

## Appendix 15

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING - FEDERAL HOUSING COMMISSIONER  
OPERATING EXPENSE ANALYSIS WORKSHEET

PROJECT NAME		PROJECT NO.	
ANTICIPATED START OF OPERATION	SIGNATURE OF PRINCIPAL	SIGNATURE OF REVIEWER	DATE
Mo.	Yr.		
Project Name			SUBJECT
Project Number			
Location			
Type of Project & No. of Stories			
Type of Construction			
No. of Living Units			
Age of Project			
Project Unit Composition			
No. of Each Type Unit			
Sq. Ft. Each Type Unit			
Average Unit Size			
Same Tax Rate as Subject*			
Same Utility Rate*			
Beginning Date of Oper. Expend.			
Equip. & Services Incl. Rent**			

## EQUIPMENT INCLUDED IN RENT:

- ☐ Ranges & Refrig.    ☐ Carpet & Drapes    ☐ Disposal  
☐ Dishwasher    ☐ Laundry Fac.    ☐ Air Cond.  
☐ Airt. Exhaust Fan    ☐ Other

## SERVICES INCLUDED IN RENT:

- Gas: ☐ Heat, ☐ Cooking, ☐ Hot Water, ☐ A/C  
 Elec: ☐ Heat, ☐ Cooking, ☐ Hot Water, ☐ A/C, ☐ Lights in Unit  
 Other Fuel: ☐ Heat, ☐ Hot Water, ☐ Water, ☐ Other

EST. ANNUAL EXP. ***	EXP.		ADJ.		IND.		EXP.		ADJ.		IND.		INDICATED EXPENSE
	EXP.	ADJ.	EXP.	ADJ.	EXP.	ADJ.	EXP.	ADJ.	EXP.	ADJ.			
1. Advertising													
2. Management													
3. Other													
4. Total Admin.													
5. Elevator													
6. Fuel													
7. Lighting and Misc. Power													
8. Water													
9. Gas													
10. Garbage & Trash Removal													
11. Payroll													
12. Other													
13. Total Oper.													
14. Decorating													
15. Repairs													
16. Exterminating													
17. Insurance													
18. Ground Expense													
19. Other													
20. Total Maint.													
20a. TOTAL OPERATING EXPENSE EXCLUSIVE OF RESERVE AND TREND (SUM OF LINES 4, 13 AND 20)													
20b. TREND ADJUSTMENT ( % = 20a ) ****													
21. REPLACEMENT RESERVE (PER APPLICABLE FORMULA FROM 2264 OR 2264B)													
22. TOTAL OPERATING EXPENSE (INCLUDING RESERVE AND TREND) (SUM OF LINES 20a, 20b, AND 21)													
23. Taxes Real Estate													
24. Personal Prop. Tax													
25. Empl. Payroll Tax													
26. Other													
27. Other													
27a. Total Taxes													
27b. TREND ADJUSTMENT ( % = 27a ) ****													
28. TOTAL TAXES (INCLUDING TREND) (SUM OF LINES 27a AND 27b)													
29. TOTAL EXPENSE (SUM OF LINES 22 AND 28)													

\* If "Nil," reflect in adjustments.

\*\* Enter appropriate numbers from table for subject and comparables and reflect in adjustments.

\*\*\* Enter expense items in suitable unit of comparison.

\*\*\*\* Trend to anticipated start of operation.

(USE REVERSE TO EXPLAIN ADJUSTMENTS IS NEEDED)

Replaces Form PHA-2274, which is Obsolete

HUD-92274 (1-78)

OMB No. 2502-0331  
(Exp. 3/31/87)