

INCOME/EXPENSE ANALYSIS: SHOPPING CENTERS

For Calendar Year 2019 (or) Period Beginning 1/1/2019 and Ending 12/31/2019

REAL ESTATE DIVISION

CONFIDENTIAL

Per F. S. 195.027
Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
255 N. Wilson Avenue
Bartow, Florida 33830-3901

BUSINESS NAME: _____

LOCATION: _____

Parcel ID: _____ DOR Use Code: _____

INCOME:

- (1) Net Rental Income Collected \$ _____
- (2) Overages Collected \$ _____
- (3) Reimbursement Income \$ _____
 - Common Area Maintenance \$ _____
 - Insurance \$ _____
 - Other \$ _____
- (4) TOTAL ALL INCOME \$ _____**

EXPENSES:

- (5) ADMINISTRATIVE**
 - Management Fee \$ _____
 - Advertising \$ _____
 - Payroll and Payroll Taxes \$ _____
 - Telephone \$ _____
 - Accounting and Legal \$ _____
 - Other Administrative \$ _____
- (6) INSURANCE (ONE YEAR ONLY) \$ _____
- (7) UTILITIES
 - Electricity \$ _____
 - Water and Sewer \$ _____
 - Other Utilities \$ _____
- (8) MAINTENANCE AND REPAIRS
 - Maintenance and Repair Payroll \$ _____
 - Exterior Repairs \$ _____
 - Parking Lot Repairs \$ _____
 - Roof Repairs \$ _____
 - Janitorial \$ _____
 - Miscellaneous \$ _____
- (9) SERVICES
 - Trash Removal \$ _____
 - Landscaping \$ _____
 - Security \$ _____
 - Miscellaneous \$ _____
- (10) REAL ESTATE TAXES \$ _____
- (11) RESERVES FOR REPLACEMENTS \$ _____
- (12) TOTAL OPERATING EXPENSES \$ _____**

SIGNATURE/TITLE _____

DATE _____ TELEPHONE # _____

EMAIL ADDRESS _____

