

SALT LAKE COUNTY ASSESSOR'S OFFICE

2001 S. STATE ST. ROOM N2300

SALT LAKE CITY, UT 84190

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**OPERATING STATEMENT
(MOST CURRENT YEAR)**

PARCEL NUMBER: _____

| LANDLORD'S RENTAL INCOME | | YEARLY TOTALS |
|---|---|---------------|
| 1 | INDICATE THE CALENDAR YEAR FOR WHICH THIS INFORMATION APPLIES, OR THE FISCAL YEAR, WITH STARTING AND ENDING DATES | |
| 2 | TOTAL POTENTIAL RENTAL INCOME (AT 100% OCCUPANCY) | \$ |
| 3 | ACTUAL RENTAL INCOME RECEIVED DURING THE YEAR | \$ |
| 4 | OTHER MISCELLANEOUS INCOME, INCLUDING EXPENSE REIMBURSEMENTS (LIST BELOW & SUM HERE) | \$ |
| | | |
| 5 | TOTAL ANNUAL INCOME FROM RENT AND OTHER SOURCES | \$ |
| LANDLORD'S OPERATING EXPENSES TO PROPERTY | | |
| 6 | INSURANCE (ONE YEAR PREMIUM) | \$ |
| 7 | REPAIR AND MAINTENANCE | \$ |
| 8 | MANAGEMENT FEE (IF OUTSIDE MANAGEMENT FEE IS PAID) | \$ |
| 9 | JANITORIAL | \$ |
| 10 | NATURAL GAS | \$ |
| 11 | ELECTRICITY | \$ |
| 12 | SEWER AND WATER | \$ |
| 13 | TOTAL UTILITIES (GAS, ELECTRICITY, SEWER & WATER - IF UNABLE TO ITEMIZE) | \$ |
| 14 | TRASH REMOVAL | \$ |
| 15 | YARD MAINTENANCE | \$ |
| 16 | ADMINISTRATIVE COST (EXCEPT MANAGEMENT FEE) | \$ |
| 17 | MISCELLANEOUS LANDLORD EXPENSES (LIST BELOW & SUM HERE) | \$ |
| | | |
| 18 | REPLACEMENT EXPENSE (LIST BELOW, SUCH AS ROOF COVERING, AND LUMP SUM HERE) | \$ |
| | | |
| 19 | NET OPERATING INCOME (NOI) | \$ |
| | <p>NOTES:</p> <ol style="list-style-type: none"> 1. <u>Property tax expense is known and will be accounted for properly.</u> 2. <u>Mortgage payment is a financing expense. Do not include here as an operating expense.</u> 3. <u>Income tax and depreciation claimed for income tax are not operating expenses to the property for appraisal purposes.</u> 4. <u>Do not include capital improvement expenses such as building additions.</u> <p>COMMENTS:</p> | |
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