

Profit & Loss 12 Month Recap

Property: Firelands Manor MHP LLC
 Monthly recap 01/01/23 - 12/31/23 (cash basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
INCOME													
410000 Rental Income - M													
410100 Space Rent	42,847.87	47,159.63	40,264.24	44,103.89	43,680.91	42,134.64	42,990.34	43,774.40	44,218.80	49,042.67	43,396.53	45,673.08	529,287.00
410120 Pet Fees	830.00	890.00	820.00	700.00	814.09	885.91	800.00	980.00	860.00	860.00	890.00	870.00	10,200.00
410140 Administrative I	1,044.00	1,004.89	790.00	820.00	815.00	790.00	905.00	810.00	934.00	1,095.00	905.00	931.00	10,843.89
410150 Application Fee	120.00	30.00	150.00	210.00	60.00	300.00	90.00	270.00	270.00	300.00	210.00	120.00	2,130.00
410160 NSF Fees	140.00	140.00	70.00	70.00	35.00	35.00	210.00	0.00	70.00	70.00	0.00	105.00	945.00
410170 Late Fees	2,339.10	4,102.52	1,517.00	2,718.38	2,557.00	1,820.00	2,349.00	2,012.00	2,447.07	3,669.93	2,024.00	2,467.00	30,023.00
410000 Total Rental Inc	47,320.97	53,327.04	43,611.24	48,622.27	47,962.00	45,965.55	47,344.34	47,846.40	48,799.87	55,037.60	47,425.53	50,166.08	583,428.89
460000 Bad Debt	-13,805.32	-16,357.14	-2,882.45	-2,820.63	0.00	0.00	0.00	-7,000.81	-7,911.42	-13,162.98	0.00	-8,888.58	-72,829.33
470000 Unallocated Prep	88.85	-2,548.25	1,981.06	3,304.55	-2,312.88	30.99	-6,308.81	4,040.29	-1,582.11	-943.21	308.49	-296.11	-4,237.14
490000 Other Property Inc													
490500 Legal Income	1,350.00	3,150.00	1,350.00	1,236.05	1,013.95	450.00	1,350.00	1,350.00	1,350.00	2,700.00	450.00	900.00	16,650.00
490600 Parking Income	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
490000 Total Other Pro	1,390.00	3,190.00	1,390.00	1,276.05	1,053.95	490.00	1,390.00	1,390.00	1,390.00	2,740.00	490.00	940.00	17,130.00
TOTAL INCOME	34,994.50	37,611.65	44,099.85	50,382.24	46,703.07	46,486.54	42,425.53	46,275.88	40,696.34	43,671.41	48,224.02	41,921.39	523,492.42
EXPENSE													
500100 Management Fee													
500200 Third Party Mar	6,829.00	3,773.26	4,193.00	3,884.41	5,272.85	4,150.93	4,078.08	3,763.72	7,249.97	3,411.68	0.00	7,442.66	54,049.56
500100 Total Managerr	6,829.00	3,773.26	4,193.00	3,884.41	5,272.85	4,150.93	4,078.08	3,763.72	7,249.97	3,411.68	0.00	7,442.66	54,049.56
502000 Travel Expense (r													
502100 Travel - Mileage	1,582.38	849.76	615.29	785.22	587.29	913.51	843.94	632.85	669.77	945.61	0.00	2,462.81	10,888.43
502200 Travel - Meals	0.00	19.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.56
502400 Travel - Airfare	139.84	101.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241.72
502500 Travel - Lodging	0.00	81.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.14
502600 Travel - Car Re	2.68	71.99	61.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.13
502000 Total Travel Ex	1,724.90	1,124.33	676.75	785.22	587.29	913.51	843.94	632.85	669.77	945.61	0.00	2,462.81	11,366.98
506000 Legal and Profess													
506100 Professional Fe	0.00	0.00	2,150.00	0.00	180.00	0.00	0.00	245.00	10.14	153.00	54.00	0.00	2,792.14
506200 Legal Fees	3,637.09	1,003.00	1,927.00	961.25	705.00	0.00	0.00	1,222.00	2,792.00	1,721.00	718.00	363.75	15,050.09
506500 Merchant Fees	60.32	62.16	58.08	72.12	66.60	63.84	73.92	75.36	76.12	68.00	66.06	67.56	810.14
506000 Total Legal and	3,697.41	1,065.16	4,135.08	1,033.37	951.60	63.84	73.92	1,542.36	2,878.26	1,942.00	838.06	431.31	18,652.37
510000 Repairs & Mainter													
510100 Sewer Repairs	0.00	0.00	4,260.00	0.00	1,725.00	0.00	1,315.00	2,117.95	2,646.30	795.30	911.10	0.00	13,770.65
510110 Plumbing Repa	1,699.95	0.00	0.00	880.72	0.00	541.95	260.00	0.00	554.38	48.24	938.46	0.00	4,923.70
510120 Septic System	0.00	0.00	0.00	0.00	0.00	73.66	0.00	0.00	0.00	0.00	0.00	0.00	73.66

