

Landlord GmbH
Fr. Dr. Susanne Mustermann
Rosenplatz 12
AT-1010 Wien
UID: ATU12345678
Number: 2021/07/29-0001

Hr. Johannes Maier
Akazienweg 1/3
AT-1180 Wien

29.07.2021

Operating Cost-Statement

Dear Hr. Johannes Maier,

here is your operating cost-statement for the property **Akazienweg 1/3**
from **2020-01-01 to 2020-12-31:**

DESCRIPTION	HOUSE COST	KEY TO SPLIT COST	PERIOD	TENANT COST
Administrative Expenses	1,389.60	112 of 336 m ²	366 / 366 Tage	463.20
House Maintenance	840.00	112 of 336 m ²	366 / 366 Tage	280.00
Schneeräumung	372.96	112 of 336 m ²	366 / 366 Tage	124.32
Property Tax	132.65	112 of 336 m ²	366 / 366 Tage	44.22
Garbage	445.32	112 of 336 m ²	366 / 366 Tage	148.44
Water / Wastewater	1,305.07	112 of 336 m ²	366 / 366 Tage	435.02
Chimney Sweeper	306.33	112 of 336 m ²	366 / 366 Tage	102.11
Insurance Premiums	1,315.52	112 of 336 m ²	366 / 366 Tage	438.51
Pest Control	37.28	112 of 336 m ²	366 / 366 Tage	12.43
Electricity / Lighting House	241.19	112 of 336 m ²	366 / 366 Tage	80.40
Diverses Material	79.49	112 of 336 m ²	366 / 366 Tage	26.50
TOTAL COST (EUR)	6,465.41			2,155.14

Advance payments received for the billing period: 2,160.00

Net-difference: 4.86
plus VAT (10%): 0.49

Credit (EUR): 5.35

Based on the operating costs and your advance payments, you have a credit of:

5.35 EUR

payable to the tenant account:

IBAN: 9876 9876 9876 9876 9876

The new total monthly amount due will be following:

Monthly rent:	940.95
<u>Advance payment operating cost:</u>	<u>180.00</u>
TOTAL:	1,120.95
plus VAT (10%):	112.10
TOTAL MONTHLY RENT (EUR):	1,233.05

Please change your transfers accordingly from the next due date, thank you.

The monthly advance payment for the operating costs and the monthly rental fee remain unchanged for 2021.

With best regards,
Susanne Mustermann