4,289
13.	Taxes	13.	340	168	-172
14.	Utilities	14.			
15.	Depreciation expense or depletion	15.	4,295	4,910	615
16.	Other expenses	16.	7,570	4,193	-3,377
17.	Total expenses	17.	19,333	9,550	-9,783
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	-574	15,700	16,274
19.	Deductible rental real estate loss	19.	-574	V	574
					-
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
21.	Vacation home excess casualty & depreciation carryover to next	yr 21.			

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name

NICHOLAS BOARDMAN

Taxpayer identification number 767-64-6109

Property description 3213 MURRELL RD #208

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.		26,150	26,150
	Expenses				
2.	Advertising	2.			
3.	Auto and travel				
4.	Cleaning and maintenance	4.	225		-225
5.	Commissions	5.			
6.	Insurance		8	135	127
7.	Legal and other professional fees	7.			
8.	Management fees	8.			
9.	Mortgage interest paid to banks, etc.	9.			
10.		10.			
11.	Repairs	11.	6,180	925	-5,255
12.	Supplies	12.			
13.	Taxes	13.	264	129	-135
14.	Utilities	14.	23	1,726	1,703
15.		15.	4,295	4,910	615
16.	Other expenses	16.	1,055	4,011	2,956
17.	Total expenses	17.	12,050	11,836	-214
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	-12,050	14,314	26,364
19.	Deductible rental real estate loss	19.	-12,050	V	12,050
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
	Vacation home excess casualty & depreciation carryover to next y				•

Two Year Comparison Report - Schedule E Page 1

2022 & 2023

Name NICHOLAS BOARDMAN Taxpayer identification number 767-64-6109

Property description
BONSAI SPACE LLC

	Income		2022	2023	Differences
1.	Total rents and royalties received	1.	245,183	239,937	-5,246
	Expenses				
2.	Advertising	2.	38		-38
3.	Auto and travel	1 2			
4.	Cleaning and maintenance	4.		6,493	6,493
5.	Commissions	5.	1,673		-1,673
6.	Insurance	6.	24,238	13,885	-10,353
7.	Legal and other professional fees	7.	1,815	2,000	185
8.	Management fees	8.	23,848	28,281	4,433
9.	Mortgage interest paid to banks, etc.	9.	14,262	13,605	-657
10.	Other interest	10.			
11.	Repairs	11.	4,848	5,208	360
12.	Supplies	12.			
13.	Taxes	13.	25,240	23,390	-1,850
14.	Utilities	14.	10,666	11,483	817
15.	Depreciation expense or depletion	15.	11,878	11,878	
16.	Other expenses	16.	50,897	76,159	25,262
17.	Total expenses	17.	169,403	192,382	22,979
	Profit/(loss)	1			
18.	Income or (loss) from rental real estate or royalty properties	18.	75,780	47,555	-28,225
19.	Deductible rental real estate loss	19.	OOP	V	
				7	
	Carryover				
20.	Vacation home operating expenses carryover to next year	20.			
	Vacation home excess casualty & depreciation carryover to next y	/r 21 .			

Tax Projection Worksheet - Tax Using Capital Gains Rates

2024

Name

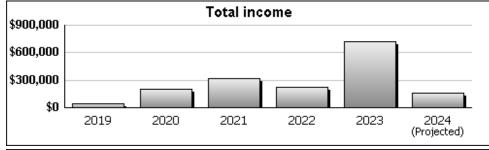
NICHOLAS BOARDMAN

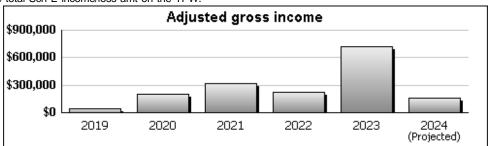
Taxpayer Identification Number 767-64-6109

