

Profit & Loss

Property: Firelands Manor MHP LLC
01/01/23 - 09/30/23 (cash basis)

	<u>Amount</u>
INCOME	
410000 Rental Income - MH (non-posting)	
410100 Space Rent	391,174.72
410120 Pet Fees	7,580.00
410140 Administrative Fees	7,912.89
410150 Application Fees	1,500.00
410160 NSF Fees	770.00
410170 Late Fees	<u>21,862.07</u>
410000 Total Rental Income - MH (non-posting)	430,799.68
460000 Bad Debt	-50,777.77
470000 Unallocated Prepays	-3,306.31
490000 Other Property Income (non-posting)	
490500 Legal Income	12,600.00
490600 Parking Income	<u>360.00</u>
490000 Total Other Property Income (non-posting)	12,960.00
TOTAL INCOME	<u>389,675.60</u>
EXPENSE	
500100 Management Fees Expense	
500200 Third Party Management Fee Expense	<u>43,195.22</u>
500100 Total Management Fees Expense	43,195.22
502000 Travel Expense (non-posting)	
502100 Travel - Mileage	7,480.01
502200 Travel - Meals	19.56
502400 Travel - Airfare	241.72
502500 Travel - Lodging	81.14
502600 Travel - Car Rental/Fuel/Parking	<u>136.13</u>
502000 Total Travel Expense (non-posting)	7,958.56
506000 Legal and Professional Fees (non-posting)	
506100 Professional Fees	2,585.14
506200 Legal Fees	12,247.34
506500 Merchant Fees	<u>608.52</u>
506000 Total Legal and Professional Fees (non-posting)	15,441.00
510000 Repairs & Maintenance Expense (non-posting)	
510100 Sewer Repairs	12,064.25
510110 Plumbing Repairs	3,937.00
510120 Septic System Repair	73.66
510130 Electrical Repairs	388.47
510135 Maintenance	315.17
510160 Building Repairs	198.67
510200 Meters	<u>1,322.72</u>
510000 Total Repairs & Maintenance Expense (non-post)	18,299.94
520000 Landscaping/Grounds Maint/Outside Services	
520100 Landscaping	1,975.30
520110 Tree Services	7,390.00
520140 Concrete/Paving Maintenance	1,419.19
520170 Auto Parts & Maint	5,739.61
520210 Cleaning	<u>165.59</u>
520000 Total Landscaping/Grounds Maint/Outside Serv	16,689.69
530000 Equipment/Supplies (nonposting)	
530100 Equipment Supplies	1,473.94
530110 Equipment/Tools	470.75

530115 Fuel - Equipment	3,159.95
530000 Total Equipment/Supplies (nonposting)	5,104.64
540000 Utilities Expense (non-posting)	
540100 Gas & Propane	51,397.99
540150 Gas & Propane-Recapture	-73,608.11
540200 Water	30,043.58
540250 Water Testing	9,297.90
540255 Water-Recapture	-24,301.28
540300 Sewer	303.45
540350 Storm Drain/Waste Water	100.00
540360 Sewer-Recapture	-16,627.48
540400 Electric	15,351.03
540500 Trash	33,617.56
540510 Trash Overage	415.03
540550 Trash-Recapture	-7,180.00
540000 Total Utilities Expense (non-posting)	18,809.67
560000 Office Expense (non-posting)	
560110 Software	1,850.27
560111 Background Checks	559.96
560120 Office Supplies	71.22
560140 Internet Services	25.00
560150 Telephone Services	950.64
560170 Postage	9.65
560220 Dues/Subscriptions	30.00
560000 Total Office Expense (non-posting)	3,496.74
600000 Payroll Expense (non-posting)	
620100 Contractors	67,553.86
620200 Temporary Labor	150.00
600000 Total Payroll Expense (non-posting)	67,703.86
700000 Taxes Expense (non-posting)	
700100 Property Taxes	16,893.44
700200 State Taxes	1,100.00
700300 Other Taxes	135.00
700400 License/Permits Fees	6,443.86
700700 Notary Fees	15.00
700000 Total Taxes Expense (non-posting)	24,587.30
720000 Insurance Expense (non-posting)	
720300 Vehicle/Auto Insurance Expense	421.00
720000 Total Insurance Expense (non-posting)	421.00
TOTAL EXPENSE	221,707.62
NOI	167,967.98
NON OPERATING INCOME	
499950 Non Operating Income (non-posting)	
499991 Interest Income	18,092.81
499950 Total Non Operating Income (non-posting)	18,092.81
940000 Home Sales/Rental Income (Non-Posting)	
940100 Home Rent/Lease Income	176,764.78
940000 Total Home Sales/Rental Income (Non-Posting)	176,764.78
TOTAL NON OPERATING INCOME	194,857.59
NON OPERATING EXPENSE	
910000 Other Non Operating Income/Expense (non-posting)	
910410 Due Diligence-Acquisition Costs	9,727.66
910000 Total Other Non Operating Income/Expense (nor	9,727.66

920000 Mortgage Interest/Interest Expense (non-posting)	
920300 Mortgage Interest Expense	270,061.07
920000 Total Mortgage Interest/Interest Expense (non-pr	<u>270,061.07</u>
950000 Home Sales/POH Costs (non-posting)	
950520 Rental Home Maintenance/Repair	77,717.11
950550 POH Turnover Expense	135,831.84
950650 Home – Sale/Lease Incentives BVH Sales	6,418.28
950800 Home – BVH Closing Transaction Costs	2,100.00
950855 Home Registration Fees	7,842.45
960200 Home Taxes	5,500.78
960300 Home Insurance	1,632.74
950000 Total Home Sales/POH Costs (non-posting)	<u>237,043.20</u>
TOTAL NON OPERATING EXPENSE	<u>516,831.93</u>
NET INCOME	<u><u>-154,006.36</u></u>

NET INCOME SUMMARY

Income	389,675.60
Expense	<u>-221,707.62</u>
Net Operating Income	167,967.98
Non Operating Income	194,857.59
Non Operating Expense	<u>-516,831.93</u>
NET INCOME	<u><u>-154,006.36</u></u>