

INCOME AND EXPENSE ANALYSIS: SHOPPING CENTERS / RETAIL

for Calendar year _____ or period beginning _____ / 01 / _____ and ending 12/31/ _____

PIN: OWNER'S NAME: PLACE NAME:	CONFIDENTIAL PER F.S. 195.027 Roger A. Suggs, CFA, AAS Clay County Property Appraiser Attn: Tom Marcy - Commercial Department P.O. Box 38 Green Cove Springs, FL 32043 (904) 284-6305 x 2266
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PROPERTY NAME: _____

PROPERTY ADDRESS: _____

INCOME:

GROSS POSSIBLE RENTS @ 100% OCCUPANCY

	\$	\$	\$
(1) BASE RENT			
(2) OVERAGES			
(3) GROSS POSSIBLE RENTS 100%			
(4) VACANCY AND RENT LOSS			
(5) TOTAL NET RENTAL INCOME	=		

OTHER INCOME (REIMBURSEMENTS):

(6) COMMON AREA MAINTENANCE			
(7) INSURANCE			
(8) TAXES			
(9) OTHER			
(10) TOTAL OTHER INCOME	=		
(11) TOTAL INCOME		=	

EXPENSES:

UTILITIES:

ELECTRICITY			
WATER & SEWER			
GAS			
FUEL OIL			
OTHER			
(12) TOTAL UTILITIES	=		

MAINTENANCE AND REPAIR:

MAIN & REPAIR PAYROLL			
ELEC., PLUMBING, HVAC REPAIRS			
EXTERIOR REPAIRS			
PARKING LOT REPAIRS			
ROOF REPAIRS			
CONTRACT REPAIRS			
MISC. MAINT. & REPAIRS			
JANITORIAL			
SUPPLIES			
(13) TOTAL MAINT. AND REPAIR	=		

SERVICES:

TRASH REMOVAL			
LANDSCAPE / LAWN SERVICE			
SECURITY			
MISCELLANEOUS			
(14) TOTAL SERVICES	=		

ADMINISTRATIVE:

PROPERTY MANAGEMENT FEE			
ADVERTISING			
RENTAL TAX			
PAYROLL & PAYROLL TAXES			
TELEPHONE			
ACCOUNTING & LEGAL			
OTHER ADMINISTRATIVE			
(15) TOTAL ADMINISTRATIVE	=		
(16) PROPERTY INSURANCE (1 YEAR)	=		
(17) RESERVES FOR REPLACEMENT	=		

(18) **TOTAL OPERATING COSTS** = _____

(19) **INTEREST EXPENSE** _____

(20) **DEPRECIATION EXPENSE** _____

(21) **PROPERTY TAX EXPENSE** _____

(22) **GROUND RENT** _____