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
510130 Electrical Repa	252.15	0.00	0.00	24.96	106.74	4.62	0.00	0.00	0.00	0.00	0.00	0.00	388.47
510135 Maintenance	315.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.17
510160 Building Repair	0.00	0.00	0.00	0.00	37.81	0.00	0.00	160.86	0.00	51.79	0.00	0.00	250.46
510200 Meters	1,188.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.62	0.00	0.00	0.00	1,322.72
510000 Total Repairs &	3,455.37	0.00	4,260.00	905.68	1,869.55	620.23	1,575.00	2,278.81	3,335.30	895.33	1,849.56	0.00	21,044.83
520000 Landscaping/Grot													
520100 Landscaping	636.35	0.00	0.00	74.99	752.44	511.52	0.00	0.00	0.00	0.00	0.00	0.00	1,975.30
520110 Tree Services	5,000.00	0.00	0.00	2,390.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,390.00
520140 Concrete/Pavin	0.00	0.00	0.00	1,157.48	55.92	205.79	0.00	0.00	0.00	0.00	0.00	0.00	1,419.19
520170 Auto Parts & M	1,270.09	52.82	760.13	220.88	0.00	549.48	0.00	797.00	2,089.21	48.25	131.09	83.00	6,001.95
520210 Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.59	0.00	0.00	0.00	165.59
520230 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214.00	214.00
520300 Dumpster	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00	360.00
520000 Total Landscap	6,906.44	52.82	760.13	3,843.35	808.36	1,266.79	0.00	797.00	2,254.80	48.25	131.09	657.00	17,526.03
530000 Equipment/Suppli													
530100 Equipment Sup	45.78	0.00	0.00	235.66	511.56	0.00	351.05	48.83	281.06	356.65	0.00	0.00	1,830.59
530110 Equipment/Too	210.36	0.00	0.00	137.39	0.00	123.00	0.00	0.00	0.00	0.00	0.00	0.00	470.75
530115 Fuel - Equipme	550.47	174.60	143.66	304.95	407.34	342.47	263.75	617.59	355.12	279.74	196.34	190.36	3,826.39
530000 Total Equipmer	806.61	174.60	143.66	678.00	918.90	465.47	614.80	666.42	636.18	636.39	196.34	190.36	6,127.73
540000 Utilities Expense (
540100 Gas & Propane	25,874.15	12,589.80	0.00	12,702.76	0.00	0.00	0.00	143.19	88.09	10,998.96	0.00	28,521.81	90,918.76
540150 Gas & Propane	-8,245.40	-14,488.62	-10,984.24	-16,064.35	-11,666.18	-6,182.31	-3,436.50	-1,312.49	-1,228.02	-1,517.42	-871.90	-3,171.29	-79,168.72
540200 Water	3,043.72	4,984.51	4,154.29	3,417.84	3,368.97	0.00	11,134.68	-261.40	200.97	2,486.07	4,964.22	2,055.10	39,548.97
540250 Water Testing	2,098.10	775.00	100.00	800.00	800.00	1,109.95	1,059.95	1,494.95	1,059.95	1,109.95	1,378.76	1,259.95	13,046.56
540255 Water-Recaptu	-2,667.57	-3,224.84	-2,486.65	-2,688.51	-2,722.97	-2,617.83	-2,555.71	-2,621.90	-2,715.30	-3,015.70	-2,494.22	-2,741.97	-32,553.17
540300 Sewer	303.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	303.45
540350 Storm Drain/Wz	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
540360 Sewer-Recaptu	-2,565.75	-3,054.92	-2,433.56	-1,516.27	-1,509.43	-1,361.18	-1,362.18	-1,390.46	-1,433.73	-1,681.24	-1,307.63	-1,448.93	-21,065.28
540400 Electric	1,425.39	1,739.99	1,650.75	1,575.45	1,619.95	1,441.99	1,980.94	2,000.64	1,915.93	2,506.79	1,963.55	3,247.13	23,068.50
540500 Trash	7,807.34	2,911.69	8,279.46	0.00	3,635.78	2,555.95	2,605.78	2,555.78	3,265.78	2,555.78	3,574.51	3,574.51	43,322.36
540510 Trash Overage	415.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.03
540550 Trash-Recaptu	-130.00	-90.00	-30.00	-1,093.97	-1,176.03	-1,130.00	-1,160.00	-1,170.00	-1,200.00	-1,320.00	-1,140.00	-1,190.00	-10,830.00
540000 Total Utilities E	27,408.46	2,192.61	-1,749.95	-2,867.05	-7,649.91	-6,183.43	8,266.96	-561.69	-46.33	12,123.19	6,067.29	30,106.31	67,106.46
560000 Office Expense (n													
560110 Software	0.00	0.00	574.11	0.00	0.00	282.15	0.00	0.00	994.01	0.00	0.00	587.37	2,437.64
560111 Background Ch	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	334.96	0.00	0.00	581.82	1,141.78
560120 Office Supplies	74.99	0.00	-33.29	0.00	29.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.22
560140 Internet Service	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.64	-50.64
560150 Telephone Sen	316.88	79.22	79.22	79.22	79.22	79.22	79.22	79.22	79.22	79.22	0.00	158.44	1,188.30
560170 Postage	0.00	0.00	9.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.65
560220 Dues/Subscript	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
560000 Total Office Exp	421.87	79.22	654.69	79.22	108.74	586.37	79.22	79.22	1,408.19	79.22	0.00	1,251.99	4,827.95
600000 Payroll Expense (

