

Ex. 2

North Shore Community LLC

INCOME STATEMENT

For the Period Ended

31-Oct-25

Revenues	
Rental Income	<u>\$990,448.80</u>
	990,448.80
Cost of Sales	<u>0.00</u>
Gross Profit	990,448.80
Operating Expenses	
Office Expenses	4,097.07
Licenses and Fees	23,760.00
Insurance	6,598.22
Miscellaneous	0.00
Rubbish Removal	41,209.60
Tree Removal	1,000.00
Real Estate Taxes	68,572.50
Professional Fees	6,200.00
Repairs & Maintenance	134,950.37
Contracted Park Services	229,652.61
Supplies	33,213.10
Rents	3,250.00
Utilities	272,614.77
Bank Charges	1,332.50
Small Appliances	5,606.73
Donations	0.00
Vehicle Expenses	<u>23,046.87</u>
Total Operating Expenses	<u>855,104.34</u>
Operating Income	135,344.46
Other Income /(Expenses)	
Interest Income	51.42
Depreciation & Amort	(6,852.90)
Interest Expense	<u>(72,516.93)</u>
Total Other Income/(Expenses)	<u>(79,318.41)</u>
NET INCOME	<u><u>\$56,026.05</u></u>

See Accountants' Compilation Report

North Shore Community, LLC

Income & Expense

2024

Revenues	
Rental Income	<u>\$1,164,984.80</u>
Operating Expenses	
Office Expenses	2,219.88
Licenses and Fees	33,812.00
Insurance	7,339.41
Miscellaneous	520.00
Rubbish Removal	50,187.90
Tree Removal	850.00
Real Estate Taxes	61,502.19
Professional Fees	5,200.00
Repairs & Maintenance	77,173.29
Contracted Park Services	342,371.72
Supplies	93,315.78
Rents	5,500.00
Utilities	249,854.79
Bank Charges	161.50
Mortgage Interest	101,036.27
Mortgage Principal	157,858.81
Vehicle Expenses	<u>22,626.81</u>
Total Operating Expenses	<u>1,211,530.35</u>
Net Cash Flow	(46,545.55)
Operating Expenses W/O Mortgage Principal	1,053,671.54
Net Cash Flow (w/Mortgage principal)	(\$46,545.55)
Net Cash Flow (w/o Mortgage Principal)	\$111,313.26
Sale of Mobile Unit	273,133.94
Cost of Mobile Unit	<u>(267,806.34)</u>
	5,327.60