# Income Statement - 12 Month

**Exported On:** 05/25/2026 08:34 PM

**Macomb Rentals LLC**

**Properties:** Adams - 404 - 420 W Adams St Macomb, IL 61455

**Fund Type:** All

**Period Range:** Jan 2026 to Apr 2026

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Sep 2025 | Oct 2025 | Nov 2025 | Dec 2025 | Jan 2026 | Feb 2026 | Mar 2026 | Apr 2026 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Operating Income & Expense** | | | | | | | | | | | | | |
| **Income** | | | | | | | | | | | | | |
| **INCOME** | | | | | | | | | | | | | |
| Gross Rent | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 26,155.00 | 313,860.00 |
| Vacancy/Loss | -6,915.00 | -7,230.00 | -7,630.00 | -9,695.00 | -7,655.00 | -6,575.00 | -5,475.00 | -5,475.00 | -4,895.00 | -5,155.00 | -5,155.00 | -5,785.00 | -77,640.00 |
| Fines/Violations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 375.00 | 475.00 |
| Late Charge Fee | 1,236.86 | 1,320.09 | 1,218.81 | 1,183.81 | 946.26 | 990.11 | 963.51 | 1,062.32 | 852.30 | 807.80 | 912.57 | 767.07 | 12,261.51 |
| Locks/Keys Income | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.00 |
| Pet Fee | 350.00 | 320.00 | 350.00 | 350.00 | 350.00 | 325.00 | 325.00 | 325.00 | 325.00 | 295.00 | 295.00 | 240.00 | 3,850.00 |
| **Total INCOME** | **20,826.86** | **20,565.09** | **20,093.81** | **18,003.81** | **19,796.26** | **20,895.11** | **21,968.51** | **22,067.32** | **22,437.30** | **22,202.80** | **22,207.57** | **21,752.07** | **252,816.51** |
| **OTHER INCOME - RESIDENTIAL** | | | | | | | | | | | | | |
| Application Fee | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 50.00 |
| Eviction Fees | 263.40 | 263.40 | 0.00 | 0.00 | 263.40 | 263.40 | 0.00 | 0.00 | 0.00 | 0.00 | 263.40 | 0.00 | 1,317.00 |
| **Total OTHER INCOME - RESIDENTIAL** | **263.40** | **263.40** | **0.00** | **0.00** | **288.40** | **263.40** | **0.00** | **0.00** | **0.00** | **0.00** | **288.40** | **0.00** | **1,367.00** |
| **MAINTENANCE INCOME** | | | | | | | | | | | | | |
| Billed Maintenance | 0.00 | 300.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| **Total MAINTENANCE INCOME** | **0.00** | **300.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **300.00** |
| **TURN INCOME** | | | | | | | | | | | | | |
| Maintenenace Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Cleaning & Painting Service | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| **Total TURN INCOME** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **100.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **100.00** |
| **Total Operating Income** | **21,090.26** | **21,128.49** | **20,093.81** | **18,003.81** | **20,084.66** | **21,258.51** | **21,968.51** | **22,067.32** | **22,437.30** | **22,202.80** | **22,495.97** | **21,752.07** | **254,583.51** |
| **Expense** | | | | | | | | | | | | | |
| **REPAIRS & MAINTENANCE** | | | | | | | | | | | | | |
| Appliance Repair | 85.00 | 151.21 | 0.00 | 0.00 | 0.00 | 272.09 | 0.00 | 0.00 | 0.00 | 182.77 | 0.00 | 0.00 | 691.07 |
| Building Exterior | 26.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 56.17 | 0.00 | 82.89 |
| Building Interior | 0.00 | 15.92 | 0.00 | 0.00 | 213.26 | 467.96 | 0.00 | 29.61 | 105.29 | 301.56 | 241.18 | 0.00 | 1,374.78 |
| Electrical Supplies & Repair | 0.00 | 208.44 | 44.67 | 0.00 | 49.03 | 0.00 | 0.00 | 65.38 | 43.99 | 29.68 | 214.18 | 0.00 | 655.37 |
| HVAC Supplies/Repairs | 753.01 | 0.00 | 14.16 | 0.00 | 0.00 | 15.35 | 0.00 | 0.00 | 0.00 | 12.09 | 0.00 | 30.79 | 825.40 |
| Locks & Keys | 0.00 | 0.00 | 0.00 | 6.52 | 0.00 | 0.00 | 0.00 | 0.45 | 17.59 | 6.58 | 0.00 | 3.29 | 34.43 |
| Plumbing Supplies | 0.00 | 434.89 | 148.50 | 26.79 | 232.15 | 138.99 | 0.00 | 0.00 | 157.40 | 295.83 | 82.67 | 0.00 | 1,517.22 |
