

Income Statement - 12 Month

Meerkat

Property Groups: Cottage Point

Fund Type: All

Period Range: Jul 2025 to Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense							
Income							
RENTS							
Rent Income	61,765.00	54,900.00	55,045.96	56,868.33	51,875.00	53,525.00	333,979.29
Total RENTS	61,765.00	54,900.00	55,045.96	56,868.33	51,875.00	53,525.00	333,979.29
Prepaid Rent	1,375.00	-75.00	0.00	-1,300.00	0.00	0.00	0.00
Concessions	0.00	0.00	0.00	0.00	65.00	0.00	65.00
FEES							
Utility Reimbursement Fee	0.00	0.00	0.00	9.40	0.00	85.34	94.74
Total FEES	0.00	0.00	0.00	9.40	0.00	85.34	94.74
Miscellaneous Income	0.00	0.00	0.00	0.00	250.00	0.00	250.00
Total Operating Income	63,140.00	54,825.00	55,045.96	55,577.73	52,190.00	53,610.34	334,389.03
Expense							
CLEANING AND MAINTENANCE							
Janitorial Expense	180.00	0.00	0.00	0.00	0.00	-10.81	169.19
General Maintenance Labor	664.40	540.00	855.00	492.19	1,074.60	20.00	3,646.19
Landscaping	880.00	400.00	800.00	57.33	766.67	0.00	2,904.00
Cleaning and Maintenance -Other	0.00	0.00	770.00	0.00	0.00	0.00	770.00
Total CLEANING AND MAINTENANCE	1,724.40	940.00	2,425.00	549.52	1,841.27	9.19	7,489.38
INSURANCE							
Property Insurance	34,473.99	0.00	0.00	0.00	0.00	0.00	34,473.99
Total INSURANCE	34,473.99	0.00	0.00	0.00	0.00	0.00	34,473.99
LEGAL AND OTHER PROFESSIONAL FEES							
Accounting	220.41	220.41	220.41	220.41	221.42	221.00	1,324.06
Other	84.16	438.09	0.00	0.00	1,966.67	0.00	2,488.92
Total LEGAL AND OTHER PROFESSIONAL FEES	304.57	658.50	220.41	220.41	2,188.09	221.00	3,812.98
MANAGEMENT FEES							
Management Fees	2,100.00	1,800.00	1,900.00	1,950.00	1,800.00	1,950.00	11,500.00

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Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total MANAGEMENT FEES	2,100.00	1,800.00	1,900.00	1,950.00	1,800.00	1,950.00	11,500.00
MORTGAGE							
Mortgage Interest	22,464.00	23,212.80	23,212.80	22,464.00	23,212.80	22,464.00	137,030.40
Total MORTGAGE	22,464.00	23,212.80	23,212.80	22,464.00	23,212.80	22,464.00	137,030.40
REPAIRS							
Painting	0.00	450.00	0.00	0.00	0.00	0.00	450.00
Plumbing	0.00	0.00	400.00	0.00	0.00	0.00	400.00
Repairs - Other	152.35	470.16	0.00	0.00	652.65	185.81	1,460.97
Make Ready	1,330.00	2,435.98	1,750.00	250.11	719.94	1,412.52	7,898.55
Total REPAIRS	1,482.35	3,356.14	2,150.00	250.11	1,372.59	1,598.33	10,209.52
Supplies	312.64	0.00	0.00	0.00	0.00	17.83	330.47
TAXES							
Property Tax	0.00	0.00	0.00	0.00	0.00	83,995.84	83,995.84
Total TAXES	0.00	0.00	0.00	0.00	0.00	83,995.84	83,995.84
UTILITIES							
Electricity	440.77	41.19	610.64	693.51	136.68	635.81	2,558.60
Water	0.00	2,174.75	1,712.28	2,253.72	0.00	1,120.68	7,261.43
Sewer	0.00	1,864.45	1,489.31	2,012.02	0.00	1,032.50	6,398.28
Garbage and Recycling	0.00	439.16	439.16	881.32	0.00	452.33	2,211.97
Total UTILITIES	440.77	4,519.55	4,251.39	5,840.57	136.68	3,241.32	18,430.28
Internet	0.00	0.00	191.34	95.67	95.67	95.67	478.35
Total Operating Expense	63,302.72	34,486.99	34,350.94	31,370.28	30,647.10	113,593.18	307,751.21
NOI - Net Operating Income	-162.72	20,338.01	20,695.02	24,207.45	21,542.90	-59,982.84	26,637.82
Total Income	63,140.00	54,825.00	55,045.96	55,577.73	52,190.00	53,610.34	334,389.03
Total Expense	63,302.72	34,486.99	34,350.94	31,370.28	30,647.10	113,593.18	307,751.21
Net Income	-162.72	20,338.01	20,695.02	24,207.45	21,542.90	-59,982.84	26,637.82