

STATEMENT OF INCOME AND EXPENSES

Property Name: _____

Property Address: _____

	Last Two (2) Years Actuals		This Year Actual YTD	Next Year Projected
	200__	200__	From ____ to ____	200__
ANNUAL RENT:				
Total Scheduled Rents (100% Occupied):				
Vacancy/Bad Debt Allowance:				
Actual Rent Collected plus other income (laundry, parking, etc.):				
ANNUAL EXPENSES:				
Real Estate Taxes				
Property Insurance				
Electricity/Gas				
Water				
Rubbish/Trash				
Pool Service				
Elevator Service				
Janitorial/Cleaning				
Exterior Maintenance/Repair				
Offsite/Onsite Management				
Other:				
Other:				
Operating Expense Total				
ACTUAL CAPITAL COSTS AND PROJECT REPLACEMENT RESERVES:				
Exterior Painting:				
Flooring:				
HVAC:				
Asphalt Parking:				
Roof:				
Plumbing:				
Other Replacements:				
Reserves:				
TOTAL ANNUAL EXPENSES				
ANNUAL NET INCOME:				

Applicant's Name _____

Applicant's Signature _____ Date _____