| Pest Control Services | 0.00 | 570.00 | 0.00 | 250.00 | 950.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 650.00 | 2,420.00 |
| **Total REPAIRS & MAINTENANCE** | **864.73** | **1,380.46** | **207.33** | **283.31** | **1,444.44** | **894.39** | **0.00** | **95.44** | **324.27** | **645.74** | **594.20** | **684.08** | **7,601.16** |
| **MAKE READY/TURN** | | | | | | | | | | | | | |
| Lawn Mowing Contract | 420.00 | 420.00 | 420.00 | 420.00 | 420.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,100.00 |
| Cleaning Service - Turn | 0.00 | 0.00 | 0.00 | 932.90 | 932.90 | 961.22 | 961.22 | 961.22 | 20.89 | 420.00 | 0.00 | 210.00 | 5,400.35 |
| **Total MAKE READY/TURN** | **420.00** | **420.00** | **420.00** | **1,352.90** | **1,352.90** | **961.22** | **961.22** | **961.22** | **20.89** | **420.00** | **0.00** | **210.00** | **7,500.35** |
| **UTILITIES** | | | | | | | | | | | | | |
| Ameren | 1,223.81 | 1,544.66 | 1,059.58 | 613.04 | 1,893.05 | 3,553.52 | 720.94 | 912.28 | 694.84 | 1,531.10 | 1,627.39 | 1,196.55 | 16,570.76 |
| Water | 1,299.12 | 1,539.33 | 983.88 | 1,029.86 | 1,354.54 | 1,277.89 | 1,167.73 | 2,235.39 | 795.03 | 674.55 | 584.98 | 623.63 | 13,565.93 |
| **Total UTILITIES** | **2,522.93** | **3,083.99** | **2,043.46** | **1,642.90** | **3,247.59** | **4,831.41** | **1,888.67** | **3,147.67** | **1,489.87** | **2,205.65** | **2,212.37** | **1,820.18** | **30,136.69** |
| **REAL ESTATE TAXES** | | | | | | | | | | | | | |
| Property Taxes | 0.00 | 11,762.35 | 0.00 | 0.00 | 11,762.35 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,524.70 |
| **Total REAL ESTATE TAXES** | **0.00** | **11,762.35** | **0.00** | **0.00** | **11,762.35** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **23,524.70** |
| **INSURANCE** | | | | | | | | | | | | | |
| Property & Liabilithy Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,429.43 | 0.00 | 0.00 | 0.00 | 0.00 | 12,429.43 |
| **Total INSURANCE** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **12,429.43** | **0.00** | **0.00** | **0.00** | **0.00** | **12,429.43** |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **MANAGEMENT** | | | | | | | | | | | | | |
| Management Fees | 1,687.22 | 1,690.28 | 1,607.50 | 1,440.30 | 1,606.77 | 1,700.68 | 1,757.48 | 1,765.39 | 1,794.98 | 1,776.22 | 1,799.68 | 1,740.17 | 20,366.68 |
| Billable Maintenance Hours | 765.00 | 1,125.00 | 90.00 | 135.00 | 1,260.00 | 765.00 | 0.00 | 45.00 | 200.00 | 500.00 | 450.00 | 50.00 | 5,385.00 |
| Billable Groundskeeping Hours | 480.00 | 420.00 | 540.00 | 720.00 | 360.00 | 300.00 | 270.00 | 420.00 | 455.00 | 350.00 | 315.00 | 280.00 | 4,910.00 |
| Billable Turn/Maintenance Tech II Hours | 930.00 | 1,420.00 | 360.00 | 480.00 | 1,480.00 | 960.00 | 90.00 | 210.00 | 350.00 | 665.00 | 630.00 | 70.00 | 7,645.00 |
| **Total MANAGEMENT** | **3,862.22** | **4,655.28** | **2,597.50** | **2,775.30** | **4,706.77** | **3,725.68** | **2,117.48** | **2,440.39** | **1,794.98** | **1,776.22** | **1,799.68** | **1,740.17** | **38,306.68** |
| **Total Operating Expense** | **7,669.88** | **21,302.08** | **5,268.29** | **6,054.41** | **22,514.05** | **10,412.70** | **4,967.37** | **19,074.15** | **5,425.00** | **6,823.84** | **6,405.93** | **6,194.59** | **119,499.01** |
| Total Income | 21,090.26 | 21,128.49 | 20,093.81 | 18,003.81 | 20,084.66 | 21,258.51 | 21,968.51 | 22,067.32 | 22,437.30 | 22,202.80 | 22,495.97 | 21,752.07 | 254,583.51 |
| Total Expense | 7,669.88 | 21,302.08 | 5,268.29 | 6,054.41 | 22,514.05 | 10,412.70 | 4,967.37 | 19,074.15 | 5,425.00 | 6,823.84 | 6,405.93 | 6,194.59 | 119,499.01 |
| **Net Income** | **13,420.38** | **-173.59** | **14,825.52** | **11,949.40** | **-2,429.39** | **10,845.81** | **17,001.14** | **2,993.17** | **17,012.30** | **15,378.96** | **16,090.04** | **15,557.48** | **135,084.50** |