

TY2025 5227 MeF ATS Scenario 5

EIN: 00-9522705

Forms Required: 5227, Schedule E (Form 1040), Schedule D (Form 1041), 8582, 8949, 4797

Attachments: See Page 2

PreparerFirmGrp:

PreparerFirmEIN – 00-9876543

PreparerFirmName – Showtime Accounting Services, LLC

PreparerFirmUSAddress – 500 Palm Blvd., Inglewood, CA 90305

MultSoftwarePackagesUsedInd – no

OriginatorGrp:

EFIN – as assigned

OriginatorTypeCd -- ERO

PractitionerPINGrp

EFIN – as assigned

PIN -- 15524

PinEnteredByCd -- ERO or N/A for online filer

SignatureOptionCd – Pin number or binary attachment 8453 signature document

ReturnTypeCd -- 5227

TaxPeriodBeginDt – 1/1/2025

TaxPeriodEndDt – 12/31/2025

Filer

EIN – 00-9522705

BusinessName – Banks Family Charitable Lead Annuity Trust

BusinessNameControlTxt – BFCL

TrusteeBusinessNm – Bel Air Bank & Trust

USAddress – 2505 Rodeo Dr., Beverly Hills, CA 90210

TY2025 5227 MeF ATS Scenario 5 cont.

BusinessOfficerGrp

PersonNm – Penn Oak

PersonTitleTxt -- President

PhoneNum – 775-555-1212

EmailAddressTxt – BanksFamilyCharitable@Test.com

SignatureDt – self-select

TaxpayerPIN – self-select

DiscussWithPaidPreparerInd -- Y

PreparerPersonDetail

PreparerPersonNm – Earvin Worthy

PTIN – P93242000

PhoneNum – 310-867-5309

EmailAddressTxt

PreparationDt – self-select

SelfEmployedInd -- N

SigningOfficerGrp

PersonFirstNm -- Judy

PersonLastNm -- Banks

SSN – 512-00-0987

binaryAttachmentCnt -- 0

Attachments:

1. InvestmentsGovtObligationsSchedule (Part IV, line 8a(b))
2. InvestmentsCorpStockSchedule (Part IV, line 8b(b))
3. InvestmentsCorpBondsSchedule (Part IV, line 8c(b))
4. InvestmentsOtherSchedule2 (Part IV, line 10(b))

InvestmentsGovtObligationsSchedule (Part IV, Line 8a(b))

Description	End of Year Book Value	End of Year FMV
U.S. government obligations	3,595,455	2,557,274
State and local government obligations	12,198,452	12,995,421

InvestmentsCorpStockSchedule (Part IV, Line 8b(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	1,101 shares Requirement Fund	1,678,945	1,587,910
2	5,678 shares Orbit Corp.	1,238,976	1,456,890
3	10,012 shares List Ltd.	4,567,888	4,390,876
4	6,500 shares Subordinate Group	1,567,889	2,005,674
5	5,927 shares Will Group	567,345	254,329
6	1,245 shares ABC Corp	985,678	1,109,546
7	3,245 shares Will Corp.	875,362	887,453
8	8,450 shares Prime Ltd.	3,457,877	3,042,765
9	3,433 shares Exemption Fund	254,689	223,500
10	4,333 shares Remainder Inc.	2,459,303	1,914,274

InvestmentsCorpBondsSchedule (Part IV, Line 8c(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	Remainder Corp 5.67% Aug. 27, 2037	1,450	25,782
2	Emery Corp 3.25% Apr. 30, 2033	2,643	45,296
3	Field Ltd. 3.75% Oct. 31, 2028	3,852	66,269

InvestmentsOtherSchedule2 (Part IV, Line 10(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	10,900 shares Titan Fund	5,234,322	4,569,909
2	15,678 shares Royal Ltd.	7,809,444	4,702,252
3	6,453 shares Industry Capital	2,348,765	1,988,844
4	3,214 shares Axe Capital	345,987	425,999
5	4,589 shares Bright International Funds	456,322	501,891
6	3,210 shares Compact International	548,933	487,555
7	11,788 shares Mint Inc.	3,458,744	1,741,661
8	3,479 shares KF Mfg	1,109,432	563,311
9	1,200 shares MJ Limited	235,732	190,665
10	11,300 shares Regret Ltd.	3,675,255	2,945,761
11	12,055 shares Regency Capital	3,256,009	1,856,733
12	13,500 shares ATM Tree Inc.	1,956,781	1,567,116
13	3,456 shares Cash King Inc.	830,495	755,594

Form **5227**Department of the Treasury
Internal Revenue Service**Split-Interest Trust Information Return**

See separate instructions.

Go to www.irs.gov/Form5227 for instructions and the latest information.

Do not enter social security numbers on this form (except on Schedule A) as it may be made public.

For the calendar year 2025 or tax year beginning _____, 2025, and ending _____, 20

OMB No. 1545-0196

2025**Open to Public
Inspection****A** Full name of trust

Banks Family Charitable Lead Annuity Trust

Name of trustee

Bel Air Bank & Trust

Number, street, and room or suite no. (If a P.O. box, see the instructions.)

