

INCOME/EXPENSE ANALYSIS: APARTMENTS

For Calendar Year **2016**
REAL ESTATE DIVISION

CONFIDENTIAL
Per F. S. 195.027

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Polk County Property Appraiser
255 N. Wilson Avenue
Bartow, Florida 33830-3901

BUSINESS NAME: _____

PROPERTY ADDRESS: _____

REAL ESTATE #: _____

INCOME COLLECTED:

Rental Income \$ _____
Miscellaneous Income \$ _____

Total Income \$ _____

OPERATING EXPENSES:

Management Fee (include wages) \$ _____
Leasing Fee \$ _____
Total Payroll Expenses (except management) \$ _____
Other Administrative Costs \$ _____
Supplies \$ _____
Utilities \$ _____
Water, Sewage and Garbage \$ _____
Heating \$ _____
Maintenance and Repairs (Interior and Exterior) \$ _____
Painting and Decorating (Interior and Exterior) \$ _____
Services (Yard care, Exterminating, Window cleaning, etc.) \$ _____
Advertising \$ _____
Insurance (1 years premium) \$ _____
Real Estate Taxes \$ _____
Other Taxes, Fee Permits, Licenses \$ _____
Miscellaneous \$ _____

Total Operating Expenses \$ _____

RESERVES FOR REPLACEMENT:

Painting \$ _____
Roof \$ _____
Heating and A/C System \$ _____
Other (Detail Items) \$ _____

Total Reserves for Replacements \$ _____

TOTAL EXPENSES \$ _____

NET OPERATING INCOME \$ _____

Do You Provide Any Services (utilities, water, sewage or garbage to tenants?)

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TYPE OF APARTMENTS	SQ. FT. OF APARTMENTS	NUMBER OF APARTMENTS	MONTHLY RENT	ANNUAL GROSS POTENTIAL
Efficiency				
Studio				
1 Br 1 Bath				
2 Br 1 Bath				
2 Br 1 ½ Bath				
2 Br 2 Bath				
3 Br 2 Bath				
Townhouse 2Br				
Townhouse 3 Br				
Other				

TOTAL NUMBER OF APTS. _____ **SUB TOTAL** _____

NUMBER OF APTS. VACANT _____ **OTHER INCOME** _____
(Yearly Average) _____ **TOTAL** _____

SIGNATURE/TITLE _____

DATE _____ TELEPHONE # _____

EMAIL ADDRESS _____