City of Columbus Income Tax City Tax For Schedule C Business and Rental Property Owners





Today's objectives

- Meet the Division
- Tax on Schedule C and Rental Income
 - Who must file
 - How the tax works
 - Schedule C Business
 - Rental Income
- Deadlines
- Additional Resources



City of Columbus Income Tax Division

- Administer the income tax for the City of Columbus under City Auditor Megan Kilgore
 - Income Tax Administrator Rasheda Hansard
 - Serve those who live, work, and conduct business in the city
- Your presenters
 - Beth Brink, Chief Administrative Officer

Who Must File?

- Any business or individual operating a business in the City of Columbus, must file an annual return with the city.
- Unincorporated business income, sole proprietors, rental properties etc.
- Note that Sub S Corporations file as entities on the BR-25. Sub S
 Distributions or net losses/profits are never reported on the IR-25.
- Individuals with businesses operating in Columbus must file whether there
 was a gain or a loss for the year.



How does City tax work for Schedule C Business and Rentals?

- Individuals have a responsibility to pay municipal income tax
 - FIRST: to where they work or earn income
 - SECOND: to where they live
- For residents, all business income is taxable wherever earned. Columbus allows full credit for taxes paid to the city where income is earned by residents. Note that this credit is limited to the amount of tax <u>actually due</u> to that other city.
- Non residents are taxed on business income earned within the City of Columbus.
- Any individual with businesses operating in multiple cities can allocate business net profit income earned within and outside of Columbus using Schedule Y on the Columbus return.

Unincorporated Business Taxable Income

- Taxable net income for unincorporated business is the net income as Reported on Federal Schedule C, E or F.
- Sole proprietors will report the net income from line 31 of Schedule C.
- Non residents can net the income/losses from businesses located in Columbus only.
- Residents can combine income and losses wherever earned and receive credit for tax paid to other municipalities. Note again that credit is limited to the tax actually due on that other income.
- Realtor income from the sale of property is attributed to the property location. Realtors with sales in and out of Columbus can use Schedule Y to allocate income.

Unincorporated Business Taxable Income

- Most common mistakes:
 - No other deductions beyond those reported on the Schedule C are allowed.
 - Losses cannot offset wage income.

SCHEDULE C (Form 1040 or 1040-SR)

Profit or Loss From Business (Sole Proprietorship)

OMB No. 1545-0074 Attachment

► Go to www.irs.gov/ScheduleC for instructions and the latest information. Department of the Treasury Internal Revenue Service (99) Attach to Form 1040, 1040-SR, 1040-NR, or 1041: partnerships generally must file Form 1065.