2505 Rodeo Drive

City or town, state or province, country, and ZIP or foreign postal code

Beverly Hills, CA 90210

D Fair market value (FMV) of assets at end of tax year

76,521,658

E Gross Income

2,394,077

B Employer identification number

00-9522705

C Type of Entity

- (1) ☒ Charitable lead trust
- (2) ☐ Charitable remainder annuity trust described in section 664(d)(1)
- (3) ☐ Charitable remainder unitrust described in section 664(d)(2)
- (4) ☐ Pooled income fund described in section 642(c)(5)
- (5) ☐ Other—Attach explanation

F Check applicable boxes (see instructions)☐ Initial return☐ Final return☐ Amended return incl. amended K-1s, if nec.☐ Change in trustee's☐ Name☐ Address**G** Date the trust was created

05-10-2013

Part I **Income and Deductions** (All trusts complete Sections A through D)**Section A—Ordinary Income**

1	Interest income	1	73,119
2a	Ordinary dividends (including qualified dividends)	2a	1,178,535
b	Qualified dividends (see instructions)	2b	993,105
3	Business income or (loss). Attach Schedule C (Form 1040)	3	0
4	Rents, royalties, partnerships, other estates and trusts, etc. Attach Schedule E (Form 1040)	4	56,079
5	Farm income or (loss). Attach Schedule F (Form 1040)	5	0
6	Ordinary gain or (loss). Attach Form 4797	6	22,122
7	Other income. List type and amount 0	7	0
8	Total ordinary income. Combine lines 1, 2a, and 3 through 7	8	1,329,855

Section B—Capital Gains (Losses)

9	Total short-term capital gain or (loss). Attach Schedule D, Part I (Form 1041)	9	(425,323)
10	Total long-term capital gain or (loss). Attach Schedule D, Part II (Form 1041)	10	1,042,819
11	Unrecaptured section 1250 gain	11	1,977
12	28% gain	12	
13	Total capital gains (losses). Combine lines 9 and 10	13	617,496

Section C—Nontaxable Income

14	Tax-exempt interest	14	446,726
15	Other nontaxable income. List type and amount	15	
16	Total nontaxable income. Add lines 14 and 15	16	446,726

Section D—Deductions

17	Interest	17	9,645
18	Taxes (see the instructions)	18	2,500
19	Trustee fees	19	1,331
20	Attorney, accountant, and return preparer fees	20	20,428
21	Other allowable deductions. Attach statement (see the instructions)	21	0
22	Total. Add lines 17 through 21	22	33,904
23	Charitable deduction	23	1,194,889

Section E—Deductions Allocable to Income Categories (Section 664 trust only)

24a	Enter the amount from line 22 allocable to ordinary income	24a	
b	Subtract line 24a from line 8	24b	
25a	Enter the amount from line 22 allocable to capital gains (losses)	25a	
b	Subtract line 25a from line 13	25b	
26a	Enter the amount from line 22 allocable to nontaxable income	26a	
b	Subtract line 26a from line 16	26b	

For Paperwork Reduction Act Notice, see the instructions.

Cat. No. 13227T

Form **5227** (2025) Created 5/7/25

DRAFT — DO NOT FILE

DRAFT — DO NOT FILE

Part II Schedule of Distributable Income (Section 664 trust only) (See instructions)

Accumulations		(a) Ordinary income		(b) Capital gains (losses)		(c) Nontaxable income	
Net Investment Income (NII) Classification		Excluded Income	Accumulated NII post 2012	Excluded Income	Accumulated NII post 2012	Excluded Income	Accumulated NII post 2012
1	Undistributed income from prior tax years						
2	Current tax year net income (before distributions): • In column (a), enter the amount from Part I, line 24b • In column (b), enter the amount from Part I, line 25b • In column (c), enter the amount from Part I, line 26b						
3	Total distributable income. Add lines 1 and 2						

Part III Distributions of Principal for Charitable Purposes**Section A**

1	Principal distributed in prior tax years for charitable purposes			1	55,932
2	Principal distributed during the current tax year for charitable purposes. Fill in the information for columns (A), (B), and (C) and enter the amount distributed on the space to the right. (see the instructions)				
	(A) Payee's name and address	(B) Date of distribution	(C) Charitable purpose and description of assets distributed		
a	_____	_____	_____	2a	0
b	_____	_____	_____	2b	0
c	_____	_____	_____	2c	0
3	Attachment total			3	
4	Total. Add lines 1 through 3			4	55,932

Accumulated Income Set Aside and Income Distributions for Charitable Purposes

Grantor type trusts complete only lines 7 through 9 (see instructions)

Section B

5a	Income set aside in prior tax years for which a deduction was claimed under section 642(c)			5a	730,815
b	Enter the amount shown on Part I, line 23			5b	1,194,889
6	Add lines 5a and 5b			6	1,925,704
7	Distributions made during the tax year (see the instructions): • For income set aside in prior tax years for which a deduction was claimed under section 642(c), • For charitable purposes for which a charitable deduction was claimed under section 642(c) in the current tax year, or • For charitable purposes by a grantor type trust for which a charitable deduction was claimed under section 170 upon contribution to the trust Fill in the information for columns (A), (B), and (C) and enter the amount distributed on the line to the right.				
	(A) Payee's name and address	(B) Date of distribution	(C) Charitable purpose and description of assets distributed		
a	County Family Health Service 100 Sepulveda Blvd, Suite 101 Santa Monica, CA 99999	12-15-2025	Children's mental health programs; Homeless mental health outreach; General operating expenses	7a	597,445
b	Bel Air Country Day School 2500 Cashio Road Los Angeles, CA 99999	12-15-2025	General operating expenses	7b	298,722
c	Los Angeles County Literacy Project 300 Hope Street Los Angeles, CA 99999	12-15-2025	General operating expenses	7c	298,722
8	Attachment total			8	
9	Add lines 7a through 8			9	1,194,889
10	Carryover. Subtract line 9 from line 6			10	730,815

Part IV Balance Sheet (see instructions)

