



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

ADA Compliant
 R. 01/2024

BUSINESS NAME: _____
 PROPERTY AKA: _____
 PROPERTY LOCATION: _____

 PARCEL ID: _____

INCOME:

RENTAL INCOME \$ _____
 VACANCY _____ % _____ (Sqft)
 TENANT REIMBURSEMENTS
 COMMON AREA MAINTENANCE \$ _____
 INSURANCE \$ _____
 REAL ESTATE TAXES \$ _____
 OTHER \$ _____
 TOTAL REIMBURSEMENTS \$ _____
TOTAL INCOME \$ _____

EXPENSES:

PROPERTY INSURANCE \$ _____
 UTILITIES \$ _____
 REPAIRS/MAINTENANCE \$ _____
 MANAGEMENT FEE \$ _____
 PAYROLL & BENEFITS \$ _____
 ADVERTISING & MARKETING \$ _____
 PROFESSIONAL FEES \$ _____
 GENERAL/ADMINISTRATIVE \$ _____

TOTAL OPERATING EXPENSES \$ _____

NET OPERATING INCOME \$ _____

OTHER EXPENSES:

REAL ESTATE TAXES \$ _____
 RESERVES FOR REPLACEMENT \$ _____
 CAPITAL EXPENDITURES \$ _____
 PLEASE DESCRIBE THE CAPITAL IMPROVMENTS COMPLETED IN THE PAST CALENDAR YEAR

PREPARER INFORMATION:

NAME & TITLE _____
 EMAIL ADDRESS _____
 TELEPHONE # _____
 DATE _____

NOTE: IN LIEU OF THE FORM, A YEAR END PROFIT LOSS STATEMENT AND RENT ROLL AS OF JANUARY 1ST CAN BE PROVIDED
 Confidential per F.S. 195.027 for use by the Polk County Property Appraiser's Office, Marsha M. Faux, CFA, ASA