		O I III	10-10, 10-10 011, 10-10-1411, 01	1041,	partiterships generally must me i		
Name o	f proprietor					Social	security number (SSN)
ELIZAI	BETH M BRINK						XXX-XX-XXXX
4	Principal business or profession	n, incl	uding product or service (se	e instru	uctions)	B Ente	r code from instructions
TAX P	REPARATION						► x x x x x
2	Business name. If no separate	busin	ess name, leave blank.			D Empl	oyer ID number (EIN) (see instr.)
зү тн	E BOOK TAX PREP						
	Business address (including s	uite or	room no.) ► 12345 EXAMP	LE LA	NE		
	City, town or post office, state	, and	ZIP code COLUMBUS,	OH 43	215		
•	Accounting method: (1)	Cas	h (2) Accrual (3) [Other (specify)		
G	Did you "materially participate	" in th	e operation of this business	during	2019? If "No," see instructions for li	mit on lo	osses . Ves No
4							
	Did you make any payments in	n 2019	that would require you to fil	e Form	n(s) 1099? (see instructions)		V Yes No
J							
Part							
1	Gross receipts or sales. See in	struct	ions for line 1 and check the	box if	this income was reported to you on		
-					1	1	275000
2	•		•			_	35000
3	Subtract line 2 from line 1 .					3	240000
4	Cost of goods sold (from line					_	80000
5						_	160000
6	•				refund (see instructions)		0
7	Gross income. Add lines 5 at		•		,	7	160000
Part			for business use of you				100000
8	Advertising	8	5100		Office expense (see instructions)	18	
9	Car and truck expenses (see		3100	19	Pension and profit-sharing plans .	19	
9	instructions)	9	21200		Rent or lease (see instructions):	10	
10	Commissions and fees .	10	21200	a	Vehicles, machinery, and equipment	20a	
11	Contract labor (see instructions)	11	65200	t	Other business property		4500
12	Depletion	12	65200	21	Repairs and maintenance		4500
13	Depreciation and section 179	12		22	Supplies (not included in Part III) .		
	expense deduction (not			23	Taxes and licenses	_	
	included in Part III) (see	13		24	Travel and meals:	23	
	instructions)	13		t		240	
14	Employee benefit programs	14		a	Travel	24a	
46	(other than on line 19)	15	2222	b	Deductible meals (see	24b	
15	Insurance (other than health)	15	2200	t	instructions)		
16	Interest (see instructions):	40-		25 26	Utilities	_	
а	Mortgage (paid to banks, etc.)	16a		1	Wages (less employment credits) .		
b	Other	16b	.=-	27a	Other expenses (from line 48)		10000
17	Legal and professional services	17	375		Reserved for future use	27b	405.
28	•				3 through 27a ▶	28	108475
29	Tentative profit or (loss). Subtr					29	51525
30	•	•		e expe	nses elsewhere. Attach Form 8829		
	unless using the simplified me	,	,	(-)			
	Simplified method filers only			(a) you			
	and (b) the part of your home				. Use the Simplified		
	Method Worksheet in the instr		•	ter on I	ine 30	30	
31	Net profit or (loss). Subtract	line 30	from line 29.				
	If a profit, enter on both Set	chedu	le 1 (Form 1040 or 1040-S	R), line	e 3 (or Form 1040-NR, line η		
	13) and on Schedule SE, line	2. (If	you checked the box on lin	e 1, se	e instructions). Estates and	31	51525
	trusts, enter on Form 1041, lin	ne 3.			}		

Columbus IR-25, page 2

Name(s) as shown on Page 1

ELIZABETH M BRINK

Primary Social Security Number

XXX-XX-XXXX

Net Profits, Rents and Other Taxable Income

Complete this page if you have income from a source other than a W-2 and/or W-2 G.

You must:

Attach complete Federal Schedules C, E, F and all other income statements to the back of the return

Complete the Net Operating Loss Carry-Forward calculation if you are carrying forward a net operating loss amount from your previous years return, and

Complete Schedule Y if you are allocating income for a business conducted in more than one city.

Part C INC	OME	FROM SOURCES OT	HER THAN WAGES,	SALARIES, COMMISS	SIONS, ETC.
спу	CODE	COLUMN H Income (or loss) from Federal Schedule C or Schedule Y	COLUMN I Rental income (or loss) from Federal Schedule E	COLUMN J (Residents Only) Other income from Federal Schedules E or F	COLUMN K Total other income (or loss)
COLUMBUS	01	\$51,525.00	\$0.00 \$0.00		\$51,525.00
			0		
			\$51,525.00		

