Income Statement - 12 Month

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Macomb Rentals LLC
Properties: Adams - 404 - 420 W Adams St Macomb, IL 61455
Fund Type: All
Period Range: Jan 2025 to Dec 2025
Accounting Basis: Accrual
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	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	-7,065.00	-7,365.00	-7,415.00	-6,915.00	-6,915.00	-7,230.00	-7,630.00	-9,695.00	-7,655.00	-6,575.00	-5,475.00	-5,475.00	-85,410.00
Fines/Violations	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Late Charge Fee	945.00	844.10	1,064.00	1,267.27	1,236.86	1,320.09	1,218.81	1,183.81	946.26	990.11	963.51	1,062.32	13,042.14
Locks/Keys Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
Pet Fee	295.00	385.00	325.00	350.00	350.00	320.00	350.00	350.00	350.00	325.00	325.00	325.00	4,050.00
Total INCOME	**20,430.00**	**20,019.10**	**20,129.00**	**20,857.27**	**20,826.86**	**20,565.09**	**20,093.81**	**18,003.81**	**19,796.26**	**20,895.11**	**21,968.51**	**22,067.32**	**245,652.14**
OTHER INCOME - RESIDENTIAL													
Application Fee	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	55.00
Eviction Fees	0.00	0.00	0.00	0.00	263.40	263.40	0.00	0.00	263.40	263.40	0.00	0.00	1,053.60
Total OTHER INCOME - RESIDENTIAL	**30.00**	**0.00**	**0.00**	**0.00**	**263.40**	**263.40**	**0.00**	**0.00**	**288.40**	**263.40**	**0.00**	**0.00**	**1,108.60**
MAINTENANCE INCOME													
Billed Maintenance	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total MAINTENANCE INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**300.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**300.00**
TURN INCOME													
Maintenenace Repairs	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Cleaning & Painting Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
Total TURN INCOME	**0.00**	**0.00**	**0.00**	**300.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**100.00**	**0.00**	**0.00**	**400.00**
Total Operating Income	**20,460.00**	**20,019.10**	**20,129.00**	**21,157.27**	**21,090.26**	**21,128.49**	**20,093.81**	**18,003.81**	**20,084.66**	**21,258.51**	**21,968.51**	**22,067.32**	**247,460.74**
Expense													
REPAIRS & MAINTENANCE													
Appliance Repair	0.00	0.00	0.00	0.00	85.00	151.21	0.00	0.00	0.00	272.09	0.00	0.00	508.30
Building Exterior	0.00	0.00	0.00	44.93	26.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.65
Building Interior	234.89	20.52	254.95	65.29	0.00	15.92	0.00	0.00	213.26	467.96	0.00	29.61	1,302.40
Electrical Supplies & Repair	23.92	0.00	0.00	0.00	0.00	208.44	44.67	0.00	49.03	0.00	0.00	65.38	389.28
HVAC Supplies/Repairs	0.00	0.00	0.00	0.00	753.01	0.00	14.16	0.00	0.00	15.35	0.00	0.00	782.52
Locks & Keys	0.00	16.33	40.30	22.87	0.00	0.00	0.00	6.52	0.00	0.00	0.00	0.45	86.47
Plumbing Supplies	226.18	151.85	385.78	0.00	0.00	434.89	148.50	26.79	232.15	138.99	0.00	0.00	1,745.13
Pest Control Services	0.00	0.00	0.00	0.00	0.00	570.00	0.00	250.00	950.00	0.00	0.00	0.00	1,770.00
Total REPAIRS & MAINTENANCE	**484.99**	**188.70**	**681.03**	**133.09**	**864.73**	**1,380.46**	**207.33**	**283.31**	**1,444.44**	**894.39**	**0.00**	**95.44**	**6,655.75**
CONTRACTS/SERVICES													
Lawn Mowing Contract	0.00	0.00	0.00	0.00	420.00	420.00	420.00	420.00	420.00	0.00	0.00	0.00	**2,100.00**
Trash Removal Contract	0.00	0.00	790.60	790.60	0.00	0.00	0.00	932.90	932.90	961.22	961.22	961.22	6,330.66
Total CONTRACTS/SERVICES	**0.00**	**0.00**	**790.60**	**790.60**	**420.00**	**420.00**	**420.00**	**1,352.90**	**1,352.90**	**961.22**	**961.22**	**961.22**	**8,430.66**
UTILITIES													
Ameren	1,002.94	1,404.28	578.50	953.79	1,223.81	1,544.66	1,059.58	613.04	1,893.05	3,553.52	720.94	912.28	15,459.56
Water	1,817.67	1,243.75	1,366.79	1,356.72	1,299.12	1,539.33	983.88	1,029.86	1,354.54	1,277.89	1,167.73	2,235.39	16,672.67
Total UTILITIES	**2,820.61**	**2,648.03**	**1,945.29**	**2,310.51**	**2,522.93**	**3,083.99**	**2,043.46**	**1,642.90**	**3,247.59**	**4,831.41**	**1,888.67**	**3,147.67**	**32,132.23**
REAL ESTATE TAXES	**2,820.61**												
Property Taxes	0.00	0.00	0.00	0.00	0.00	11,762.35	0.00	0.00	11,762.35	0.00	0.00	0.00	23,524.70
Total REAL ESTATE TAXES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**11,762.35**	**0.00**	**0.00**	**11,762.35**	**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	0.00	0.00	0.00	0.00	12,429.43	12,429.43
Total INSURANCE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12,429.43**	**12,429.43**

MANAGEMENT													
Management Fees	1,636.80	1,601.53	1,610.32	1,692.58	1,687.22	1,690.28	1,607.50	1,440.30	1,606.77	1,700.68	1,757.48	1,765.39	19,796.86
Billable Maintenance Hours	360.00	180.00	315.00	135.00	765.00	1,125.00	90.00	135.00	1,260.00	765.00	0.00	45.00	5,175.00
Billable Groundskeeping Hours	460.00	300.00	390.00	270.00	480.00	420.00	540.00	720.00	360.00	300.00	270.00	420.00	4,930.00
Billable Turn/Maintenance Tech II Hours	510.00	270.00	720.00	210.00	930.00	1,420.00	360.00	480.00	1,480.00	960.00	90.00	210.00	7,640.00
Total MANAGEMENT	**2,966.80**	**2,351.53**	**3,035.32**	**2,307.58**	**3,862.22**	**4,655.28**	**2,597.50**	**2,775.30**	**4,706.77**	**3,725.68**	**2,117.48**	**2,440.39**	**37,541.86**
Total Operating Expenses	**6,272.40**	**5,188.26**	**6,452.24**	**5,541.78**	**7,669.88**	**21,302.08**	**5,268.29**	**6,054.41**	**22,514.05**	**10,412.70**	**4,967.37**	**19,074.15**	**120,714.63**
Total Operating Income	20,460.00	20,019.10	20,129.00	21,157.27	21,090.26	21,128.49	20,093.81	18,003.81	20,084.66	21,258.51	21,968.51	22,067.32	247,460.74
Total Operating Expenses	6,272.40	5,188.26	6,452.24	5,541.78	7,669.88	21,302.08	5,268.29	6,054.41	22,514.05	10,412.70	4,967.37	19,074.15	120,714.63
Net Operating Income	**14,187.60**	**14,830.84**	**13,676.76**	**15,615.49**	**13,420.38**	**-173.59**	**14,825.52**	**11,949.40**	**-2,429.39**	**10,845.81**	**17,001.14**	**2,993.17**	**126,746.11**