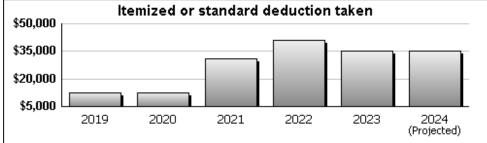
_1	NICHOLAS BOARDMAN			767-64-6109	
			Regular		AMT
			105.4	01	40 501
1.	· · · · · · · · · · · · · · · · · · ·	1.	125,4		49,591
2.	Enter your qualified dividends	2.	2	44	244
3.	Enter net capital gain and qualified dividends elected to be included in investment income	3.			
4.	Enter the total amount of net capital gain from disposition of investment property	4.			
5.	Subtract line 4 from line 3. If zero or less, enter -0-	5.		0	0.1.4
6.	Subtract line 5 from line 2. If zero or less, enter -0-	6.		44	244
7.	, , , , , , , , , , , , , , , , , , , ,	7.			
8.	Enter the smaller of line 3 or line 4	8.			
9.	Subtract line 8 from line 7. If zero or less, enter -0-	9.		0	0
0.	Add lines 6 and 9	10.	2	44	244
1.	Enter the sum of the projected Unrecaptured Section 1250 gain and Net 28% gain	11.			
12.	Enter the smaller of line 9 or line 11	12.			
3.	Subtract line 12 from line 10	13.		44	244
4.	Subtract line 13 from line 1. If zero or less, enter -0-	14.	125,1	<u>77 </u>	_
5.	Enter: \$47,025 if single or married filing separately; \$94,050 if married filing				
	jointly or qualifying surviving spouse; \$63,000 if head of household.	15.	47,0		
6.	Enter the smaller of line 1 or 15	16.	47,0		
7.	Enter the smaller of line 14 or line 16	17.	47,0		
8.	Subtract line 10 from line 1. If zero or less, enter -0-	18.	125,1		
9.	Enter the smaller of line 1 or \$191,950 (\$383,900 if MFJ or QSS)	19.	125,4		
20.	Enter the smaller of line 14 or line 19	20.	125,1		
1.	Enter the larger of line 18 or line 20	21.	125,1	<u>77 </u>	
22.	Subtract line 17 from line 16. This amount is taxed at 0%	22.	\mathcal{O} y		
	If lines 1 and 16 are the same, skip lines 23 through 43 and go to line 44.				
23.	Enter the smaller of line 1 or line 13	23.	2	44	
24.	Enter the amount from line 22 (if line 22 is blank, enter -0-)	24.		0	
25.	Subtract line 24 from line 23. If zero or less, enter -0-	25.	2	44	
6.	Enter \$518,900 if Single; \$291,850 if Married filing separately; \$583,750 if Married filing jointly or				
	Qualifying surviving spouse; \$551,350 if Head of household	26.	518,9	00	
27.	Enter the smaller of line 1 or line 26	27.	125,4	21	
28.	Add lines 21 and 22	28.	125,1	77	
29.		29.	2	44	
80.	Enter the smaller of line 25 or line 29	30.	2	44	
31.	Multiply line 30 by 15%	31.		37	
	Add lines 24 and 30	32.	2	44	
	lines 1 and 32 are the same, skip lines 33 through 43 and go to line 44. Otherwise, go to line	33.			
33.	Subtract line 32 from line 23.	33.		0	
34.	Multiply line 33 by 20% (.20)	34.		0	
	Unrecaptured Section 1250 Gain, is zero/blank, skip lines 35 through 40 and go to line 41.				
5.	Enter the smaller of line 9 or the Unrecaptured Section 1250 gain	35.			
6.	Add lines 10 and 21	36.			-
7.	Enter the amount from line 1 above	37.			
8.	Subtract line 37 from line 36. If zero or less, enter -0-	38.			1
39.	Subtract line 38 from line 35. If zero or less, enter -0-	39.			1
	Multiply line 39 by 25% (.25).	40.			
	If Net 28% Rate Gain, is zero (or blank), skip lines 41 through 43 and go to line 44.				1
ı1.		41.			
12.	Subtract line 41 from line 1	42.			
13.	Multiply line 42 by 28% (.28)	43.			-
14.	Figure the tax on the amount on line 21	44.	23,0	85	-
14. 15.	Add lines 31 34 40 43 and 44	45.	23,1		1
15. 16.	Add lines 31, 34, 40, 43, and 44	46.	23,1		1
	Figure the tax on the amount on line 1 Tax on all taxable income (including capital gains and qualified dividends).	40.	23/1		
₩.		47	23,1	22	
	Enter the smaller of line 45 or line 46 here and on the Tax Projection Worksheet 2, line 45	47.		<u> </u>	

