

Sample T12 operating statement

Fictional Atlanta multifamily | 12 units | January - December 2025

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Rental income	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	18,240.00	218,880.00
Parking income	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Laundry income	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Late fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Property taxes	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.37	18,400.00
Insurance	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Management	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
Repairs & maintenance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.63	11,000.00
Utilities	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Payroll	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.63	8,000.00
Other operating expenses	556.67	556.67	556.67	556.67	556.67	556.67	556.67	556.67	556.67	556.67	556.67	556.63	6,680.00

Rent: \$218,880 | Other income: \$6,000 | Total operating income: \$224,880

Operating expenses: \$72,880 | Net operating income: \$152,000

Illustrative sample only. No tenant names or personal information. Annual totals equal the monthly values.

Operating statement excludes debt service, capital expenditures, reserves, and income taxes.