OPERATING EXPENSE STATEMENT

As of _____

ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Electricity Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll	Property Address:	Year to Date	2018	2017
Laundry Income Other Income: TOTAL INCOME Sess 5% vacancy allowance EFFECTIVE GROSS INCOME ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Electricity Electricity Electricity Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Total EXPENSES: TOTAL EXPENSES:	Gross Scheduled Income			
Other Income: Contain Income International Incomes Image: Control Incomes Iess 5% vacancy allowance Image: Control Incomes EFFECTIVE GROSS INCOME Image: Control Incomes ANNUAL EXPENSES ON SUBJECT PROPERTY Image: Control Incomes Advertising Image: Control Incomes Cleaning Image: Control Incomes Elevator Maintenance Image: Control Incomes Fees & Licensing Image: Control Incomes Gas Image: Control Incomes Management - Offsite (5% of gross income) Image: Control Incomes Management - Onsite Image: Control Incomes Payroll Taxes Image: Control Incomes Pest Control Incomes Image: Control Incomes Pool Maintenance Image: Control Incomes Pool Maintenance Image: Control Incomes Real Estate Taxes (1.25% of purchase price) in CA Image: Control Incomes Real Estate Taxes (1.25% of purchase price) in CA Image: Control Incomes Replacement Reserve Image: Control Incomes Sewer Image: Control Incomes Sewer Image: Control Incomes I	Tenants Expense Contributions			
TOTAL INCOME less 5% vacancy allowance EFFECTIVE GROSS INCOME ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Electricity Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Offsite (5% of gross income) Management - Offsite (5% of gross income) Payroll Payroll Payroll Taxes Payroll Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Laundry Income			
less 5% vacancy allowance EFFECTIVE GROSS INCOME ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Cleaning Cleaning Cleatricity Elevator Maintenance Fees & Licensing Gardening Gardening Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Offsite (5% of gross	Other Income:			
EFFECTIVE GROSS INCOME ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Cleaning Electricity Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Utilities Uti	TOTAL INCOME			
ANNUAL EXPENSES ON SUBJECT PROPERTY Advertising Cleaning Electricity Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	less 5% vacancy allowance			
Advertising Cleaning Electricity Cleaning Elevator Maintenance Cleaning Fees & Licensing Cleaning Gardening Cleaning Gas Cleaning Internet Cleaning Insurance Cleaning Legal & Accounting Cleaning Management - Offsite (5% of gross income) Cleaning Management - Onsite Cleaning Painting & Decorating Cleaning Payroll Cleaning Payroll Taxes Cleaning Pest Control Cleaning Pool Maintenance Cleaning Real Estate Taxes (1.25% of purchase price) in CA Cleaning Repairs & Maintenance Cleaning <	EFFECTIVE GROSS INCOME			
Cleaning <	ANNUAL EXPENSES ON SUBJECT PROPERTY			
Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities	Advertising			
Elevator Maintenance Fees & Licensing Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Tash Removal Utilities	Cleaning			
Fees & Licensing ————————————————————————————————————	Electricity			
Gardening Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Elevator Maintenance			
Gas Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Fees & Licensing			
Internet Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Gardening			
Insurance Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Gas			
Legal & Accounting Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Internet			
Management - Offsite (5% of gross income) Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Insurance			
Management - Onsite Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Legal & Accounting			
Painting & Decorating Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Management - Offsite (5% of gross income)			
Payroll Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Management - Onsite			
Payroll Taxes Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Painting & Decorating			
Pest Control Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Payroll			
Pool Maintenance Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Payroll Taxes			
Real Estate Taxes (1.25% of purchase price) in CA Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Pest Control			
Repairs & Maintenance Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Pool Maintenance			
Replacement Reserve Sewer Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Real Estate Taxes (1.25% of purchase price) in CA			
Sewer Supplies Telephone Image: Control of the c	Repairs & Maintenance			
Supplies Telephone Trash Removal Utilities Water Other: TOTAL EXPENSES:	Replacement Reserve			
Telephone	Sewer			
Trash Removal Utilities Water Other: TOTAL EXPENSES:	Supplies			
Utilities	Telephone			
Water Other: TOTAL EXPENSES:	Trash Removal			
Other: TOTAL EXPENSES: TOTAL EXPENSES:	Utilities			
TOTAL EXPENSES:	Water			
	Other:			
NET OPERATING INCOME:	TOTAL EXPENSES:			
	NET OPERATING INCOME:			

Date:_____

Signature:_____