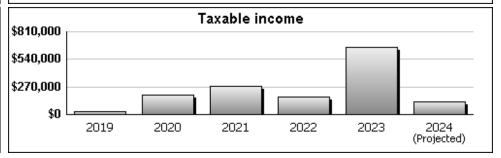
Form 1040		Tax Return History Report - Page 1							
Name NICHOLAS BOARDMA	N			Taxpayer Ider	ntification Number	767-64-6109			
	2019	2020	2021	2022	2023	2024 PROJECTED			
Filing Status	SGL	SGL	SGL	SGL	SGL	SGL			
Salaries and wages	7,860	149,330	75,519						
Interest income	141								
Dividend income	445	25	71		260	260			
Business income/loss		-66,541	-27,368						
Capital gains/losses		59,968	208,660	104,599	555,962				
Other gains/losses									
IRA distributions, pensions, annuities									
Rent, royalty, farm rental income		58,373	57,993	121,904	160,492	160,492			
Partnership/S corp income						*			
Estate or trust income						*			
Farm income/loss									
Other income/loss									
Total income	46,692	201,155	314,875	226,503	716,714	160,752			
Total adjustments									
Adjusted gross income	46,692	201,155	314,875	226,503	716,714	160,752			
Allowable itemized deductions	10,437	9,691	30,999	40,976	35,331	35,331			
Standard deduction	12,200	12,400	12,550	12,950	13,850	14,600			
Itemized or standard deduction taken	12,200	12,400	30,999	40,976	35,331	35,331			
Exemptions									
Taxable income before Qual Bus Inc Ded	29,797	188,755	283,876	185,527	681,383	125,421			
Qual Bus Inc Ded		1	4,491	16,186	25,035				
Taxable income	29,797	188,754	279,385	169,341	656,348	125,421			

* Amts in the projected col generate from the federal Tax Projection Wrk (TPW); this field is incl in the total Sch E income/loss amt on the TPW.





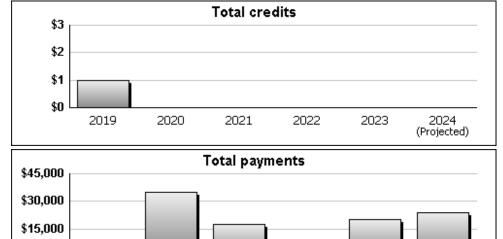


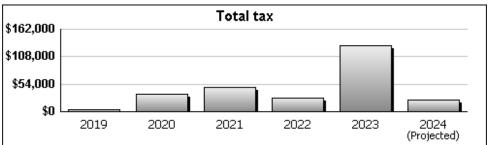


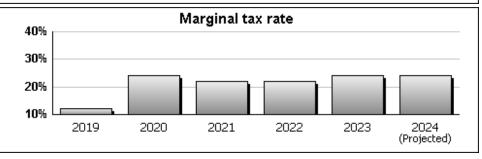
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Form 1040		2023				
Name NICHOLAS BOARDMA	7N			Taxpayer Iden	tification Number	767-64-6109
	2019	2020	2021	2022	2023	2024 PROJECTED
Taxable income	29,797	188,754	279,385	169,341	656,348	125,421
Tax on taxable income and Form 8962	2,941	34,023	42,606	25,547	109,068	23,122
Alternative minimum tax						
Total credits	1					
Net tax liability	2,940	34,023	42,606	25,547	109,068	23,122
Self-employment taxes						
Other taxes		44	4,365	1,007	19,635	
Total tax	2,940	34,067	46,971	26,554	128,703	23,122
Income tax withheld	848	34,473	17,567			
Estimated tax payments					20,000	24,000
Other payments		722				
Total payments	848	35,195	17,567		20,000	24,000
Total due/-refund	2,092	-1,128	29,404	26,554	108,703	-878
Penalties and interest	61		316	887	565	
Net tax due/-refund	2,153	-1,128	29,720	27,441	109,268	-878
Refund applied to estimated tax payments			1 0			
Refund received		-1,128	t I			
Marginal tax rate	12.0%	24.0%	22.0%	22.0%	24.0%	24.0%
Effective tax rate	10.0%	18.0%	17.0%	16.0%	20.0%	18.0%

(Projected)







Reconciliation Worksheet - Taxable Income & Tax

2023

Name

NICHOLAS BOARDMAN

Taxpayer Identification Number

767-64-6109

Tax brackets are rates applied to specific levels of taxable income. Various rates apply to different portions of the total taxable income. Type of income, further determines the rate applied. Marginal Tax Rate is the tax paid on the highest level of taxable income. This worksheet details how tax is calculated on ordinary income and capital gain income, the percentage of taxable income, marginal tax rate and the tax method used.