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
620100 Contractors	5,576.60	11,500.41	5,116.17	6,966.45	7,112.78	9,905.57	7,908.43	6,583.51	6,883.94	8,949.69	0.00	18,163.66	94,667.21
620200 Temporary Lab	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
600000 Total Payroll Ex	5,726.60	11,500.41	5,116.17	6,966.45	7,112.78	9,905.57	7,908.43	6,583.51	6,883.94	8,949.69	0.00	18,163.66	94,817.21
700000 Taxes Expense (r													
700100 Property Taxes	8,684.26	0.00	0.00	0.00	8,209.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,893.44
700200 State Taxes	0.00	0.00	800.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
700300 Other Taxes	0.00	0.00	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
700400 License/Permit	867.51	547.56	1,121.00	1,608.91	1,079.79	0.00	798.96	420.13	0.00	455.66	1,519.51	376.71	8,795.74
700700 Notary Fees	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
700000 Total Taxes Ex	9,566.77	547.56	1,921.00	1,608.91	9,723.97	0.00	798.96	420.13	0.00	455.66	1,519.51	376.71	26,939.18
720000 Insurance Expens													
720200 Property Insura	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,831.14	0.00	18,671.85	25,502.99
720300 Vehicle/Auto In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.00	0.00	0.00	0.00	421.00
720000 Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.00	6,831.14	0.00	18,671.85	25,923.99
TOTAL EXPENSE	66,543.43	20,509.97	20,110.53	16,917.56	19,704.13	11,789.28	24,239.31	16,202.33	25,691.08	36,318.16	10,601.85	79,754.66	348,382.29
NOI	-31,548.93	17,101.68	23,989.32	33,464.68	26,998.94	34,697.26	18,186.22	30,073.55	15,005.26	7,353.25	37,622.17	-37,833.27	175,110.13
N/O INCOME													
499950 Non Operating Inc													
499991 Interest Income	0.00	2,585.00	2,585.00	2,585.00	2,735.16	1,690.52	1,083.37	1,868.34	2,960.42	234.66	1,709.20	1,687.30	21,723.97
499993 Vendor Non-Op	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,200.00	0.00	0.00	32,200.00
499950 Total Non Oper	0.00	2,585.00	2,585.00	2,585.00	2,735.16	1,690.52	1,083.37	1,868.34	2,960.42	32,434.66	1,709.20	1,687.30	53,923.97
940000 Home Sales/Rent													
940100 Home Rent/Les	19,945.64	21,903.94	18,320.40	18,569.70	18,118.00	18,736.17	19,431.00	21,450.93	20,289.00	21,840.93	19,256.27	22,930.83	240,792.81
940000 Total Home Sa	19,945.64	21,903.94	18,320.40	18,569.70	18,118.00	18,736.17	19,431.00	21,450.93	20,289.00	21,840.93	19,256.27	22,930.83	240,792.81
TOTAL N/O INCOME	19,945.64	24,488.94	20,905.40	21,154.70	20,853.16	20,426.69	20,514.37	23,319.27	23,249.42	54,275.59	20,965.47	24,618.13	294,716.78
N/O EXPENSE													
910000 Other Non Operat													
910410 Due Diligence-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,727.66	0.00	0.00	0.00	0.00	9,727.66
910000 Total Other Nor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,727.66	0.00	0.00	0.00	0.00	9,727.66
920000 Mortgage Interest													
920300 Mortgage Inter	27,326.52	28,726.06	26,641.53	29,890.88	29,955.21	31,612.05	30,972.26	31,968.45	32,968.11	31,971.92	33,098.51	32,154.47	367,285.97
920000 Total Mortgage	27,326.52	28,726.06	26,641.53	29,890.88	29,955.21	31,612.05	30,972.26	31,968.45	32,968.11	31,971.92	33,098.51	32,154.47	367,285.97
950000 Home Sales/POH													
950520 Rental Home IV	24,303.17	12,102.45	4,129.40	5,104.12	7,741.84	3,102.81	8,173.56	7,046.62	6,013.14	3,301.09	9,954.45	6,425.79	97,398.44
950550 POH Turnover	30,743.98	11,568.28	16,717.96	14,644.70	17,791.09	8,806.27	13,681.29	11,424.81	10,453.46	13,365.31	29,932.61	43,290.25	222,420.01
950650 Home – Sale/Li	900.00	1,977.50	170.00	487.50	415.00	0.00	1,486.13	797.15	185.00	555.00	3,524.02	2,704.49	13,201.79
950800 Home – BVH C	200.00	400.00	200.00	200.00	200.00	200.00	200.00	300.00	200.00	300.00	0.00	700.00	3,100.00
950855 Home Registra	0.00	0.00	0.00	0.00	7,842.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,842.45
960200 Home Taxes	0.00	5,500.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.89	0.00	5,560.67

