

Skyway Gardens Apartments

515 West Grace St
Richmond, VA 23220

Tom Jones

VPI, LLC
555-5555

OPERATING EXPENSES REPORT

	Current Monthly	Current Annually	Annual Growth Rate (%)	Year (End)					
				1 12/5/2010	2 12/5/2011	3 12/5/2012	4 12/5/2013	5 12/5/2014	6 12/5/2015
Accounting	-	-	3%	-	-	-	-	-	-
Advertising	-	-	3%	-	-	-	-	-	-
Insurance Hazard	400	4,800	3%	4,800	4,944	5,092	5,245	5,402	5,565
Janitorial	-	-	3%	-	-	-	-	-	-
Legal	-	-	3%	-	-	-	-	-	-
Licenses	-	-	3%	-	-	-	-	-	-
Miscellaneous	-	-	3%	-	-	-	-	-	-
Repairs and Mainten	1,000	12,000	3%	12,000	12,360	12,731	13,113	13,506	13,911
Supplies Maintanenc	-	-	3%	-	-	-	-	-	-
Taxes - Property	700	8,400	3%	8,400	8,652	8,912	9,179	9,454	9,738
Utilities:	-	-	3%	-	-	-	-	-	-
Water/Sewer	-	-	3%	-	-	-	-	-	-
Electricity	-	-	3%	-	-	-	-	-	-
Gas	-	-	3%	-	-	-	-	-	-
Fuel Oil	-	-	3%	-	-	-	-	-	-
Other Utilities	-	-	3%	-	-	-	-	-	-
Reserves	-	-	3%	-	-	-	-	-	-
Total Gross Operating Expenses				25,200	25,956	26,735	27,537	28,363	29,214
Total Growth in Operating Expenses					3.00%	3.00%	3.00%	3.00%	3.00%

	Current Monthly	Current Annually	Annual Growth Rate (%)	Year (End)					
				7 12/5/2016	8 12/5/2017	9 12/5/2018	10 12/5/2019	11 12/5/2020	12 12/5/2021
Accounting	-	-	3%	-	-	-	-	-	-
Advertising	-	-	3%	-	-	-	-	-	-
Insurance Hazard	400	4,800	3%	5,731	5,903	6,080	6,263	6,451	6,644
Janitorial	-	-	3%	-	-	-	-	-	-
Legal	-	-	3%	-	-	-	-	-	-
Licenses	-	-	3%	-	-	-	-	-	-
Miscellaneous	-	-	3%	-	-	-	-	-	-
Repairs and Mainten	1,000	12,000	3%	14,329	14,758	15,201	15,657	16,127	16,611
Supplies Maintanenc	-	-	3%	-	-	-	-	-	-
Taxes - Property	700	8,400	3%	10,030	10,331	10,641	10,960	11,289	11,628
Utilities:	-	-	3%	-	-	-	-	-	-
Water/Sewer	-	-	3%	-	-	-	-	-	-
Electricity	-	-	3%	-	-	-	-	-	-
Gas	-	-	3%	-	-	-	-	-	-
Fuel Oil	-	-	3%	-	-	-	-	-	-
Other Utilities	-	-	3%	-	-	-	-	-	-
Reserves	-	-	3%	-	-	-	-	-	-
Total Gross Operating Expenses				30,090	30,993	31,923	32,880	33,867	34,883
Total Growth in Operating Expenses					3.00%	3.00%	3.00%	3.00%	3.00%