

**Town of Groton Assessor's Office  
 Mobile Home Park  
 Income and Expense Survey for Calendar Year 2023  
 Due June 1, 2024**

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Owner: \_\_\_\_\_  
 Parcel Id: \_\_\_\_\_  
 Property Name: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Form Preparer/Title: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_

**Park Characteristics**

Number of Sites: \_\_\_\_\_  
 Number of Apartments/Cottages: \_\_\_\_\_  
 Number of Leasable Mobile Homes: \_\_\_\_\_  
 Site/Pad Size: \_\_\_\_\_ Site/Pad Amenities: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Utilities Available: Electricity \_\_\_\_\_ (Yes or No)  
 Water \_\_\_\_\_ (Yes or No)  
 Gas \_\_\_\_\_ (Yes or No)

**Annual Revenue**

Site Rentals	\$ _____
Mobile Home Rentals	\$ _____
Apartment/Cottage Rentals	\$ _____
Gas/Oil Sales & Contracts	\$ _____
Storage/Hauling	\$ _____
Repair Service	\$ _____
Laundry	\$ _____
Utility Charge	\$ _____
Other Income	\$ _____
 Total Gross Income	 \$ _____
 2023 Vacancy Rate / Credit Losses	 \$ _____
 Effective Gross Income	 \$ _____

**Annual Operating Expenses**

Fixed Expenses

Real Estate Taxes \$ \_\_\_\_\_  
Personal Property Taxes \$ \_\_\_\_\_  
Rent: Equipment \$ \_\_\_\_\_  
Insurance \$ \_\_\_\_\_  
Other \_\_\_\_\_ \$ \_\_\_\_\_

Total Fixed Expenses \$ \_\_\_\_\_

Variable Expenses

Owners Salary/Management Fees \$ \_\_\_\_\_  
Administrative (Salaries, Payroll, etc) \$ \_\_\_\_\_  
Professional (Legal, Accounting, etc) \$ \_\_\_\_\_  
Eviction Expenses \$ \_\_\_\_\_  
Repairs/Maintenance \$ \_\_\_\_\_  
Utilities (heat, light, gas) \$ \_\_\_\_\_  
Trash Removal \$ \_\_\_\_\_  
Grounds Maintenance, Snow Removal \$ \_\_\_\_\_  
Sales/Marketing \$ \_\_\_\_\_  
Oil/Gas \$ \_\_\_\_\_  
Other \_\_\_\_\_ \$ \_\_\_\_\_

Total Variable Expenses \$ \_\_\_\_\_

Total Operating Expenses \$ \_\_\_\_\_  
(Fixed added to Variable)

Net Operating Income \$ \_\_\_\_\_  
(Effective Gross Income less Total Operating Expenses)

Do any of the figures include capital expenditures or extraordinary costs that vary from typical yearly operating expenses? If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide comments, clarifications or additional information (attach, if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Signature/Title Date

\_\_\_\_\_/\_\_\_\_\_  
Name (print) Email