

Income Statement - 12 Month

Dreamvesting

Active Properties Owned By: Dundee Village LLC

Display by Ownership %: No

Fund Type: All

Period Range: Mar 2025 to Feb 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income - Long Term Leases	13,202.94	11,943.75	13,179.28	12,396.44	15,958.40	13,263.50	13,282.42	10,977.75	10,502.05	10,535.06	9,155.56	13,352.96	147,750.11
Month to Month / Short Term Fee	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	94.50	105.50	1,200.00
Pet Rent (Monthly Recurring Fee)	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	189.00	1,839.00
Total RENTS	13,452.94	12,193.75	13,429.28	12,646.44	16,208.40	13,513.50	13,532.42	11,227.75	10,752.05	10,785.06	9,400.06	13,647.46	150,789.11
FEES													
Compliance Fee	-10.00	0.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00	-10.00
NSF Fees Collected	-150.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-350.00
Pet Fee-Non Refundable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	450.00
Application Fee Income	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Administrative Fee (Tenant Insurance Service Fee)	-3.00	0.00	-6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	-6.00
Trip Fee	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00
Tenant Lock Out Charge	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00
7 Day Notice Fee	-15.00	0.00	-30.00	0.00	15.00	15.00	0.00	-15.00	0.00	0.00	0.00	15.00	-15.00

Income Statement - 12 Month

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Resident Benefit Package	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.00	0.00	11.95	40.95
Late Fee	105.33	29.06	-1.25	38.75	156.20	0.00	0.00	76.05	19.13	38.73	49.87	232.08	743.95
Utility Reimbursement Fee(Flat Fee/ Charge Back)	1,216.81	1,114.23	1,361.79	962.84	1,344.13	636.87	562.62	704.20	1,341.39	1,312.00	779.04	2,220.51	13,556.43
Media Packet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00	430.00
Move In Fee	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	160.00
Total FEES	1,194.14	1,143.29	1,104.54	901.59	1,540.33	651.87	562.62	765.25	1,360.52	1,389.73	828.91	3,507.54	14,950.33
Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	700.00
Miscellaneous Income	0.00	0.00	0.00	-43.05	0.00	-56.95	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
Move Out Charges													
Paint/Drywall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	480.00
Cleaning (Full House/Apt Cleaning)	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Move Out Charges	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	480.00	630.00
Total Operating Income	14,647.08	13,337.04	14,533.82	13,504.98	17,748.73	14,258.42	14,095.04	11,993.00	12,112.57	12,874.79	10,228.97	17,635.00	166,969.44
Expense													
Landscaping													
Landscaping (Mulch, Tree trimming/ removal, Seasonal Clean up, ect)	0.00	385.00	0.00	500.00	625.00	0.00	0.00	0.00	680.00	0.00	0.00	0.00	2,190.00
Snow Removal/Ice Melt	0.00	2,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,450.00	0.00	0.00	6,150.00
Mowing	0.00	0.00	1,650.00	1,175.00	1,425.00	1,250.00	0.00	2,350.00	1,550.00	0.00	0.00	0.00	9,400.00
Total Landscaping	0.00	3,085.00	1,650.00	1,675.00	2,050.00	1,250.00	0.00	2,350.00	2,230.00	3,450.00	0.00	0.00	17,740.00
INSURANCE													
Property Insurance	3,482.77	2,002.99	2,002.99	0.00	2,002.99	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	28,790.46

Income Statement - 12 Month

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Total INSURANCE	3,482.77	2,002.99	2,002.99	0.00	2,002.99	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	2,756.96	28,790.46
LEGAL AND OTHER PROFESSIONAL FEES													
Legal (Owner to pay Legal Fees)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	1,250.00
Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	1,250.00
MANAGEMENT FEES													
Commissions/ Placement Fee's	0.00	0.00	0.00	0.00	797.50	0.00	0.00	0.00	0.00	387.50	387.50	1,925.00	3,497.50
Lease Renewal Fee's	0.00	0.00	450.00	750.00	0.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	1,650.00
Vendor Coordination Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.61	20.00	90.00	44.45	169.06
Management fees	853.68	731.62	867.94	758.79	973.41	811.71	811.94	673.67	645.12	687.88	617.70	780.62	9,214.08
Property Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00
Total MANAGEMENT FEES	853.68	731.62	1,317.94	1,508.79	1,770.91	961.71	961.94	823.67	659.73	1,095.38	1,220.20	2,750.07	14,655.64
REPAIRS & MAINTENANCE													
Carpet Cleaning	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Hallway/ Common Area Cleanings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	220.00	260.00	0.00	580.00
General Maintenance Labor	0.00	0.00	0.00	1,500.00	3,465.00	750.00	160.00	130.00	290.00	65.00	80.00	170.30	6,610.30
Cleaning (Full House/Apt Cleaning)	220.00	0.00	0.00	500.00	1,160.00	0.00	495.00	275.00	0.00	200.00	900.00	160.00	3,910.00
Painting	0.00	0.00	0.00	0.00	0.00	675.00	0.00	985.00	0.00	160.00	320.00	460.00	2,600.00