Staple W-2s to the back of this page

IR-25

City of Columbus, Income Tax Division City Income Tax Return For Individuals

2019

Elizabeth M. Brink						•	X-XXXX	Crieck trie app		mount must be placed in		
First name and middle	initial	Last name	<u> </u>		Spouse's Social Security Number			REFUND Line 6B for this re		B for this return to be dered a valid refund request)		
r iist name and middle	militar	East Hallie			Spouse	's Socia	I Security Number	AMENDED Tax year				
If a joint return, spou	se's firs	t name and Last name	·					AWILIND				
initial	٠т				Filing s	tatus:		Should your accour	nt be inacti	vated? YES X NO		
77 N FRONT S		mher and street)			X Sin	igle		If YES, explain				
COLUMBUS	e33 (11u	Ohio	- 43215	Married-Filing Jointly								
City		State	Zip code	Married-Filing Separately Did you file a City return in 2018? X YES NO								
614-645-7370		June	2,7 3333		For Ta	ax Off	ice Use					
Taxpayer phone numb	ber											
		nd payment is due, you mi mount can be found in Box	ust attach a check or mone 5.	ey order								
Residence chang	ge in 20	019 (If applicable)										
Did you change resider	nce duri	ing 2019?	YES X NO		Occupation or nature of business TAX PREPARATION							
If YES, enter date of me	ove:				Trade name /DBA BY THE BOOK TAX PREP							
					Cities of employment COLUMBUS							
Previous Address (numb	per and	street)			Oiles (or employ	, menc					
City, State, Zip Code					City of presidence COLUMBUS							
City, State, 2ip Code					City of residence							
Part A	TAX	ABLE WAGES	Attach W-2s and	d /or W-2 G.								
Employer(s) a	and add	ress where work was PHYS	ICALLY performed. If you we	orked from hor	ne, state p	ercentag	ge of time worked fro	TAXABLE WAGES				
CITY OF COLU	JMBU	JS, 77 N FRONT	ST, COLUMBUS (OH 43215	5					\$10,000.00		
		,	•						(+)			
If you have more than two	o emplo	yers, please attach a stateme	nt listing all employers.		ADJUSTMENTS							
							NET WAGES (enter	in Column B below	(=)	\$10,000.00		
Part B TA	X C	ALCULATION	Complete Form IR-21	for 2020 if 2	019 net	tax du	e is more than \$	200.				
COLUMN A		COLUMN B	COLUMN C	COLUM	N D		COLUMN E	COLUM	NF	COLUMN G		
CITY	CODE	INCOME FROM WAGES, SALARIES, COMMISSIONS, ETC. (from Net Wages In Part A)	INCOME FROM NET PROFITS, RENTS, AND OTHER TAXABLE INCOME (from Part C)	TOTAL N TAXABLE IN		TAX RATE	TAX DUE	LESS TAX WITHH PAID BY A PART PAID DIRECTLY WHERE EARN CAMPAIGN CONT CREDIT	NERSHP, TO CITY ED, OR TRIBUTION	NET TAX DUE (Box 1)		
COLUMBUS	01	\$10,000.00	\$51,525.00	\$61,	525.00	2.5%	\$1,538.	13 \$3	250.00	\$1,288.13		

If business results in a loss, enter \$0.00 in Column C on pg. 1

Name(s) as shown on Page 1

Primary Social Security Number

Net Profits, Rents and Other Taxable Income

Complete this page if you have income from a source other than a W-2 and/or W-2 G.

You must:

Attach complete Federal Schedules C, E, F and all other income statements to the back of the return

Complete the Net Operating Loss Carry-Forward calculation if you are carrying forward a net operating loss amount from your previous years return, and Complete Schedule Y if you are allocating income for a business conducted in more than one city.

Part C INCO	OME	FROM SOURCES OT	HER THAN WAGES,	SALARIES, COMMISS	SIONS, ETC.
СПҮ	CODE	COLUMN H Income (or loss) from Federal Schedule C or Schedule Y	COLUMN I Rental income (or loss) from Federal Schedule E	COLUMN J (Residents Only) Other income from Federal Schedules E or F	COLUMN K Total other income (or loss)
COLUMBUS	01	(\$51,525.00)	\$0.00	\$0.00	(\$51,525.00)
			0		
			(\$51,525.00)		

Staple W-2s to the back of this page

ETR-25 City of Columbus, Income Tax Division City Income Tax Return For Individuals