Assets		(a) Beginning-of-Year Book Value	(b) End-of-Year Book Value	(c) FMV (see the instructions)
1	Cash—non-interest-bearing	1 1,696,581	1,319,392	
2	Savings and temporary cash investments	2 614,436	512,511	
3a	Accounts receivable 3a			
b	Less: allowance for doubtful accounts 3b			
4	Receivables due from officers, directors, trustees, and other disqualified persons (attach statement) 4			
5a	Other notes and loans receivable 5a			
b	Less: allowance for doubtful accounts 5b			
6	Inventories for sale or use 6			
7	Prepaid expenses and deferred charges 7			
8a	Investments—U.S. and state government obligations (attach statement) 8a	15,793,907	15,552,695	
b	Investments—corporate stock (attach statement) 8b	17,653,952	16,873,217	
c	Investments—corporate bonds (attach statement) 8c	7,945	137,347	
9a	Investments—land, buildings, and equipment: basis (attach statement) 9a			
b	Less: accumulated depreciation 9b			
10	Investments—other (attach statement) 10	31,266,221	22,297,291	
11a	Land, buildings, and equipment: basis 11a			
b	Less: accumulated depreciation 11b			
12	Other assets. Describe 12			
13	Total assets. Add lines 1 through 12 (must equal line 23) 13	67,033,042	56,692,453	0
Liabilities				
14	Accounts payable and accrued expenses 14	389,143	389,142	
15	Deferred revenue 15			
16	Loans from officers, directors, trustees, and other disqualified persons 16			
17	Mortgages and other notes payable (attach statement) 17			
18	Other liabilities. Describe 18			
19	Total liabilities. Add lines 14 through 18 19	389,143	389,142	0
Net Assets				
20	Trust principal or corpus 20	66,643,899	56,303,311	
21a	Undistributed income 21a	0	0	
b	Undistributed capital gains 21b	0	0	
c	Undistributed nontaxable income 21c	0	0	
22	Total net assets. Add lines 20 through 21c 22	66,643,899	56,303,311	
23	Total liabilities and net assets. Add lines 19 and 22 23	67,033,042	56,692,453	

Part V Charitable Remainder Annuity Trust (CRAT) Information (to be completed **only** by a Section 664 CRAT)

1a Enter the initial fair market value (FMV) of the property placed in the trust	1a	
b Enter the total annual annuity amounts for all recipients	1b	

Part VI Charitable Remainder Unitrust (CRUT) Information (to be completed **only** by a Section 664 CRUT)
(See instructions)

- 1** Is the CRUT a net income charitable remainder unitrust (NICRUT) as described in Regulations section 1.664-3(a)(1)(i)(b)(1)? ☐ Yes ☐ No
- 2** Is the CRUT a net income with make-up charitable remainder unitrust (NIMCRUT) as described in Regulations section 1.664-3(a)(1)(i)(b)(2)? ☐ Yes ☐ No
- 3** Did the trust change its method of payment during the tax year? ☐ Yes ☐ No
If "Yes," describe the triggering event including the date of the event and the old method of payment _____

- | | | |
|--|-----------|--|
| 4a Enter the unitrust fixed percentage to be paid to the recipients | 4a | |
| b Unitrust amount. Subtract Part IV, line 19, column (c), from Part IV, line 13, column (c), and multiply the result by the percentage on line 4a. Do not enter less than -0- | 4b | |
| If the answer is "Yes" on line 1 or line 2, go to line 5a. Otherwise, skip lines 5a through 6b and enter the line 4b amount on line 7. | | |
| 5a Trust's accounting income for 2025. Attach statement | 5a | |
| If the answer is "Yes" on line 1, go to line 5b. If the answer is "Yes" on line 2, skip line 5b and go to line 6a. | | |
| b Enter the smaller of line 4b or line 5a here and on line 7. Skip lines 6a and 6b | 5b | |
| 6a Total accumulated distribution deficiencies from previous years (see instructions) | 6a | |
| b Add lines 4b and 6a | 6b | |
| If lines 6a and 6b are completed, enter the smaller of line 5a or line 6b on line 7. | | |
| 7 Required unitrust distribution for 2025 | 7 | |
| 8 Carryover of accumulated distribution deficiency (only for trusts that answered "Yes" on line 2). Subtract line 7 from line 6b | 8 | |
| 9 If this is the final return, enter the initial FMV of all assets placed in trust by the donor | 9 | |
- 10** Did the trustee change the method of determining the FMV of the assets? ☐ Yes ☐ No
If "Yes," attach an explanation.
- 11** Were any additional contributions received by the trust during 2025? ☐ Yes ☐ No
If "Yes," be sure to complete all columns of line 2 in Schedule A, Part V.

Part VII Statements Regarding Activities (see instructions)

- | | | Yes | No |
|--|----------|-----|----|
| 1 Are the requirements of section 508(e) satisfied either:
• By the language in the governing instrument; or
• By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument? | 1 | ✓ | |
| 2 Are you using this return only to report the income and assets of a segregated amount under section 4947(a)(2)(B)? | 2 | | ✓ |

Part VIII Statements Regarding Activities for Which Form 4720 May Be Required**File Form 4720 if any item is checked in the "Yes" column (to the right), unless an exception applies.**

