

2026 INCOME AND EXPENSE ANALYSIS: MARINAS

For calendar or fiscal year 2025 (12 months)

Property Name: _____

Real Estate #:
Address: _____

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CONFIDENTIAL
Per F.S. 195.027
Joyce Morgan
Duval County Property Appraiser
231 East Forsyth Street, Room 270
Jacksonville, Florida 32202

INCOME: \$ \$ \$

GROSS POSSIBLE RENTS @ 100% OCCUPANCY

(1) WET SLIP RENTAL.....	_____	_____
(2) DRY SLIP RENTAL.....	_____	_____
(3) TRANSIENT SLIP RENTAL.....	_____	_____
(4) PARKING SPACE RENTAL.....	_____	_____
(5) TOTAL.....	_____	_____

OTHER INCOME: \$ \$ \$

(6) BOAT LAUNCH FEES/HAUL OUT FEES.....	_____	_____
(7) BOAT REPAIRS/MAINTENANCE.....	_____	_____
(8) FUEL SALES.....	_____	_____
(9) RETAIL RESTAURANT INCOME.....	_____	_____
(10) INCOME FROM BOAT SALES.....	_____	_____
(11) TOTAL.....	_____	_____

EXPENSES: \$ \$ \$

(12) UTILITIES.....	_____	_____
ELECTRICITY.....	_____	_____
WATER & SEWER.....	_____	_____
OTHER UTILITIES.....	_____	_____
(13) COST OF GOODS SOLD.....	_____	_____
FUEL.....	_____	_____
RETAIL.....	_____	_____
OTHER.....	_____	_____
(14) SERVICES.....	_____	_____
TRASH REMOVAL.....	_____	_____
CONTRACT YARD MAINTENANCE.....	_____	_____
SECURITY.....	_____	_____
MAINTENANCE & REPAIR.....	_____	_____
(15) ADMINISTRATIVE.....	_____	_____
MANAGEMENT FEE.....	_____	_____
ADVERTISING.....	_____	_____
PAYROLL & PAYROLL TAXES.....	_____	_____
OTHER ADMINISTRATIVE.....	_____	_____
(16) INSURANCE (ONE (1) YEAR ONLY).....	_____	_____
(17) RESERVES FOR REPLACEMENT.....	_____	_____
(18) TOTAL OPERATING COSTS.....	_____	_____

OTHER EXPENSES: \$

(19) INTEREST EXPENSE CHARGED THIS PERIOD.....	_____
(20) DEPRECIATION EXPENSE CHARGED THIS PERIOD.....	_____
(21) PROPERTY TAX EXPENSE CHARGED THIS PERIOD.....	_____
(22) SUBMERGED LAND LEASE.....	_____

PLEASE FILL OUT FRONT & BACK OF FORM
Note: If you would like to provide this office with a profit and loss statement (year end 2025) and rent roll as of January 1, 2026 in lieu of filling this form out, please do so.

RENTABLE AREAS:	NUMBER OF UNITS/OCC	MONTHLY ASKING RENT
WET SLIPS/PER BOAT FT/SLIP FT.....	_____	_____
DRY SLIPS/PER RACK/PER FT.....	_____	_____
PARKING SPACES.....	_____	_____
CLUBHOUSE.....	_____	_____
RETAIL.....	_____	_____
RESTAURANT.....	_____	_____
OTHER.....	_____	_____

OTHER PROPERTY INFORMATION:

IF YOU PURCHASED THIS PROPERTY SINCE 2023 GIVE: DATE _____

IF YOU HAD THIS PROPERTY CONSTRUCTED SINCE 2023 GIVE: DATE _____ (Price)

COST TO CONSTRUCT \$ _____ (include both direct and indirect costs)

MORTGAGE INFORMATION:

	1ST MTG.	2ND MTG.	3RD MTG.
DATE.....	_____ / _____	_____ / _____	_____ / _____
ORIGINAL AMOUNT.....	\$ _____	\$ _____	\$ _____
INTEREST RATE.....	_____ %	_____ %	_____ %
TERM IN YEARS & MONTHS.....	_____ & _____	_____ & _____	_____ & _____
PAYMENT (\$ per month, semi annual, or annual).....	\$ _____ / _____	\$ _____ / _____	\$ _____ / _____
BALLOON PAYMENT (\$ / date due).....	\$ _____ / _____	\$ _____ / _____	\$ _____ / _____

IF THIS PROPERTY IS FOR SALE GIVE:

ASKING PRICE..... \$ _____

LISTING BROKER..... _____

HOW LONG ON MARKET..... _____

TYPE OF PARK:

	YES	NO
1. RECREATIONAL.....	_____	_____
2. COMMERCIAL.....	_____	_____
3. YACHT CLUB.....	_____	_____
4. TYPE OF DOCK (CONCRETE, WOOD, FLOAT).....	_____	_____

COMMENTS:

PREPARER INFORMATION:

PERSON PREPARING RETURN _____

OWNER: _____ AGENT: _____

DATE _____ PHONE NUMBER _____

**PLEASE ATTACH
- RENT ROLL -**