2019

					1 mines	Coolai	occurry Humber	Crieck trie app	ropriate	DOX II.	
Elizabeth M.		Brink				XX-X	X-XXXX	REFUNI	mount must be placed in 5B for this return to be		
First name and midd	le initial	Last name	9		Spouse's Social Security Number		l Security Number			dered a valid refund request)	
								AMEND	ED Tax	c year	
If a joint return, spo initial	ouse's fir	rst name and Last name	•		Filing s	tatus:		Should your accoun	t he inset	ivated? YES X NO	
77 N FRONT	ST				X Sin				t be made	valed: TES X NO	
CURRENT home add	dress (n	umber and street)					iling Jointly	f YES, explain			
COLUMBUS		Ohio	43215	5			iling Congratoly				
City		State	Zip code					Did you file a City re	turn in 20	18? X YES NO	
614-645-7370)				For la	x Off	ice Use				
Taxpayer phone nun	nber										
If you are a first time	e filer a	nd payment is due, you m	ust attach a check or mon	ey order							
for the amount due.	This a	mount can be found in Bo	¢ 5.								
Residence char	nge in 2	2019 (If applicable)									
Did you change resid	ence du	ring 2019?	YES X NO		Occup	ation or n	nature of business TAX	PREPARATION	DN O		
If YES, enter date of	move:				Trade name /DBA BY THE BOOK TAX PREP						
			•		Trade	name /DE					
Previous Address (nur	nber and	i street)			Cities of employment COLUMBUS						
City, State, Zip Code					City of residence COLUMBUS						
		(ADI = WAGES									
Part A	TAX	(ABLE WAGES	Attach W-2s and	d /or W-2 G.							
Employer(s) and ad	dress where work was PHYS	SICALLY performed. If you w	orked from hor	ne, state p	ercentag	ge of time worked from	home.	T/	AXABLE WAGES	
CITY OF COL	UMB	US, 77 N FRONT	ST, COLUMBUS (OH 43215	5					\$10,000.00	
		•								(+)	
If you have more than to	wo emplo	oyers, please attach a stateme	nt listing all employers.		ADJUSTMENTS						
							NET WAGES (enter in	Column B below)	(=)	\$10,000.00	
Part B TA	XX C	ALCULATION	Complete Form IR-21	for 2020 if 2	2019 net	tax du	e is more than \$20	00.			
COLUMN A		COLUMN B	COLUMN C	COLUM	IN D		COLUMN E	COLUMI	NF	COLUMN G	
	INCOME F		INCOME FROM NET	TOTA: 1	IET	TAX		LESS TAX WITHHE	NERSHP,	METTAVENIE	
CITY	CODE	SALARIES, COMMISSIONS, ETC.	C. OTHER TAXABLE INCOME		TOTAL NET TAXABLE INCOME		TAX DUE	PAID DIRECTLY WHERE EARNS CAMPAIGN CONT	ED, OR	NET TAX DUE (Box 1)	
		(from Net Wages in Part A)	(from Part C)					CREDIT			
COLUMBUS	01	\$10,000,00	\$0.00	\$10	000.00	2.5%	\$250.0	0 \$2	250 00	\$0.00	

Rental Property Income

- Separate accounting is required for calculating tax due on rental property income in Columbus.
- The income from the actual sale of the rental property is not taxable.
 - Typically reported on Form 4797
- Rental Income from Schedule E Line 26.
 - Note: non residents will need to adjust Line 26 figure to remove properties not located in Columbus.



Type of Property:

