

HAMILTON COURT INCOME AND EXPENSES (YEAR)	2023	2022		2021		2020
From Seller's Schedule E						
TOTAL RENTAL INCOME	\$270,078	\$253,982		\$254,230		\$240,546
AMERICAN ELECTRIC POWER				\$3,487		\$3,720
UTILITIES (2022 AND 2023 ALL INCLUSIVE)*	\$31,338	\$30,212		\$17,100		\$18,261
LOWES / HOME DEPOT PARTS /SUPPLIES		\$9,314		\$5,514		\$13,096
MANAGEMENT FEES TO OWNER	\$21,000	\$17,000		\$17,000		\$17,000
MAINTENANCE LABOR TO OWNER	\$39,816	\$48,340		\$22,980		\$43,008
REAL ESTATE TAXES	\$34,696	\$32,838		\$31,810		\$43,494
REPUBLIC WASTE				\$2,935		\$3,123
SPECTRUM CABLE AND PHONE				\$460		\$480
PIONEER WATER REPAIRS				\$1,290		\$0
GGC CARPET				\$1,054		\$1,670
EVICCTIONS		\$35		\$0		\$246
STATE FARM INSURANCE	\$5,828	\$5,768		\$5,900		\$6,036
TOTAL OPERATING EXPENSES 2023	\$133,230	\$144,050		\$109,530		\$150,134
NET OPERATING INCOME	\$136,848	\$109,932		\$144,700		\$90,412
SECURITY DEPOSITS RETURNED	\$0	\$1,734		0		0
OPERATING COSTS PER UNIT	\$3,250	\$3,513		\$ 2,671		\$ 3,662
* THE OWNER SHOWS UTILITIES INCLUDING						
AEP, REPUBLIC WASTE, WATER,PHONE, ETC)						