	Yes	No
1 Self-dealing (section 4941):		
a During 2025, did the trust (either directly or indirectly):		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	1a(1)	✓
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	1a(2)	✓
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	1a(3)	✓
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	1a(4)	✓
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	1a(5)	✓
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the trust agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)	1a(6)	✓
b If any answer is "Yes" to lines 1a(1) through (6), did any of the acts fail to qualify under the exceptions described in Regulations sections 53.4941(d)-3 and 4, or in a current Notice regarding disaster assistance (see instructions)?	1b	
c Organizations relying on a current Notice regarding disaster assistance, check here <input type="checkbox"/>		
d Did the trust engage in a prior year in any of the acts described in line 1a, other than excepted acts, that were not corrected before January 1, 2025?	1d	✓
2 Does section 4947(b)(3)(A) or (B) apply? (see instructions)	2	✓
If "Yes," check the "N/A" box in lines 3 and 4.		
3a Taxes on excess business holdings (section 4943): <input type="checkbox"/> N/A		
b Did the trust hold more than a 2% direct or indirect interest in any business enterprise at any time during 2025?	3b	✓
c If "Yes," did the trust have excess business holdings in 2025 as a result of (1) any purchase by the trust or disqualified persons after May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period?	3c	
Use Form 4720, Schedule C, to determine if the trust had excess business holdings in 2025.		
4a Taxes on investments that jeopardize charitable purposes (section 4944): <input type="checkbox"/> N/A		
b Did the trust invest during 2025 any amount in a manner that would jeopardize its charitable purpose?	4b	✓
c Did the trust make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before January 1, 2025?	4c	✓
5 Taxes on taxable expenditures (section 4945) and political expenditures (section 4955):		
a During 2025, did the trust pay or incur any amount to:		
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	5a(1)	✓
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	5a(2)	✓
(3) Provide a grant to an individual for travel, study, or other similar purposes?	5a(3)	✓
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 509(a)(1), (2), or (3), or section 4940(d)(2)?	5a(4)	✓
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational, or for the prevention of cruelty to children or animals?	5a(5)	✓
b If any answer is "Yes" to lines 5a(1) through (5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945, or in a current Notice regarding disaster assistance (see instructions)?	5b	
c Organizations relying on a current Notice regarding disaster assistance, check here <input type="checkbox"/>		
d If the answer is "Yes" to line 5a(4), does the trust claim exemption from the tax because it maintained expenditure responsibility for the grant?	5d	
If "Yes," attach the statement required by Regulations section 53.4945-5(d).		
6 Personal benefit contracts (section 170(f)(10)):		
a Did the trust, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	6a	✓
b Did the trust, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b	✓
If "Yes" to line 6b, file Form 8870 (see instructions).		
7 Section 664 trusts: Did the trust have unrelated business taxable income during the year?	7	
If "Yes," file Form 4720.		

Part IX Questionnaire for Charitable Lead Trusts, Pooled Income Funds, and Charitable Remainder Trusts
(see instructions)**Section A—All Trusts**

- 1 Check this box if any of the split-interest trust's income interests expired during 2025 ☐
- 2 Check this box if all of the split-interest trust's income interests expired before 2025 ☐
- If line 2 is checked and this is **not** a final return, attach an explanation.

Section B—Charitable Lead Trusts

- 3 Does the governing instrument require income in excess of the required annuity or unitrust payments to be paid for charitable purposes? ☐ Yes ☒ No
- | | | |
|---|---|-----------|
| 4 Enter the amount of any excess income required to be paid for charitable purposes for 2025 | 4 | |
| 5 Enter the amount of annuity or unitrust payments required to be paid to charitable beneficiaries for 2025 | 5 | 1,194,889 |

Section C—Pooled Income Funds

- | | | |
|---|---|--|
| 6 Enter the amount of contributions received during 2025 | 6 | |
| 7 Enter the amount required to be distributed for 2025 to satisfy the remainder interest | 7 | |
| 8 Enter any amounts that were required to be distributed to the remainder beneficiary that remain undistributed | 8 | |
| 9 Enter the amount of income required to be paid to the charitable remainder beneficiary for 2025 | 9 | |

Section D—Charitable Remainder Trusts

- 10 Check this box if you are filing for a charitable remainder annuity trust or a charitable remainder unitrust whose charitable interests involve only cemeteries or war veterans' posts ☐
- 11 Check this box if you are making an election under Regulations section 1.664-2(a)(1)(i)(a)(2) or 1.664-3(a)(1)(i)(g)(2) to treat income generated from certain property distributions (other than cash) by the trust as occurring on the last day of the tax year. (see instructions) ☐
- 12 Are you making an election under Regulations section 1.1411-10(g) with respect to a controlled foreign corporation or a qualified electing fund? (see instructions) ☐ Yes ☐ No
- 13 Is this the initial return? If "Yes," attach a copy of the trust instrument ☐ Yes ☐ No
- 14 Was the trust instrument amended during the year? If "Yes," attach a copy ☐ Yes ☐ No
- 15a If this is the final return, were final distributions made according to the trust instrument? ☐ Yes ☐ No
- b If "Yes," did you complete Part III, Section A, line 2? ☐ Yes ☐ No
- c If either line 15a or 15b is "No," explain why _____
- 16 At any time during calendar year 2025, did the trust have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? ☐ Yes ☐ No
- See the instructions for exceptions and filing requirements for FinCEN Form 114.
- If "Yes," enter the name of the foreign country _____

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than trustee) is based on all information of which preparer has any knowledge.

Signature of trustee or officer representing trustee

Date

Paid Preparer Use Only

Preparer's name

Earvin Worthy

Preparer's signature

Date

Check ☐ if self-employed

PTIN

P93242000

Firm's name Showtime Accounting Services, LLC

Firm's EIN

00-9876543

Firm's address 500 Palm Blvd. Inglewood, CA 90305

Phone no.

310-867-5309

Full name of trust

Banks Family Charitable Lead Annuity Trust

Employer identification number

00-9522705

NOT Open To Public Inspection

Schedule A—Distributions, Assets, and Donor Information

Part I Accumulation Schedule (Section 664 trust only) (see instructions)

Accumulations		(a) Ordinary income		(b) Capital gain (loss)		(c) Nontaxable income	
Net Investment Income (NII) Classification		Excluded Income	Accumulated NII	Excluded Income	Accumulated NII	Excluded Income	Accumulated NII
1	Total distributable income. Enter the amount from Part II, line 3						
2a	Total distributions for 2025:						
b	2025 distributions from income						
3	Undistributed income at end of tax year. Subtract line 2b from line 1						

Part II Simplified Net Investment Income Calculation

	(a) Accumulated NII	(b) Current Year NII	(c) Distributions	(d) Ending NII
1				

Part III Current Distributions Schedule (Section 664 trust only) (see instructions)

	(a) Name of recipient			(b) Identifying number		(c) Percentage of total unitrust amount payable (if applicable)		
1a						%		
b						%		
		(d) Ordinary Income	Capital gains		(g) Nontaxable income	(h) Corpus	(i) Add cols. (d) through (h)	(j) Net investment income
			(e) Short-term	(f) Long-term				
1a								
b								
2 Attachment total . . .								
3 Total								

4 If line 3, Total, column (i) does not agree with Part V, line 1b of Form 5227 for a CRAT or Part VI, line 7 of Form 5227 for a CRUT, check here ☐ and attach an explanation.

