



## STATEMENT OF INCOME AND EXPENSE

### PROPERTY INCOME & EXPENSE

Property: \_\_\_\_\_

Period Covered: From \_\_\_\_\_ To \_\_\_\_\_

*Note: If "Income" reported above reflects In-Place rents today, write "Current Rent Roll" next to "Period Covered."*

**INCOME**

Gross Rental	
Less Vacancy Allowance	

**EFFECTIVE GROSS INCOME:** \_\_\_\_\_

**EXPENSES\***

If tenants pay or contribute to any expenses, indicate amount and method of payment:

Taxes	
Insurance	
Gas	
Electric	
Heat	
Water/Sewer	
Repairs and Renovations	
Reserve for Replacement	
Condo Fee	
Janitor	
Management	
Other (Describe Below):	
_____ (a)	
_____ (b)	
_____ (c)	
_____ (d)	

TOTAL EXPENSES	
<b>NET OPERATING INCOME (BEFORE DEBT SERVICE)</b>	

This is a true and accurate statement

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

\*Expenses to be supported by copies of most current annual bills or most recent tax return.