



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

ADA Compliant  
 R. 11/2024

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 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