

MULTIFAMILY OPERATING STATEMENT
(INCOME AND EXPENSE)

Property Address: _____

ITEM DESCRIPTION	CURRENT Y-T-D	20____	20____
INCOME			
Annual Scheduled Rent (as if 100% occupied)			
Rent Concessions (-)			
Laundry Income			
Garage/Storage Income			
Other:			
TOTAL			
Actual Rent Collected			
ANNUAL EXPENSES			
Taxes			
Insurance			
Electricity			
Trash			
Water			
Gas			
Cable/Internet/TV			
Gardener			
Resident Manager			
Offsite Management			
Supplies			
Pool Service			
Elevator Service			
Cleaning Expense			
Advertising			
Telephone			
Licenses & Fees			
Repairs & maintenance			
Paint & Decorating			
Pest Control Services			
Miscellaneous			
TOTAL			
REPLACEMENT COSTS			
Appliances			
Carpeting			
Window Coverings			
Heating/Air Conditioning			
Roof			
TOTAL			

I certify under penalty of perjury that the above income and expenses are complete and accurate.

_____ Date _____ Date

_____ Print Name & Title _____ Print Name and Title