

## MOBILE HOME / RECREATIONAL VEHICLE PARKS

**NAME OF PARK:** \_\_\_\_\_

COUNTY \_\_\_\_ BOOK \_\_\_\_ MAP \_\_\_\_ PARCEL \_\_\_\_ (IF THIS IS AN ECONOMIC UNIT, LIST THE LEAD PARCEL)

TYPE OF SPACE	NO. OF UNITS	MONTHLY RENT	ANNUAL RENT (12 Months)	UTILITIES INCLUDED?
SINGLE WIDE	_____ x	\$ _____ =	_____ x \$ _____	YES      NO
DOUBLE WIDE	_____ x	\$ _____ =	_____ x \$ _____	YES      NO
TRAVEL TRAILER / RV	_____ x	\$ _____ =	_____ x \$ _____	YES      NO
PARK MODELS	_____ x	\$ _____ =	_____ x \$ _____	YES      NO
<b>TOTAL</b>	<b>= _____</b>		<b>\$ _____</b>	

**INCOME DATA SUMMARY:** Provide latest three year history.

	Last Year	Two Years Ago	Three Years Ago
	Year: _____	Year: _____	Year: _____
POTENTIAL GROSS INCOME (100% OCCUPANCY)	= \$ _____	\$ _____	\$ _____
VACANCY AND COLLECTION LOSS	- _____	- _____	- _____
ADJUSTED GROSS INCOME	= _____	_____	_____
MISCELLANEOUS / OTHER INCOME	+ _____	+ _____	+ _____
EFFECTIVE GROSS INCOME	= _____	_____	_____
TOTAL OF ALL EXPENSES	- _____	- _____	- _____
NET OPERATING INCOME	= \$ _____	\$ _____	\$ _____

**ADDITIONAL INFORMATION / REMARKS:**

**NOTE:** Any additional information or documents that support the filed income and expense data may be submitted with this form.

# MOBILE HOME / RECREATIONAL VEHICLE PARKS EXPENSE DATA

## PROVIDE THREE YEAR HISTORY

NOTE: FOR PROPER ANALYSIS, ALL EXPENSES REPORTED SHOULD BE THE **ACTUAL** INCURRED EACH YEAR.

**DISALLOWED EXPENSES:** DEPRECIATION, MORTGAGE DEBT SERVICE and PROPERTY TAX (effective tax rate will be added to the capitalization rate)

	Last Year Year: _____	Two Years Ago Year: _____	Three Years Ago Year: _____
<b><u>ACTUAL EXPENSES</u></b>			
ANNUAL INSURANCE	\$ _____	\$ _____	\$ _____
MANAGEMENT / AGENT FEES	_____	_____	_____
ADVERTISING / PROMOTION	_____	_____	_____
ADMINISTRATIVE / SALARIES	_____	_____	_____
GAS / ELECTRIC	_____	_____	_____
WATER / SEWER	_____	_____	_____
TELEPHONE	_____	_____	_____
BLDG. MAINTENANCE AND REPAIRS	_____	_____	_____
PARKING LOT AND COMMON AREA	_____	_____	_____
SERVICE CONTRACTS	_____	_____	_____
JANITORIAL	_____	_____	_____
SUPPLIES	_____	_____	_____
OTHER EXPENSES (DESCRIBE):			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b><u>MAJOR REPLACEMENTS / REPAIRS</u></b> (From Pg. 3)	_____	_____	_____
<b>TOTAL OF ALL EXPENSES =</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>

**NOTE:** Any additional information or documents that support the filed income and expense data may be submitted with this form.

		<b>LAST YEAR</b>			
<b>MAJOR REPLACEMENT / REPAIRS</b>	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
<b>TOTAL FOR LAST YEAR</b>					<b>= \$ _____</b>

		<b>TWO YEARS AGO</b>			
<b>MAJOR REPLACEMENT / REPAIRS</b>	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
<b>TOTAL FOR TWO YEARS AGO</b>					<b>= \$ _____</b>

		<b>THREE YEARS AGO</b>			
<b>MAJOR REPLACEMENT / REPAIRS</b>	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
<b>TOTAL FOR THREE YEARS AGO</b>					<b>= \$ _____</b>

**NOTE:** Any additional information or documents that support the filed income and expense data may be submitted with this form.