

[Project Name]
[Program/Term Sheet]

ELECTRIC M&O

Units: 100

MAINTENANCE & OPERATING EXPENSES

Yes	Union
100	Units
357	Rooms

Expenses	HDC UW	per rm/du	New Constr Standard	per rm/du	2023
Administrative					
Legal	\$ 24,000	240 per du	\$ 24,000	\$ 240 per du	
Accounting	\$ 17,500	\$ 17,500 per project	\$ 17,500	\$ 17,500 per project	
Management Fee	\$ 116,805	6.5% of ERI	\$ 116,805	6.5% of ERI	
Fire and Liability Insurance	\$ 135,000	\$ 1,350 per du	\$ 135,000	\$ 1,350 per du	
Tax Credit Monitoring	\$ 12,600	\$ 126 per TC formula	\$ 12,600	\$ 126 per TC formula	
Benchmarking Expense	\$ 495	\$ 495 per bldg	\$ 495	\$ 495 per bldg	
Utilities					
Heating*	\$ 55,692	\$ 156 per room	\$ 55,692	\$ 156 per room	
Hot Water*	\$ 62,475	\$ 175 per room	\$ 62,475	\$ 175 per room	
Electricity	\$ 66,045	\$ 185 per room	\$ 66,045	\$ 185 per room	
Water and Sewer	\$ 101,745	\$ 285 per room	\$ 101,745	\$ 285 per room	
Broadband Service (100 Mbps)	\$ -	0 per du	\$ -	0 per du	
Maintenance					
Supplies/Cleaning/Exterminating	\$ 49,980	140 per room	\$ 49,980	\$ 140 per room	
Repairs/Replacement^	\$ 105,000	1050 per du	\$ 105,000	\$ 1,050 per du	
Super & Maintenance Salaries	\$ 225,000	2250 per du	\$ 225,000	\$ 2,250 per du	
Number of Supers	1	\$ 123,641			
Number of Porters	1	\$ 101,359			
Number of Handypersons	0	\$ 107,770			
Elevator Maintenance & Repairs	\$ 15,000	\$ 7,500 per elevator	\$ 15,000	\$ 7,500 per elevator	
Building Reserve	\$ 35,000	350 per du	\$ 35,000	\$ 350 per du	
Other					
Security		0 per du			
M & O Before Taxes and Debt Service	\$ 1,022,337	Total	\$ 1,022,337	Total	
		\$ 10,223 per unit		\$ 10,223 per unit	
		\$ 2,864 per room		\$ 2,864 per room	
Real estate taxes	\$ -				
TOTAL ANNUAL PROJECT EXPENSES	\$ 1,022,337	\$ 10,223 per unit	\$ 1,022,337	\$ 10,223 per unit	
		\$ 2,864 per room		\$ 2,864 per room	

Utility - Heat and Hot Water Detail:

Gas/Oil	Standard Per/rm
Heat	\$195 Room
Hot Water	\$105 Room

All Electric	Select y/n	Standard Per/rm
Heat - VRF		\$156 Room
Hot Water		\$175 Room
Cooling	y/n	\$65 Room

(Only if owner paid)

Passive House	Standard Per/rm
Heat - PH	\$73 Room

Other Notes:

*Electric Heating/Hot Water based on VRF system. If Epoque, standard will be set at \$187/rm for heating and \$91/rm for owner paid cooling.
*Epoque units are Cold Climate Heat Pumps.
^If not a fully electric building, Repairs should be \$900/du.

