PROPERTY OPERATING STATEMENT

|  |  |  |  |
| --- | --- | --- | --- |
| **PROPERTY ADDRESS** | **CITY** | **STATE** | **ZIP CODE** |
|  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **ANNUAL INCOME** | **2ND YEAR PRIOR** | **PRIOR YEAR** | **CURRENT YEAR MOS.** |
| Rental Income Collected |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
| Total Income Collected |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **ANNUAL EXPENSES** | **2ND YEAR PRIOR** | **PRIOR YEAR** | **CURRENT YEAR MOS.** |
| *Do not include one time capital expense items* | | | |
| Real Estate Taxes |  |  |  |
| Insurance |  |  |  |
| UTILITIES | | | |
| Gas |  |  |  |
| Electricity |  |  |  |
| Water/Sewer |  |  |  |
| Trash |  |  |  |
| MAINTENANCE | | | |
| Pest Control |  |  |  |
| Gardener |  |  |  |
| Pool Service |  |  |  |
| Elevator |  |  |  |
| Cleaning Service |  |  |  |
| Building Rep. & Maint. |  |  |  |
| Painting & Decorating |  |  |  |
| Supplies |  |  |  |
| ADMINISTRATION | | | |
| Administrative |  |  |  |
| Advertising |  |  |  |
| Telephone |  |  |  |
| MISCELLANEOUS | | | |
| Resident Manager |  |  |  |
| Security |  |  |  |
| Off-Site Management |  |  |  |
| Other |  |  |  |
| **TOTAL EXPENSES** |  |  |  |
| **NET OPERATING INCOME** |  |  |  |

**COMMENTS OR EXPLANATIONS**