

**INCOME/EXPENSE ANALYSIS: SHOPPING CENTERS**

For Calendar Year **2016**  
**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:**

(1)	Net Rental Income Collected	\$ _____
(2)	Overages Collected	\$ _____
(3)	Reimbursement Income	\$ _____
	Common Area Maintenance	\$ _____
	Insurance	\$ _____
	Other	\$ _____
<b>(4)</b>	<b>TOTAL ALL INCOME</b>	<b>\$ _____</b>

**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	\$ _____
<b>(12)</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ _____</b>

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TENANT NAME	BEG LEASE	END LEASE	SQ FT AREA	ANNUAL RENT	RENT PER SQ FT	COMMON AREA RENT	PERCENT RENT	OTHER RENT

SIGNATURE/TITLE \_\_\_\_\_

DATE \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_