

Operating Expense Report temp

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