Part IV Current Distributions (charitable lead trusts or pooled income funds only) (see instructions)

1 Enter the amount required to be paid to private beneficiaries for 2025

Part V Assets and Donor Information (Section 664 trust or charitable lead trust only)

1 Is this the initial return or were additional assets contributed to the trust in 2025? ☐ Yes ☒ No

If "Yes," complete the schedule below.

If "No," complete only column (a) of the schedule below.

	(a) Name and address of donor	(b) Description of each asset donated	(c) FMV of each asset on date of donation	(d) Date of donation
2a	Philip Banks 2501 Doheney Road Beverly Hills, CA 90210			
2b	Vivian Banks 2501 Doheney Road Beverly Hills, CA 90210			
2c				
3	Attachment total			
4	Total			

5 For charitable remainder trusts: If this was the final year, was an early termination agreement signed by all parties to the trust? ☐ Yes ☐ No ☒ N/A

If "Yes," attach a copy of the signed agreement.

SCHEDULE E
(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.

OMB No. 1545-0074

2025
Attachment
Sequence No. **13**

Name(s) shown on return

Banks Family Charitable Lead Annuity Trust

Your social security number

00-9522705

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 are an individual, report farm rental income or loss from **Form 4835** on page 2, line 40.**A** Did you make any payments in 2025 that would require you to file Form(s) 1099? See instructions ☐ **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)**A**
B
C**1b** Type of Property
(from list below)**A**
B
C**2** For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.**A**
B
C**Fair Rental Days****Personal Use Days****QJV**☐
☐
☐**Type of Property:**

- 1 Single Family Residence
-
- 2 Multi-Family Residence

- 3 Vacation/Short-Term Rental
-
- 4 Commercial

- 5 Land
-
- 6 Royalties

- 7 Self-Rental
-
- 8 Other (describe) _____

Income:**3** Rents received **3**
4 Royalties received **4****Expenses:****5** Advertising **5**
6 Auto and travel (see instructions) **6**
7 Cleaning and maintenance **7**
8 Commissions **8**
9 Insurance **9**
10 Legal and other professional fees **10**
11 Management fees **11**
12 Mortgage interest paid to banks, etc. (see instructions) **12**
13 Other interest **13**
14 Repairs **14**
15 Supplies **15**
16 Taxes **16**
17 Utilities **17**
18 Depreciation expense or depletion **18**
19 Other (list) _____ **19****20** Total expenses. Add lines 5 through 19 **20****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****22** Deductible rental real estate loss after limitation, if any, on **Form 8582** (see instructions) **22** () () ()**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 losses **24****25** **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here **25** ()**26** **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, and 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 **26**

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

Banks Family Charitable Lead Annuity Trust

Your social security number

00-9522705

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.**Part II Income or Loss From Partnerships and S Corporations**

Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you **must** check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which **any** amount is **not** at risk, you **must** check the box in column (f) on line 28 and attach **Form 6198**. See instructions.

- 27** Are you reporting any loss not allowed in a prior year due to the at-risk or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section ☐ Yes ☐ No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A	Vista View Valley Properties, LLC	P	<input type="checkbox"/>	00-9999887	<input type="checkbox"/>	<input type="checkbox"/>
B			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
C			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
D			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Passive Income and Loss			Nonpassive Income and Loss		
	(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss allowed (see Schedule K-1)	(j) Section 179 expense deduction from Form 4562	(k) Nonpassive income from Schedule K-1
A		56,079			
B					
C					
D					
29a Totals		56,079			
b Totals					
30	Add columns (h) and (k) of line 29a				30 56,079
31	Add columns (g), (i), and (j) of line 29b				31 ()
32	Total partnership and S corporation income or (loss). Combine lines 30 and 31				32 56,079

Part III Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer identification number
A		
B		

Passive Income and Loss			Nonpassive Income and Loss		
	(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1	
A					
B					
34a Totals					
b Totals					
35	Add columns (d) and (f) of line 34a				35
36	Add columns (c) and (e) of line 34b				36 ()
37	Total estate and trust income or (loss). Combine lines 35 and 36				37

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) – Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39	Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below				39

Part V Summary

40	Net farm rental income or (loss) from Form 4835. Also, complete line 42 below	40	
41	Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Schedule 1 (Form 1040), line 5	41	56,079
42	Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120-S), box 17, code AN; and Schedule K-1 (Form 1041), box 14, code F. See instructions	42	
43	Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040, Form 1040-SR, or Form 1040-NR from all rental real estate activities in which you materially participated under the passive activity loss rules	43	

**SCHEDULE D
(Form 1041)**Department of the Treasury
Internal Revenue Service**Capital Gains and Losses**

Attach to Form 1041, Form 5227, or Form 990-T.

Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.

Go to www.irs.gov/Form1041 for instructions and the latest information.

OMB No. 1545-0092

2025

Name of estate or trust

Banks Family Charitable Lead Annuity Trust

Employer identification number

00-9522705

Did you dispose of any investment(s) in a qualified opportunity fund during the tax year? ☐ Yes ☒ No
If "Yes," attach Form 8949 and see its instructions for additional requirements for reporting your gain or loss.

