



Neil Combee
Polk County Property Appraiser
INCOME/EXPENSE ANALYSIS: RETAIL
(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 _____