



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
INCOME/EXPENSE ANALYSIS: MH / RV PARK
 (For Calendar Year 1/1/2020 through 12/31/2020)
 REAL ESTATE DIVISION

PARCEL ID: _____

VACANCY

DESCRIPTION	# UNITS	% VACANT
MOBILE HOME LOTS		
PARK OWNED HOMES		
PARK OWNED HOMES w/RP TAG		
RV LOTS - DAILY		
RV LOTS - SEASONAL		
RV LOTS - ANNUAL		
OFFICE SPACE		
RETAIL SPACE		
RESTAURANT		
MARINA / BOAT SLIPS		
OTHER (PLEASE EXPLAIN)		
TOTAL VACANCY		%

EFFECTIVE GROSS INCOME (TOTAL INCOME LESS VACANCY) \$ _____

EXPENSES

MANAGEMENT FEE \$ _____
 PAYROLL \$ _____
 ADMINISTRATIVE \$ _____
 PROFESSIONAL FEES \$ _____
 UTILITIES \$ _____
 UTILITIES (POH) \$ _____
 REPAIRS & MAINTENANCE \$ _____
 SERVICES \$ _____
 REAL ESTATE INSURANCE \$ _____
 REAL ESTATE TAXES \$ _____
 RESERVES FOR REPLACEMENT \$ _____
TOTAL EXPENSES \$ _____

NET OPERATING INCOME \$ _____

MORTGAGE \$ _____
 INTEREST _____ %
 DEPRECIATION \$ _____
 OTHER \$ _____

CAPITAL EXPENDITURES \$ _____

SIGNATURE/TITLE _____
DATE _____ **TELEPHONE #** _____
EMAIL ADDRESS _____