Note: Form 5227 filers need to complete **only** Parts I and II.**Part I Short-Term Capital Gains and Losses—Generally Assets Held 1 Year or Less** (see instructions)

See instructions for how to figure the amounts to enter on the 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 I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
1a Totals for all short-term transactions reported on Form 1099-B or Form 1099-DA 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 or Box G checked				
2 Totals for all transactions reported on Form(s) 8949 with Box B or Box H checked				
3 Totals for all transactions reported on Form(s) 8949 with Box C or Box I checked	296,677	722,000		(425,323)
4 Short-term capital gain or (loss) from Forms 4684, 6252, 6781, and 8824				4
5 Net short-term gain or (loss) from partnerships, S corporations, and other estates or trusts				5
6 Short-term capital loss carryover. Enter the amount, if any, from line 9 of the 2024 Capital Loss Carryover Worksheet				6 ()
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). Enter here and on Part III, line 17, column (3)				7 (425,323)

Part II Long-Term Capital Gains and Losses—Generally Assets Held More Than 1 Year (see instructions)

See instructions for how to figure the amounts to enter on the 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)	(h) 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 or Form 1099-DA 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 or Box J checked				
9 Totals for all transactions reported on Form(s) 8949 with Box E or Box K checked				
10 Totals for all transactions reported on Form(s) 8949 with Box F or Box L checked	2,247,819	1,205,000		1,042,819
11 Long-term capital gain or (loss) from Forms 2439, 4684, 6252, 6781, and 8824				11
12 Net long-term gain or (loss) from partnerships, S corporations, and other estates or trusts				12
13 Capital gain distributions				13
14 Gain from Form 4797, Part I				14
15 Long-term capital loss carryover. Enter the amount, if any, from line 14 of the 2024 Capital Loss Carryover Worksheet				15 ()
16 Net long-term capital gain or (loss). Combine lines 8a through 15 in column (h). Enter here and on Part III, line 18a, column (3)				16 1,042,819

Part III Summary of Parts I and II**Caution:** Read the instructions **before** completing this part.**(1)** Beneficiaries'
(see instr.)**(2)** Estate's
or trust's**(3)** Total

17	Net short-term gain or (loss)	17		(425,323)	(425,323)
18	Net long-term gain or (loss):				
a	Total for year	18a		1,042,819	1,042,819
b	Unrecaptured section 1250 gain (see line 18 of the worksheet)	18b		1,977	1,977
c	28% rate gain	18c			
19	Total net gain or (loss). Combine lines 17 and 18a	19		617,496	617,496

Note: If line 19, column (3), is a net gain, enter the gain on Form 1041, line 4 (or Schedule A (Form 990-T), Part I, line 4a). If lines 18a and 19, column (2), are net gains, go to Part V, and **don't** complete Part IV. If line 19, column (3), is a net loss, complete Part IV and the **Capital Loss Carryover Worksheet**, as necessary.

Part IV Capital Loss Limitation

20	Enter here and enter as a (loss) on Form 1041, line 4 (or Schedule A (Form 990-T), Part I, line 4c, if a trust), the smaller of:		
a	The loss on line 19, column (3); or b \$3,000	20	()

Note: If the loss on line 19, column (3), is more than \$3,000, **or** if Form 1041, page 1, line 23 (or Form 990-T, Part I, line 11), is a loss, complete the **Capital Loss Carryover Worksheet** in the instructions to figure your capital loss carryover.

Part V Tax Computation Using Maximum Capital Gains Rates

Form 1041 filers. Complete this part **only** if both lines 18a and 19 in column (2) are gains, or an amount is entered in Part I or Part II and there is an entry on Form 1041, line 2b(2), **and** Form 1041, line 23, is more than zero.

Caution: Skip this part and complete the **Schedule D Tax Worksheet** in the instructions if:

- Either line 18b, column (2), or line 18c, column (2), is more than zero;
- Both Form 1041, line 2b(1), and Form 4952, line 4g, are more than zero; or
- There are amounts on lines 4e and 4g of Form 4952.

Form 990-T trusts. Complete this part **only** if both lines 18a and 19 are gains, or qualified dividends are included in income in Part I of Form 990-T, **and** Form 990-T, Part I, line 11, is more than zero. Skip this part and complete the **Schedule D Tax Worksheet** in the instructions if either line 18b, column (2), or line 18c, column (2), is more than zero.

21	Enter taxable income from Form 1041, line 23 (or Form 990-T, Part I, line 11)	21		
22	Enter the smaller of line 18a or 19 in column (2) but not less than zero	22		
23	Enter the estate's or trust's qualified dividends from Form 1041, line 2b(2) (or enter the qualified dividends included in income in Part I of Form 990-T)	23		
24	Add lines 22 and 23	24		
25	If the estate or trust is filing Form 4952, enter the amount from line 4g; otherwise, enter -0-	25		
26	Subtract line 25 from line 24. If zero or less, enter -0-	26		
27	Subtract line 26 from line 21. If zero or less, enter -0-	27		
28	Enter the smaller of the amount on line 21 or \$3,250	28		
29	Enter the smaller of the amount on line 27 or line 28	29		
30	Subtract line 29 from line 28. If zero or less, enter -0-. This amount is taxed at 0%	30		
31	Enter the smaller of line 21 or line 26	31		
32	Subtract line 30 from line 26	32		
33	Enter the smaller of line 21 or \$15,900	33		
34	Add lines 27 and 30	34		
35	Subtract line 34 from line 33. If zero or less, enter -0-	35		
36	Enter the smaller of line 32 or line 35	36		
37	Multiply line 36 by 15% (0.15)	37		
38	Enter the amount from line 31	38		
39	Add lines 30 and 36	39		
40	Subtract line 39 from line 38. If zero or less, enter -0-	40		
41	Multiply line 40 by 20% (0.20)	41		
42	Figure the tax on the amount on line 27. Use the 2025 Tax Rate Schedule for Estates and Trusts. See the Schedule G instructions in the Instructions for Form 1041	42		
43	Add lines 37, 41, and 42	43		
44	Figure the tax on the amount on line 21. Use the 2025 Tax Rate Schedule for Estates and Trusts. See the Schedule G instructions in the Instructions for Form 1041	44		
45	Tax on all taxable income. Enter the smaller of line 43 or line 44 here and on Form 1041, Schedule G, Part I, line 1a (or Form 990-T, Part II, line 2)	45		

Form **8582**Department of the Treasury
Internal Revenue Service**Passive Activity Loss Limitations**

See separate instructions.