1 Sin	gle Family Residence	3 Vacation/Short-	Term Rental	5 La	nd 7	7 Self-l	Rental		
2 Mul	Iti-Family Residence	4 Commercial		6 Ro	yalties g	B Othe	r (describe)		
Incon	ne:		Properties:		A		В		С
3	Rents received			3		12000			
4	Royalties received .			4		0			
Exper									
5	Advertising			5					
6	Auto and travel (see in	nstructions)		6					
7	Cleaning and mainter	nance		7		1000			
8	Commissions			8					
9	Insurance			9		1000			
10	Legal and other profe	essional fees		10					
11	Management fees .			11					
12	Mortgage interest pai	id to banks, etc. (see in	structions)	12		500			
13	Other interest			13					
14	Repairs			14		3000			
15	Supplies			15					
16	Taxes			16		2500			
17	Utilities			17					
18	Depreciation expense	or depletion		18					
19	Other (list) >			19					
20	Total expenses. Add	lines 5 through 19 .		20		8000			
21	Subtract line 20 from	line 3 (rents) and/or 4	(royalties). If						
		instructions to find out							
	file Form 6198			21		4000			
22	Deductible rental real	l estate loss after limit	ation, if any,						
	on Form 8582 (see in	structions)		22	()	()()
23a	Total of all amounts re					23a		12000	
b		eported on line 4 for al				23b			
C		eported on line 12 for a				23c		500	
d		eported on line 18 for a				23d			
е		eported on line 20 for a				23e		8000	
24		e amounts shown on li			•			24	4000
25	Losses. Add royalty lo	sses from line 21 and re	ntal real estate	losse	s from line 22. Er	nter tota	al losses here .	25	0)
26	Total rental real esta	ate and royalty incon	ne or (loss).	Comb	ine lines 24 and	d 25. E	nter the result		
		IV, and line 40 on pa							
		040 or 1040-SR), line							
	amount in the total or	n line 41 on page 2.						26	4000

Columbus IR-25, page 2

Name(s) as shown on Page 1

Primary Social Security Number

Net Profits, Rents and Other Taxable Income

Complete this page if you have income from a source other than a W-2 and/or W-2 G.

You must:

Attach complete Federal Schedules C, E, F and all other income statements to the back of the return

Complete the Net Operating Loss Carry-Forward calculation if you are carrying forward a net operating loss amount from your previous years return, and Complete Schedule Y if you are allocating income for a business conducted in more than one city.

Part C INCC	DME	FROM SOURCES OT	HER THAN WAGES,	SALARIES, COMMISS	SIONS, ETC.
СІТҮ	CODE	COLUMN H Income (or loss) from Federal Schedule C or Schedule Y	Income (or loss) from Rental income (or loss) from		COLUMN K Total other income (or loss)
COLUMBUS	01	\$0.00 \$4,000.00 \$0.00		\$4,000.00	
	0				
			\$4,000.00		

IR-25 Staple W-2s to the back of this page

City of Columbus, Income Tax Division City Income Tax Return For Individuals

2019

					Primary	Social Secur	ity Number	Check the app	ropriate	box if:
Elizabeth M.	Brink				X	XX-XX-X	XXX	REFUNI		amount must be placed in 6B for this return to be
First name and middle initial	Last name				Spouse	's Social Secu	rity Number		Line	idered a valid refund request)
					-,		, , , , , , , , , , , , , , , , , , , ,	■ AMEND	ED Ta	х уеаг
If a joint return, spouse's first name and initial	Last name				Filing s	tatus:		Should your accoun	t he inact	tivated? YES X NO
77 N FRONT ST					X Sin				t be made	avaled: TES X NO
CURRENT home address (number and stre	eet)					-	lointly	If YES, explain		
COLUMBUS	Ohio	-	43215)		rried-Filing (rried-Filing (•			
City	State		Zip code					Did you file a City re	eturn in 20	018? X YES NO
614-645-7370					For Ta	x Office l	Jse			
Taxpayer phone number										
If you are a first time filer and payment is for the amount due. This amount can be Residence change in 2019 (if appli	found in Box 5.	attach a checl	k or mone	ey order						
Did you change residence during 2019?		YES	X NO				DE	NTAL DRODE	TV 0V	VNED
			• •		Occupa	ation or nature o	of business KE	NTAL PROPER	CIY UV	VNER
If YES, enter date of move:					Trade r	name /DBA	BRINK PR	OPERTIES		
Descious Address (combandada desci)					Cities o	f employment	COLUMBU	JS		
Previous Address (number and street)										
City, State, Zip Code					City of	residence	COLUMBU	JS		
Part A TAXABLE	WAGES	Attach V	W-2s and	d /or W-2 G						
Employer(s) and address where w	ork was PHYSICA	LLY performed	l. If you wo	orked from ho	me, state p	ercentage of ti	ime worked fro	m home.	T.	AXABLE WAGES
CITY OF COLUMBUS, 77 N	FRONT ST	. COLUM	BUS (OH 43215	5				(+)	\$10,000.00
, , , , , , , , , , , , , , , , , , , ,		,							(+)	
If you have more than two employers, please at	tach a statement lis	sting all employe	ers.			ADJUS	STMENTS		(-)	
						NET W	VAGES (enter i	in Column B below)	(=)	\$10,000.00
Part B TAX CALCUL	ATION C	omplete For	m IR-21	for 2020 if	2019 net	tax due is n	nore than \$2	200.		
COLUMN A COLU	IMN B	COLUMN	C	COLUN	MN D	С	OLUMN E	COLUM	NF	COLUMN G

