

# Profit & Loss

Property: Firelands Manor MHP LLC  
01/01/23 - 03/31/23 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
410000 Rental Income - MH (non-posting)	
410100 Space Rent	130,271.74
410120 Pet Fees	2,540.00
410140 Administrative Fees	2,838.89
410150 Application Fees	300.00
410160 NSF Fees	350.00
410170 Late Fees	<u>7,958.62</u>
410000 Total Rental Income - MH (non-posting)	144,259.25
440000 Utility Income (non-posting)	
440100 Gas & Propane	33,718.26
440200 Water	8,379.06
440300 Sewer	8,054.23
440500 Trash	<u>250.00</u>
440000 Total Utility Income (non-posting)	50,401.55
460000 Bad Debt	-33,044.91
470000 Unallocated Prepays	-478.34
490000 Other Property Income (non-posting)	
490500 Legal Income	5,850.00
490600 Parking Income	<u>120.00</u>
490000 Total Other Property Income (non-posting)	5,970.00
<b>TOTAL INCOME</b>	<b><u>167,107.55</u></b>
<b>EXPENSE</b>	
500100 Management Fees Expense	
500200 Third Party Management Fee Expense	<u>14,795.26</u>
500100 Total Management Fees Expense	14,795.26
502000 Travel Expense (non-posting)	
502100 Travel - Mileage	3,047.43
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)	3,525.98
506000 Legal and Professional Fees (non-posting)	
506100 Professional Fees	2,150.00
506200 Legal Fees	6,567.09
506500 Merchant Fees	<u>180.56</u>
506000 Total Legal and Professional Fees (non-posting)	8,897.65
510000 Repairs & Maintenance Expense (non-posting)	
510100 Sewer Repairs	4,260.00
510110 Plumbing Repairs	1,699.95
510130 Electrical Repairs	252.15
510135 Maintenance	315.17
510200 Meters	<u>1,188.10</u>
510000 Total Repairs & Maintenance Expense (non-post)	7,715.37
520000 Landscaping/Grounds Maint/Outside Services	
520100 Landscaping	636.35
520110 Tree Services	5,000.00
520170 Auto Parts & Maint	<u>2,083.04</u>
520000 Total Landscaping/Grounds Maint/Outside Servic	7,719.39

530000 Equipment/Supplies (nonposting)	
530100 Equipment Supplies	45.78
530110 Equipment/Tools	210.36
530115 Fuel - Equipment	868.73
530000 Total Equipment/Supplies (nonposting)	<u>1,124.87</u>
540000 Utilities Expense (non-posting)	
540100 Gas & Propane	38,463.95
540200 Water	
540250 Water Testing	2,973.10
540200 Other Water	12,182.52
540200 Total Water	<u>15,155.62</u>
540300 Sewer	303.45
540350 Storm Drain/Waste Water	100.00
540400 Electric	4,816.13
540500 Trash	
540510 Trash Overage	415.03
540500 Other Trash	18,998.49
540500 Total Trash	<u>19,413.52</u>
540000 Total Utilities Expense (non-posting)	<u>78,252.67</u>
560000 Office Expense (non-posting)	
560110 Software	574.11
560120 Office Supplies	41.70
560140 Internet Services	25.00
560150 Telephone Services	475.32
560170 Postage	9.65
560220 Dues/Subscriptions	30.00
560000 Total Office Expense (non-posting)	<u>1,155.78</u>
600000 Payroll Expense (non-posting)	
620100 Contractors	22,193.18
620200 Temporary Labor	150.00
600000 Total Payroll Expense (non-posting)	<u>22,343.18</u>
700000 Taxes Expense (non-posting)	
700100 Property Taxes	8,684.26
700200 State Taxes	800.00
700400 License/Permits Fees	2,536.07
700700 Notary Fees	15.00
700000 Total Taxes Expense (non-posting)	<u>12,035.33</u>
<b>TOTAL EXPENSE</b>	<b><u>157,565.48</u></b>
<b>NOI</b>	<b><u>9,542.07</u></b>
<b>NON OPERATING INCOME</b>	
499950 Non Operating Income (non-posting)	
499991 Interest Income	5,170.00
499950 Total Non Operating Income (non-posting)	<u>5,170.00</u>
940000 Home Sales/Rental Income (Non-Posting)	
940100 Home Rent/Lease Income	60,169.98
940000 Total Home Sales/Rental Income (Non-Posting)	<u>60,169.98</u>
<b>TOTAL NON OPERATING INCOME</b>	<b><u>65,339.98</u></b>
<b>NON OPERATING EXPENSE</b>	
920000 Mortgage Interest/Interest Expense (non-posting)	
920300 Mortgage Interest Expense	82,694.11
920000 Total Mortgage Interest/Interest Expense (non-posting)	<u>82,694.11</u>
950000 Home Sales/POH Costs (non-posting)	
950520 Rental Home Maintenance/Repair	40,535.02

950550 POH Turnover Expense	59,030.22
950650 DOH Renovation/Contractor Fees	3,047.50
950800 Home Sale Commissions Paid	800.00
960200 Home Taxes	<u>5,500.78</u>
950000 Total Home Sales/POH Costs (non-posting)	<u>108,913.52</u>
<b>TOTAL NON OPERATING EXPENSE</b>	<b><u>191,607.63</u></b>
<b>NET INCOME</b>	<b><u>-116,725.58</u></b>

**NET INCOME SUMMARY**

Income	167,107.55
Expense	<u>-157,565.48</u>
Net Operating Income	9,542.07
Non Operating Income	65,339.98
Non Operating Expense	<u>-191,607.63</u>
<b>NET INCOME</b>	<b><u><u>-116,725.58</u></u></b>