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

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

OMB No. 1545-1008

2025Attachment
Sequence No. **858**

Name(s) shown on return

Banks Family Charitable Lead Annuity Trust

Identifying number

00-9522705

Part I 2025 Passive Activity Loss**Caution:** Complete Parts IV and V before completing Part I.**Rental Real Estate Activities With Active Participation** (For the definition of active participation, see **Special Allowance for Rental Real Estate Activities** in the instructions.)

1a	Activities with net income (enter the amount from Part IV, column (a))	1a		
b	Activities with net loss (enter the amount from Part IV, column (b))	1b	()	
c	Prior years' unallowed losses (enter the amount from Part IV, column (c))	1c	()	
d	Combine lines 1a, 1b, and 1c	1d		

All Other Passive Activities

2a	Activities with net income (enter the amount from Part V, column (a))	2a	56,079	
b	Activities with net loss (enter the amount from Part V, column (b))	2b	()	
c	Prior years' unallowed losses (enter the amount from Part V, column (c))	2c	()	
d	Combine lines 2a, 2b, and 2c	2d		56,079

3	Combine lines 1d and 2d and subtract any prior year unallowed CRD. See instructions. If this line is zero or more, stop here and include this form with your return; all losses are allowed, including any prior year unallowed losses entered on line 1c or 2c. Report the losses on the forms and schedules normally used	3		56,079
If line 3 is a loss and: • Line 1d is a loss, go to Part II. • Line 2d is a loss (and line 1d is zero or more), skip Part II and go to line 10.				

Caution: If your filing status is married filing separately and you lived with your spouse at any time during the year, **do not** complete Part II. Instead, go to line 10.**Part II Special Allowance for Rental Real Estate Activities With Active Participation****Note:** Enter all numbers in Part II as positive amounts. See instructions for an example.

4	Enter the smaller of the loss on line 1d or the loss on line 3	4		
5	Enter \$150,000. If married filing separately, see instructions	5		
6	Enter modified adjusted gross income, but not less than zero. See instructions Note: If line 6 is greater than or equal to line 5, skip lines 7 and 8 and enter -0- on line 9. Otherwise, go to line 7.	6		
7	Subtract line 6 from line 5	7		
8	Multiply line 7 by 50% (0.50). Do not enter more than \$25,000. If married filing separately, see instructions	8		
9	Enter the smaller of line 4 or line 8. If line 3 includes any CRD, see instructions	9		

Part III Total Losses Allowed

10	Add the income, if any, on lines 1a and 2a and enter the total	10		
11	Total losses allowed from all passive activities for 2025. Add lines 9 and 10. See instructions to find out how to report the losses on your tax return	11		

Part IV Complete This Part Before Part I, Lines 1a, 1b, and 1c. See instructions.

Name of activity	Current year		Prior years	Overall gain or loss	
	(a) Net income (line 1a)	(b) Net loss (line 1b)	(c) Unallowed loss (line 1c)	(d) Gain	(e) Loss
Total. Enter on Part I, lines 1a, 1b, and 1c					

For Paperwork Reduction Act Notice, see instructions.

Cat. No. 63704F

Form **8582** (2025) Created 5/8/25

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Part V Complete This Part Before Part I, Lines 2a, 2b, and 2c. See instructions.

Name of activity	Current year		Prior years	Overall gain or loss	
	(a) Net income (line 2a)	(b) Net loss (line 2b)	(c) Unallowed loss (line 2c)	(d) Gain	(e) Loss
Vista Valley Prop LL	56,079				
Total. Enter on Part I, lines 2a, 2b, and 2c	56,079				

Part VI Use This Part if an Amount Is Shown on Part II, Line 9. See 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).
Total			1.00		

Part VII Allocation of Unallowed Losses. See instructions.

Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Ratio	(c) Unallowed loss
Total			1.00	

Part VIII Allowed Losses. See instructions.

Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Unallowed loss	(c) Allowed loss
Total				

Part IX Activities With Losses Reported on Two or More Forms or Schedules. See instructions.

Name of activity:	(a)	(b)	(c) Ratio	(d) Unallowed loss	(e) Allowed loss
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Total			1.00		

DRAFT — DO NOT FILE

DRAFT — DO NOT FILE

Form **4797**Department of the Treasury
Internal Revenue Service**Sales of Business Property**
(Also Involuntary Conversions and Recapture Amounts
Under Sections 179 and 280F(b)(2))

Attach to your tax return.

Go to www.irs.gov/Form4797 for instructions and the latest information.

OMB No. 1545-0184

2025Attachment
Sequence No. **27**

Name(s) shown on return

Banks Family Charitable Lead Annuity Trust

Identifying number

00-9522705

- 1a** Enter the gross proceeds from sales or exchanges reported to you for 2025 on Form(s) 1099-B or 1099-S (or substitute statement) that you are including on line 2, 10, or 20. See instructions
- b** Enter the total amount of gain that you are including on lines 2, 10, and 24 due to the partial dispositions of MACRS assets
- c** Enter the total amount of loss that you are including on lines 2 and 10 due to the partial dispositions of MACRS assets

1a**1b****1c****Part I Sales or Exchanges of Property Used in a Trade or Business and Involuntary Conversions From Other Than Casualty or Theft—Most Property Held More Than 1 Year** (see instructions)

