

**INCOME/EXPENSE ANALYSIS: APARTMENTS**

For Calendar Year **2017**  
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:** \_\_\_\_\_

**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?)

---

**INCOME/EXPENSE ANALYSIS: APARTMENTS**

For Calendar Year **2017**  
**REAL ESTATE DIVISION**

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 \_\_\_\_\_