

INCOME/EXPENSE ANALYSIS: APARTMENTS

(For Calendar Year 2018)
REAL ESTATE DIVISION

CONFIDENTIAL

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

BUSINESS NAME : _____

LOCATION: _____

Parcel ID: _____

DOR Use Code: _____

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?)

SIGNATURE/TITLE _____

DATE _____ **TELEPHONE #** _____

EMAIL ADDRESS _____

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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 _____
 (Yearly Average)

OTHER INCOME _____

TOTAL _____