LESS TAX WITHHELD (W-2), INCOME FROM WAGES, INCOME FROM NET PAID BY A PARTNERSHP, SALARIES, COMMISSIONS, PROFITS, RENTS, AND TOTAL NET TAX PAID DIRECTLY TO CITY NET TAX DUE CITY CODE TAX DUE OTHER TAXABLE INCOME TAXABLE INCOME RATE WHERE EARNED, OR (Box 1) CAMPAIGN CONTRIBUTION (from Net Wages In Part A) (from Part C) CREDIT \$10,000.00 \$4,000.00 \$14,000.00 2.5% \$350.00 COLUMBUS 01 \$250.00 \$100.00

Net Operating Loss (NOL) Carryforwards

- NOL Carryforwards are based on losses in taxable years beginning on or after 2017.
- For years 2017 through 2022, net operating loss carry-forwards are limited to the lesser of 50% of the available net operating loss or 50% of your taxable income.
- NOL's may not be used to offset qualifying wages.
- Net Operating Loss does not include unutilized losses resulting from basis limitations, at-risk limitations, or passive activity loss limitations.
- Taxpayers must attach a schedule showing the calculation of the Net Operating Loss being applied to the back of the return or use the Net Operating Loss Carryforward worksheet on page 2 of the IR-25.

Deadlines

- Deadline is May 17:
 - 2020 Annual Returns for Individuals (Form IR-25)
 - Will need your completed federal return
- Please note: Form BR-25 (Annual Returns for Businesses) still due April 15
- Individuals who determine that their estimated tax for 2021 will be greater than \$200 and all businesses must also file:
 - Form IR-21, BR-21 Declaration of Estimated Tax (due April 15)
 - Form IR-18, BR-18 Quarterly Statements of Estimated Tax Due (due June 15, Sept. 15, and Dec. 31/Jan. 15 2022)
- Forms, instructions, and the EasyFile application are available on our website at <u>www.columbus.gov/IncomeTaxDivision</u>



Assistance available

- We have suspended our walk-in taxpayer service until further notice
- We are still offering a drop-off return preparation service and Letter of Good Standing service
 - 77 N Front Street secure drop box in lobby
 - You will need to provide:
 - Copies of W-2's from all employers
 - Copies of any 1099 forms received
 - Copy of Federal 1040 Pages 1 and 2; any attached schedules (e.g. Schedules C, E, or F)
 - Fill out an intake form
 - We will prepare, contact you at your listed information, and send a copy of your return for your records

Contacting Us

- Many resources on our website
 - Any customer service updates
 - Forms and resources
 - Chances are if it's not specific to your account, it's on our website!
- You can contact us via phone at 614-645-7370
 - Our customer service hours are Monday Friday 9:00 a.m. 4:00 p.m.
 - For most current hours, visit our website
- Email us at <u>tax@columbus.gov</u>
 - Will likely receive a quick response with general information as we route your request to a staff member

Additional resources

- We've offered these videos ahead of the filing deadline as an additional way to connect with taxpayers
- Additional recordings are available on our website:
 - 2021 Filing Updates
 - City Tax 101
- Offering additional resources for individuals, businesses, employers, and tax practitioners
 - Have a topic you'd like to see covered? Email embrink@columbus.gov

Thank you!



OFFICE OF MEGAN N. KILGORE, CITY AUDITOR