ordinary income and capi	ital gain income, the pe	ercentage of tax	xable incon	ne, marginal tax	rate and the ta	ax method used.		
Filing Status SINGL							n 19) _	17.0 %
Tax using ordinary and capital gains rates exceeds tax using only ordinary rates. Tax using ordinary rates. Tax using ordinary rates. Tax using ordinary rates. Tax using capital gains rates Tax using capital gains rates Tax using ordinary rates Tax on Taxable Income 100,1142 24.0 % 91,634 \$578,125 + \$182,100 \$578,125 + \$182,100 \$578,125 + \$182,100 \$1,958 \$								
Tax using ordinary a	Tax using capital gains rates Tax using Ordinary rates Tax savings							
		-				· ·		
		_						
								0- 0-0
Ordinary Income	100,142 556 206	24.0%		17,434 01 624	\$95,5/5) - \$102,10	0	81,958
						13 T		
Capital Income - 1202								
*Tax on taxable ordinary	income under \$100.00	n is determined	dusing IRS	Tax Tables tha	at impose the s	ame amount of tax or	n tayahl	e income within \$50
			_				Taxabi	e moonie wanii qoo
				(-,				(1) T +
-					•		16	• •
							1D. 2h	
							20. 3h	11.143
							30. 4h	1.144
						1//0/		
6. 35% rate					6a			
7 37% rate					7a			
8. Total ordinary taxable	e income and ordinary	v tax. Add line	es 1 through	h 7	7d 8a.	100,142		17,434
or round or annually running.		,	,		<u> </u>		0.0.	
9. 0% capital gains rate					9a		9b.	
10. 15% capital gains rate	MAXIMUM TAXABLE INCO	OME PER THIS BR	ACKET: \$447	,675	10a	392,158	10b.	58,824
					13a	FFC 20C		01 624
14. Total taxable capital	gains and capital gai	ns tax. Add lir	nes 9 throu	gh 13	14a	556,206	14b.	91,634
Total taxable income								
	income. Enter the am	ount from line	8a.				15.	100,142
17. Add lines 15 and 16.							17.	656,348
18. Enter the net foreign	exclusion amount from	the Foreign Ea	arned Incon	ne Tax Workshe	et, line 2c.		18.	
19. Taxable income repo	orted on 1040/1040SR,	line 15, (1040N	NR, line 15)	. Subtract line 1	8 from line 17.			656,348
Total tax	stor the amount from line	o 0h					20	17,434
20. Total ordinary tax. En	Enter the amount from	e ou					20.	91,634
21. Total capital gains tax	and dividend							
22. Tax on child's interest	ribution							
23. Tax on lump-sum dist							23. 24.	
24. Other taxes. 25. Add lines 20 through 2							25.	109,068
26. Enter the tax allocated	d to the net exclusion a	mount from the	e Foreian F	arned Income	Tax Worksheet	line 5.	26.	
27. Total tax reported on	1040/1040SR. line 16.	(1040NR. line	16). Subtra	act line 26 from	line 25.		27.	109,068
	1 12 12 21 1, 10,	, , 10	-,. 5000	20				

Reconciliation Worksheet - Projected Taxable Income & Tax

2024

Name

NICHOLAS BOARDMAN

Taxpayer Identification Number

767-64-6109

Tax brackets are rates applied to specific levels of taxable income. Various rates apply to different portions of the total taxable income. Type of income further determines the rate applied. Marginal Tax Rate is the tax paid on the highest level of taxable income. This worksheet details how projected 2024 tax is calculated on ordinary income and capital gain income, the percentage of taxable income, marginal tax rate and the tax method used.

