# 363 Roberts St Income Statements

| | 2023 | 2024 | 2025 |
|---|---|---|---|
| **Income** | | | |
| Rental Income | $35,400.00 | $35,400.00 | $35,400.00 |
| | | | |
| **Operating Expenses** | | | |
| Cleaning & Maintenance | $2,360.00 | $1,240.00 | $1,240.00 |
| Utilities – Water, Sewer & Garbage | $1,280.64 | $1,371.78 | $1,408.32 |
| Property Tax | $1,269.00 | $1,269.00 | $1,269.00 |
| Insurance | $1,998.00 | $2,474.00 | $2,394.00 |
| Repairs | - | $976.41 | $325.00 |
| **Total Operating Expenses** | **$6,907.64** | **$7,331.19** | **$6,636.32** |
| | | | |
| **Net Operating Income (NOI)** | **$28,492.36** | **$28,068.81** | **$28,763.68** |

FY 2023 – Capital expenditures included a new roof on the rear unit and new water heaters in both the front and rear units. Capital expenditures are excluded from operating expenses.