

Profit & Loss

Property: Firelands Manor MHP LLC
01/01/23 - 06/30/23 (cash basis)

| | <u>Amount</u> |
|--|--------------------------|
| INCOME | |
| 410000 Rental Income - MH (non-posting) | |
| 410100 Space Rent | 260,191.18 |
| 410120 Pet Fees | 4,940.00 |
| 410140 Administrative Fees | 5,263.89 |
| 410150 Application Fees | 870.00 |
| 410160 NSF Fees | 490.00 |
| 410170 Late Fees | <u>15,054.00</u> |
| 410000 Total Rental Income - MH (non-posting) | 286,809.07 |
| 440000 Utility Income (non-posting) | |
| 440100 Gas & Propane | 67,631.10 |
| 440200 Water | 16,408.37 |
| 440300 Sewer | 12,441.11 |
| 440500 Trash | <u>3,650.00</u> |
| 440000 Total Utility Income (non-posting) | 100,130.58 |
| 460000 Bad Debt | -35,865.54 |
| 470000 Unallocated Prepays | 544.32 |
| 490000 Other Property Income (non-posting) | |
| 490500 Legal Income | 8,550.00 |
| 490600 Parking Income | <u>240.00</u> |
| 490000 Total Other Property Income (non-posting) | 8,790.00 |
| TOTAL INCOME | <u>360,408.43</u> |
| EXPENSE | |
| 500100 Management Fees Expense | |
| 500200 Third Party Management Fee Expense | <u>28,103.45</u> |
| 500100 Total Management Fees Expense | 28,103.45 |
| 502000 Travel Expense (non-posting) | |
| 502100 Travel - Mileage | 5,333.45 |
| 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) | 5,812.00 |
| 506000 Legal and Professional Fees (non-posting) | |
| 506100 Professional Fees | 2,330.00 |
| 506200 Legal Fees | 8,233.34 |
| 506500 Merchant Fees | <u>383.12</u> |
| 506000 Total Legal and Professional Fees (non-posting) | 10,946.46 |
| 510000 Repairs & Maintenance Expense (non-posting) | |
| 510100 Sewer Repairs | 5,985.00 |
| 510110 Plumbing Repairs | 3,122.62 |
| 510120 Septic System Repair | 73.66 |
| 510130 Electrical Repairs | 388.47 |
| 510135 Maintenance | 315.17 |
| 510160 Building Repairs | 37.81 |
| 510200 Meters | <u>1,188.10</u> |
| 510000 Total Repairs & Maintenance Expense (non-post) | 11,110.83 |
| 520000 Landscaping/Grounds Maint/Outside Services | |
| 520100 Landscaping | 1,975.30 |
| 520110 Tree Services | 7,390.00 |
| 520140 Concrete/Paving Maintenance | 1,419.19 |

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| 520170 Auto Parts & Maint | 2,853.40 |
| 520000 Total Landscaping/Grounds Maint/Outside Serv | 13,637.89 |
| 530000 Equipment/Supplies (nonposting) | |
| 530100 Equipment Supplies | 793.00 |
| 530110 Equipment/Tools | 470.75 |
| 530115 Fuel - Equipment | 1,923.49 |
| 530000 Total Equipment/Supplies (nonposting) | 3,187.24 |
| 540000 Utilities Expense (non-posting) | |
| 540100 Gas & Propane | 51,166.71 |
| 540200 Water | |
| 540250 Water Testing | 5,683.05 |
| 540200 Other Water | 18,969.33 |
| 540200 Total Water | 24,652.38 |
| 540300 Sewer | 303.45 |
| 540350 Storm Drain/Waste Water | 100.00 |
| 540400 Electric | 9,453.52 |
| 540500 Trash | |
| 540510 Trash Overage | 415.03 |
| 540500 Other Trash | 25,190.22 |
| 540500 Total Trash | 25,605.25 |
| 540000 Total Utilities Expense (non-posting) | 111,281.31 |
| 560000 Office Expense (non-posting) | |
| 560110 Software | 856.26 |
| 560111 Background Checks | 225.00 |
| 560120 Office Supplies | 71.22 |
| 560140 Internet Services | 25.00 |
| 560150 Telephone Services | 712.98 |
| 560170 Postage | 9.65 |
| 560220 Dues/Subscriptions | 30.00 |
| 560000 Total Office Expense (non-posting) | 1,930.11 |
| 600000 Payroll Expense (non-posting) | |
| 620100 Contractors | 46,177.98 |
| 620200 Temporary Labor | 150.00 |
| 600000 Total Payroll Expense (non-posting) | 46,327.98 |
| 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 | 5,224.77 |
| 700600 Home Registration Fees | 7,842.45 |
| 700700 Notary Fees | 15.00 |
| 700000 Total Taxes Expense (non-posting) | 31,210.66 |
| TOTAL EXPENSE | 263,547.93 |
| NOI | 96,860.50 |
| NON OPERATING INCOME | |
| 499950 Non Operating Income (non-posting) | |
| 499991 Interest Income | 12,180.68 |
| 499950 Total Non Operating Income (non-posting) | 12,180.68 |
| 940000 Home Sales/Rental Income (Non-Posting) | |
| 940100 Home Rent/Lease Income | 115,593.85 |
| 940000 Total Home Sales/Rental Income (Non-Posting) | 115,593.85 |
| TOTAL NON OPERATING INCOME | 127,774.53 |
| NON OPERATING EXPENSE | |

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|---|---------------------------|
| 920000 Mortgage Interest/Interest Expense (non-posting) | |
| 920300 Mortgage Interest Expense | 174,152.25 |
| 920000 Total Mortgage Interest/Interest Expense (non-pr | <u>174,152.25</u> |
| 950000 Home Sales/POH Costs (non-posting) | |
| 950520 Rental Home Maintenance/Repair | 56,483.79 |
| 950550 POH Turnover Expense | 100,272.28 |
| 950650 DOH Renovation/Contractor Fees | 3,950.00 |
| 950800 Home Sale Commissions Paid | 1,400.00 |
| 960200 Home Taxes | <u>5,500.78</u> |
| 950000 Total Home Sales/POH Costs (non-posting) | <u>167,606.85</u> |
| TOTAL NON OPERATING EXPENSE | <u>341,759.10</u> |
| NET INCOME | <u>-117,124.07</u> |

NET INCOME SUMMARY

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|-----------------------|----------------------------------|
| Income | 360,408.43 |
| Expense | <u>-263,547.93</u> |
| Net Operating Income | 96,860.50 |
| Non Operating Income | 127,774.53 |
| Non Operating Expense | <u>-341,759.10</u> |
| NET INCOME | <u><u>-117,124.07</u></u> |