

SALT LAKE COUNTY ASSESSOR'S OFFICE

2001 S. STATE ST. ROOM N2300

SALT LAKE CITY, UT 84190

PHONE: (801) 468-3431 FAX: (801) 468-2249

**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>	