Filing Status SINGLE Tax Method CAPITAL GAINS R	ATE TAX		rax (in 24) divided t	by Total Taxable Income (in 19 <u>)</u>	18.0
Tau union andinana and annital anima antana ann	- 4- 4	ah. andia an antara Tawahi	. : :			
Tax using ordinary and capital gains rates exce			e income is taxed o		_	
Tax using capital gains rates	ı	ax using Ordinary rates		Tax saving	S	
	Toy Date					Amount of Income
Taxable Amount	Tax Rate	Tax on Taxable Incor	no Marginal T	av Pata Incomo Pan		Amount of Income to Next Tax Bracke
	Marginal		•	ax Rate - Income Ran 25 - \$191,95		66,773
Ordinary Income 125,177	15.0 %			5 - \$518,900		518,656
• • • • • • • • • • • • • • • • • • • •		3	7 517,023) - \$JIO,900		310,030
Capital Income - 1250			_			
Capital Income - 1202	%		_			
			(a) Taxable Income		(b) Tax
rojected Income taxed at ordinary rates . 10.0% rate MAXIMUM TAXABLE INCOME PER THIS E	8PACKET: \$11 600	1	1a.	11,600	1b.	1,160
2. 12.0% rate MAXIMUM TAXABLE INCOME PER THIS E					2h.	4,260
3. 22.0% rate MAXIMUM TAXABLE INCOME PER THIS E				53,375	3b.	11,743
24.0% rate MAXIMUM TAXABLE INCOME PER THIS E				24,652	4b.	5,91
5. 32.0% rate				<u> </u>		
35.0% rate			6a			
37.0% rate			7a			
7. 37.0% rate 8. Total projected ordinary taxable income an	d ordinary tax	x Add lines 1 through	······			23,085
rojected Income taxed at capital gains rates 9. 0% capital gains rate 1. 20% capital gains rate MAXIMUM TAXABLE INCO 1. 20% capital gains rate	ME PER THIS BR	ACKET: \$471,875	10a	244	10b. 11b.	3'
2. 25% capital gains rate Unrecap					12b.	
3. 28% capital gains rate Small b						3'
4. Total projected taxable capital gains and c	apital gains t	ax. Add lines 9 through	113. 14a	244	14b.	3
otal projected taxable income		_				105 17
Total ordinary taxable income. Enter the amo						125,17
0 T . 1	amount from	line 14a.				24
						125,421
7. Add lines 15 and 16						
7. Add lines 15 and 16. 3. Enter the net foreign exclusion amount from t	he Foreign Ea	rned Income Tax Work	sheet, line 2c		18.	105 40
 Add lines 15 and 16. Enter the net foreign exclusion amount from t 	he Foreign Ea	rned Income Tax Work	sheet, line 2c		18. 19.	125,421
7. Add lines 15 and 16. 8. Enter the net foreign exclusion amount from to Projected taxable income reported on Federatal projected tax	he Foreign Ea al Tax Project	rned Income Tax Work tion Worksheet. Subtrac	sheet, line 2c It line 18 from line	÷ 17.	19.	125,42
7. Add lines 15 and 16. 8. Enter the net foreign exclusion amount from to projected taxable income reported on Federatal projected tax 9. Total ordinary tax. Enter the amount from lines	he Foreign Ea al Tax Project	rned Income Tax Work tion Worksheet. Subtrac	sheet, line 2c It line 18 from line	÷ 17.	19. 20.	23,08
 Add lines 15 and 16. Enter the net foreign exclusion amount from to projected taxable income reported on Federal projected tax Total ordinary tax. Enter the amount from lines Total capital gains tax. Enter the amount from 	he Foreign Ea ral Tax Project e 8b n line 14b	rned Income Tax Work: tion Worksheet. Subtrac	sheet, line 2ct line 18 from line	e 17.	19. 20. 21.	23,08
7. Add lines 15 and 16. 8. Enter the net foreign exclusion amount from to projected taxable income reported on Federal projected tax 9. Total ordinary tax. Enter the amount from lines 1. Total capital gains tax. Enter the amount from 2. Add lines 20 and 21.	he Foreign Ea ral Tax Project e 8b n line 14b	rned Income Tax Work: tion Worksheet. Subtrac	sheet, line 2c	e 17.	19. 20. 21.	23,08
8. Enter the net foreign exclusion amount from t 9. Projected taxable income reported on Feder Total projected tax 0. Total ordinary tax. Enter the amount from line 1. Total capital gains tax. Enter the amount from 2. Add lines 20 and 21. 3. Enter the tax allocated to the net exclusion ar	he Foreign Ea ral Tax Project 88b n line 14b	arned Income Tax Workstion Worksheet. Subtraction Worksheet. Subtraction Foreign	sheet, line 2c It line 18 from line	÷ 17.	20. 21. 22.	23,085 23,122
 Add lines 15 and 16. Enter the net foreign exclusion amount from to projected taxable income reported on Federal projected tax Total ordinary tax. Enter the amount from lines 1. Total capital gains tax. Enter the amount from 2. Add lines 20 and 21. 	he Foreign Ea ral Tax Project 88b. In line 14b.	arned Income Tax Workstion Worksheet. Subtraction Worksheet. Subtraction Worksheet. Subtraction Foreign	sheet, line 2c It line 18 from line	÷ 17.	20. 21. 22.	23,08