

# Operating Expense Report temp

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## 3.4 Operating Expenses (Proforma)

**Real Estate Taxes:** \$75,396

**Insurance:** \$55,512

**Tax & Insurance Reserve (\$):** \$5,993

**Utilities:** \$10,165,566

**Repairs & Maintenance:** Mock Repairs & Maintenance Data

**Management Fee:** \$66,908

**General & Administrative:** Mock General & Administrative Data

**Payroll:** Mock Payroll Data

**Reserves:** Mock Reserves Data

**CapEx Reserve (\$):** Mock CapEx Reserve (\$) Data

**Marketing/Leasing:** Mock Marketing/Leasing Data

**Service Coordination:** Mock Service Coordination Data

**Total Operating Expenses:** Mock Total Operating Expenses Data

**Management Fee %:** \$56,058

**Commercial CAM Reimbursement:** Mock Commercial CAM Reimbursement Data

**Commercial Lease Type:** Mock Commercial Lease Type Data

**Comm. Renewal Escalation:** Mock Comm. Renewal Escalation Data

**Comm. Expense Stop Base Year:** Mock Comm. Expense Stop Base Year Data

**Comm. Sales Reporting Req:** Mock Comm. Sales Reporting Req Data

**Comm. Audit Rights:** Mock Comm. Audit Rights Data

**Tax Replacement Credit Rate:** 9.33%

**Local Income Tax Rate:** \$3,592,956

**Taxing District ID:** No

**Property Tax Hard Cap:** \$25,473

**Referendum Rate Adj:** 6.41%

**Avg Turnover Cost/Unit:** \$24,485,350

**Utility Bill Back Method:** Mock Utility Bill Back Method Data

**Trash Removal Method:** Mock Trash Removal Method Data

**Commercial Holdover Penalty:** Mock Commercial Holdover Penalty Data

**Lease Audit Frequency:** Mock Lease Audit Frequency Data

**Late Fee Calculation:** \$99,091

**Provider: Electric:** Mock Provider: Electric Data

**Provider: Gas:** Mock Provider: Gas Data

**Provider: Water/Sewer:** Mock Provider: Water/Sewer Data

**Suspense Account Balance:** 262

**Intercompany Interest Income:** \$4,562,439