



GUINN, VINOPAL
& ZAHRADKA, LLP
ACCOUNTANTS

Landlord Connections October 18, 2018

Sonya Jansma, CPA/ABV/CGMA, CFE
Scott Gavin

Tax updates/law change highlights

Entity differences:

1. No designation/title in owner's name
2. Single member LLC
3. Multi member LLC
4. LLP
5. S-Corp
6. C-Corp

Depreciation & Capital improvements

1. New safe harbor regulations for repairs
2. Required useful lives
3. Bonus depreciation and 179
4. Required tax elections
5. Extended credit for Disabled Access (was slated for repeal)

20% Qualified Business Deduction

1. What business qualifies
2. Phase out income limits

1099 Filing requirements and changes

1. What services are reported?
2. Who should be issued a 1099?
3. When are the forms due?

Meals and Entertainment Expenses

1. When are meals deductible?
2. When are entertainment expenses deductible?

Interest expense

1. What interest expense is deductible?



GUINN, VINOPAL & ZAHRADKA, LLP
ACCOUNTANTS

Sonya J. Jansma, CPA/ABV/CGMA, CFE

715 N. Main Street ~ River Falls, WI 54022
715-425-7521 ~ 715-425-7399 Fax
email: sonya@gvzllp.com ~ website: gvzllp.com