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960300 Home Insuranc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,632.74	6,548.00	0.00	0.00	8,180.74
950000 Total Home Sai	56,147.15	31,549.01	21,217.36	20,436.32	33,990.38	12,109.08	23,540.98	19,568.58	18,484.34	24,069.40	43,470.97	53,120.53	357,704.10
TOTAL N/O EXPENSE	83,473.67	60,275.07	47,858.89	50,327.20	63,945.59	43,721.13	54,513.24	61,264.69	51,452.45	56,041.32	76,569.48	85,275.00	734,717.73
NET INCOME	-95,076.96	-18,684.45	-2,964.17	4,292.18	-16,093.49	11,402.82	-15,812.65	-7,871.87	-13,197.77	5,587.52	-17,981.84	-98,490.14	-264,890.82

NET INCOME SUMMARY

Income	34,994.50	37,611.65	44,099.85	50,382.24	46,703.07	46,486.54	42,425.53	46,275.88	40,696.34	43,671.41	48,224.02	41,921.39	523,492.42
Expense	-66,543.43	-20,509.97	-20,110.53	-16,917.56	-19,704.13	-11,789.28	-24,239.31	-16,202.33	-25,691.08	-36,318.16	-10,601.85	-79,754.66	-348,382.29
Net Operating Income	-31,548.93	17,101.68	23,989.32	33,464.68	26,998.94	34,697.26	18,186.22	30,073.55	15,005.26	7,353.25	37,622.17	-37,833.27	175,110.13
Non Operating Income	19,945.64	24,488.94	20,905.40	21,154.70	20,853.16	20,426.69	20,514.37	23,319.27	23,249.42	54,275.59	20,965.47	24,618.13	294,716.78
Non Operating Expense	-83,473.67	-60,275.07	-47,858.89	-50,327.20	-63,945.59	-43,721.13	-54,513.24	-61,264.69	-51,452.45	-56,041.32	-76,569.48	-85,275.00	-734,717.73
NET INCOME	-95,076.96	-18,684.45	-2,964.17	4,292.18	-16,093.49	11,402.82	-15,812.65	-7,871.87	-13,197.77	5,587.52	-17,981.84	-98,490.14	-264,890.82