2	(a) Description of property	(b) Date acquired (mo., day, yr.)	(c) Date sold (mo., day, yr.)	(d) Gross sales price	(e) Depreciation allowed or allowable since acquisition	(f) Cost or other basis, plus improvements and expense of sale	(g) Gain or (loss) Subtract (f) from the sum of (d) and (e)						
3	Gain, if any, from Form 4684, line 39						3						
4	Section 1231 gain from installment sales from Form 6252, line 26 or 37						4						
5	Section 1231 gain or (loss) from like-kind exchanges from Form 8824						5						
6	Gain, if any, from line 32, from other than casualty or theft						6						
7	Combine lines 2 through 6. Enter the gain or (loss) here and on the appropriate line as follows						7						
Partnerships and S corporations. Report the gain or (loss) following the instructions for Form 1065, Schedule K, line 10, or Form 1120-S, Schedule K, line 9. Skip lines 8, 9, 11, and 12 below.													
Individuals, partners, S corporation shareholders, and all others. If line 7 is zero or a loss, enter the amount from line 7 on line 11 below and skip lines 8 and 9. If line 7 is a gain and you didn't have any prior year section 1231 losses, or they were recaptured in an earlier year, enter the gain from line 7 as a long-term capital gain on the Schedule D filed with your return and skip lines 8, 9, 11, and 12 below.													
8	Nonrecaptured net section 1231 losses from prior years. See instructions						8						
9	Subtract line 8 from line 7. If zero or less, enter -0-. If line 9 is zero, enter the gain from line 7 on line 12 below. If line 9 is more than zero, enter the amount from line 8 on line 12 below and enter the gain from line 9 as a long-term capital gain on the Schedule D filed with your return. See instructions						9						

Part II Ordinary Gains and Losses (see instructions)**10** Ordinary gains and losses not included on lines 11 through 16 (include property held 1 year or less):

Short-term property	2/1/2025	4/1/2025	50,000	0	27,878	22,122
	/					
11	Loss, if any, from line 7					11 ()
12	Gain, if any, from line 7 or amount from line 8, if applicable					12
13	Gain, if any, from line 31					13
14	Net gain or (loss) from Form 4684, lines 31 and 38a					14
15	Ordinary gain from installment sales from Form 6252, line 25 or 36					15
16	Ordinary gain or (loss) from like-kind exchanges from Form 8824					16
17	Combine lines 10 through 16					17 22,122
18	For all except individual returns, enter the amount from line 17 on the appropriate line of your return and skip lines a and b below. For individual returns, complete lines a and b below.					
a	If the loss on line 11 includes a loss from Form 4684, line 35, column (b)(ii), enter that part of the loss here. Enter the loss from income-producing property on Schedule A (Form 1040), line 16. (Do not include any loss on property used as an employee.) Identify as from "Form 4797, line 18a." See instructions					18a
b	Redetermine the gain or (loss) on line 17 excluding the loss, if any, on line 18a. Enter here and on Schedule 1 (Form 1040), Part I, line 4					18b 22,122

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 130861

Form **4797** (2025) Created 4/16/25

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Part III Gain From Disposition of Property Under Sections 1245, 1250, 1252, 1254, and 1255
(see instructions)

19 (a) Description of section 1245, 1250, 1252, 1254, or 1255 property:		(b) Date acquired (mo., day, yr.)	(c) Date sold (mo., day, yr.)		
A					
B					
C					
D					
These columns relate to the properties on lines 19A through 19D.		Property A	Property B	Property C	Property D
20	Gross sales price (Note: See line 1a before completing.)	20			
21	Cost or other basis plus expense of sale	21			
22	Depreciation (or depletion) allowed or allowable	22			
23	Adjusted basis. Subtract line 22 from line 21.	23			
24	Total gain. Subtract line 23 from line 20	24			
25	If section 1245 property:				
a	Depreciation allowed or allowable from line 22	25a			
b	Enter the smaller of line 24 or 25a	25b			
26	If section 1250 property: If straight line depreciation was used, enter -0- on line 26g, except for a corporation subject to section 291.				
a	Additional depreciation after 1975. See instructions	26a			
b	Applicable percentage multiplied by the smaller of line 24 or line 26a. See instructions	26b			
c	Subtract line 26a from line 24. If residential rental property or line 24 isn't more than line 26a, skip lines 26d and 26e	26c			
d	Additional depreciation after 1969 and before 1976	26d			
e	Enter the smaller of line 26c or 26d	26e			
f	Section 291 amount (corporations only)	26f			
g	Add lines 26b, 26e, and 26f	26g			
27	If section 1252 property: Skip this section if you didn't dispose of farmland or if this form is being completed for a partnership.				
a	Soil, water, and land clearing expenses	27a			
b	Line 27a multiplied by applicable percentage. See instructions	27b			
c	Enter the smaller of line 24 or 27b	27c			
28	If section 1254 property:				
a	Intangible drilling and development costs, expenditures for development of mines and other natural deposits, mining exploration costs, and depletion. See instructions	28a			
b	Enter the smaller of line 24 or 28a	28b			
29	If section 1255 property:				
a	Applicable percentage of payments excluded from income under section 126. See instructions	29a			
b	Enter the smaller of line 24 or 29a. See instructions	29b			

Summary of Part III Gains. Complete property columns A through D through line 29b before going to line 30.

30	Total gains for all properties. Add property columns A through D, line 24	30	
31	Add property columns A through D, lines 25b, 26g, 27c, 28b, and 29b. Enter here and on line 13	31	
32	Subtract line 31 from line 30. Enter the portion from casualty or theft on Form 4684, line 33. Enter the portion from other than casualty or theft on Form 4797, line 6	32	

Part IV Recapture Amounts Under Sections 179 and 280F(b)(2) When Business Use Drops to 50% or Less
(see instructions)

		(a) Section 179	(b) Section 280F(b)(2)
33	Section 179 expense deduction or depreciation allowable in prior years	33	
34	Recomputed depreciation. See instructions	34	
35	Recapture amount. Subtract line 34 from line 33. See the instructions for where to report	35	