Income Statement - 12 Month

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Wall/Ceiling Repairs & Paint	0.00	0.00	0.00	200.00	305.00	0.00	0.00	640.00	0.00	0.00	0.00	0.00	1,145.00
Plumbing	1,410.00	460.00	515.00	495.00	2,435.00	470.00	880.00	390.00	990.00	325.00	477.78	1,029.00	9,876.78
Flooring (Wood floors, Vinyl floors, Tile Floors, ect)	0.00	0.00	0.00	0.00	0.00	0.00	1,425.00	100.00	0.00	0.00	0.00	0.00	1,525.00
HVAC (Heat, Ventilation, Air)	375.00	385.00	415.00	3,175.00	0.00	0.00	0.00	0.00	296.10	130.00	0.00	0.00	4,776.10
Key/Lock Replacement(Including Master Locks)	0.00	0.00	165.00	165.00	0.00	265.00	0.00	130.00	0.00	645.00	981.87	180.00	2,531.87
Tenant Lock Out Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	-50.00	0.00	0.00	0.00
Repairs - Other	65.00	300.00	85.00	0.00	405.00	300.00	600.00	0.00	0.00	0.00	0.00	0.00	1,755.00
Replace/ Purchase Light Bulbs	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Repair/ Replace Smoke Detectors/ CO2 Detectors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	85.00
Repair/ Replace Light Fixtures	0.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
Install/Re- Hang Doors	250.00	0.00	0.00	100.00	0.00	0.00	285.00	0.00	0.00	0.00	0.00	0.00	635.00
Install/ Purchase Blinds	0.00	45.00	0.00	0.00	0.00	0.00	0.00	115.00	0.00	0.00	0.00	141.05	301.05
Trip Fee	105.00	45.00	0.00	0.00	65.00	50.00	65.00	0.00	0.00	0.00	0.00	75.00	405.00
Appliance Repair, Parts, Service	0.00	0.00	0.00	0.00	0.00	505.00	0.00	0.00	0.00	90.00	0.00	0.00	595.00
Exterior Repairs (Decks, Porches, Garage, Siding, Patios, etc)	0.00	0.00	0.00	395.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	790.00
Electrical	0.00	0.00	205.00	0.00	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	525.00

Income Statement - 12 Month

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Parts & Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	395.46	395.46
Pest Control	0.00	0.00	0.00	255.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	267.50	712.50
Windows (Glass Rep, Window Seals, Full window Rep, ect)	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	120.00	125.00	0.00	620.00
Door Rep/ Repairs (inculdung screen, kick plates, & any hardware)	235.00	0.00	0.00	0.00	105.00	0.00	0.00	475.00	275.00	360.00	570.00	0.00	2,020.00
Bathroom Repairs(non HVAC or Plumbing)	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	90.00	0.00	0.00	590.00
Trash Removal (Interior clean up)	81.04	0.00	-81.04	0.00	0.00	0.00	605.00	200.00	0.00	505.00	0.00	0.00	1,310.00
Yard Clean up (Exterior clean up for trash)	0.00	145.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	662.63	0.00	892.63
Total REPAIRS & MAINTENANCE	2,741.04	1,555.00	1,303.96	6,785.00	8,985.00	3,100.00	5,435.00	3,575.00	1,951.10	2,860.00	4,377.28	2,878.31	45,546.69
UTILITIES													
Electricity	0.00	800.28	0.00	714.74	540.48	538.53	0.00	0.00	0.00	2,044.90	435.03	317.32	5,391.28
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.38	0.00	47.38
Gas	0.00	0.00	0.00	0.00	0.00	27.68	0.00	0.00	0.00	0.00	0.00	0.00	27.68
Garbage and Recycling	0.00	625.42	0.00	0.00	799.05	0.00	936.45	403.14	0.00	615.33	0.00	0.00	3,379.39
Gas/Water/ Sewer	0.00	4,283.11	1,699.33	0.00	2,904.72	2,175.37	1,577.88	1,541.47	1,807.26	0.00	3,396.52	736.87	20,122.53
Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-70.00	-70.00
Total UTILITIES	0.00	5,708.81	1,699.33	714.74	4,244.25	2,741.58	2,514.33	1,944.61	1,807.26	2,660.23	3,878.93	984.19	28,898.26
CAPITAL EXPENSES													
Fence	0.00	2,571.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,571.43
UNIT TURNS	2,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,120.00

Income Statement - 12 Month

Account Name	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Total
Total CAPITAL EXPENSES	2,120.00	2,571.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,691.43
Total Operating Expense	9,197.49	15,654.85	7,974.22	10,683.53	19,053.15	10,810.25	11,668.23	11,450.24	10,655.05	12,822.57	12,233.37	9,369.53	141,572.48
NOI - Net Operating Income	5,449.59	-2,317.81	6,559.60	2,821.45	-1,304.42	3,448.17	2,426.81	542.76	1,457.52	52.22	-2,004.40	8,265.47	25,396.96
Total Income	14,647.08	13,337.04	14,533.82	13,504.98	17,748.73	14,258.42	14,095.04	11,993.00	12,112.57	12,874.79	10,228.97	17,635.00	166,969.44
Total Expense	9,197.49	15,654.85	7,974.22	10,683.53	19,053.15	10,810.25	11,668.23	11,450.24	10,655.05	12,822.57	12,233.37	9,369.53	141,572.48
Net Income	<u>5,449.59</u>	<u>-2,317.81</u>	<u>6,559.60</u>	<u>2,821.45</u>	<u>-1,304.42</u>	<u>3,448.17</u>	<u>2,426.81</u>	<u>542.76</u>	<u>1,457.52</u>	<u>52.22</u>	<u>-2,004.40</u>	<u>8,265.47</u>	<u>25,396.96</u>