



**Neil Combee**  
 Polk County Property Appraiser  
**INCOME/EXPENSE ANALYSIS: RESTAURANT**  
*(For Calendar Year 1/1 through 12/31)*  
**REAL ESTATE DIVISION**

ADA Compliant  
 R. 11/2024

BUSINESS NAME:  
 PROPERTY LOCATION:

PARCEL ID:

**INCOME:**

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

**EXPENSES:**

PROPERTY INSURANCE	\$
UTILITIES	\$
REPAIRS/MAINTENANCE	\$
MANAGEMENT FEE	\$
PAYROLL & BENEFITS	\$
ADVERTISING & MARKETING	\$
PROFESSIONAL FEES	\$
GENERAL/ADMINISTRATIVE	\$
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>
<b>NET OPERATING INCOME</b>	<b>\$</b>

**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 1<sup>ST</sup> CAN BE PROVIDED  
 Confidential per F.S. 195.027 for use by the Polk County Property Appraiser's Office, Neil Combee