Profit & Loss

Property: Valley View MHP LLC

01/01/25 - 09/30/25 (cash basis)

	Amount
INCOME	
410000 Rental Income - MH (non-posting)	
410100 Space Rent	85,080.00
410170 Late Fees	400.00
410000 Total Rental Income - MH (non-posting)	85,480.00
412000 Rental Income - RV (Non-Posting)	
412130 RV Monthly	1,920.00
412000 Total Rental Income - RV (Non-Posting)	1,920.00
499900 Misc Income	0.90
TOTAL INCOME	**87,400.90**
EXPENSE	
500100 Management Fees Expense	5,250.00
501100 Advertising/Marketing	1,414.08
502000 Travel Expense (non-posting)	
502100 Travel - Mileage	2,132.76
502000 Total Travel Expense (non-posting)	2,132.76
506000 Legal and Professional Fees (non-posting)	
506200 Legal Fees	4,428.00
506500 Merchant Fees	61.88
506000 Total Legal and Professional Fees (non-posting)	4,489.88
510000 Repairs & Maintenance Expense (non-posting)	
510135 Maintenance	31.98
510000 Total Repairs & Maintenance Expense (non-post	31.98
520000 Landscaping/Grounds Maint/Outside Services	
520100 Landscaping	6,515.89
520300 Dumpster	78.00
520000 Total Landscaping/Grounds Maint/Outside Servi	6,593.89
530000 Equipment/Supplies (nonposting)	
530100 Equipment Supplies	34.97
530110 Equipment/Tools	88.29
530115 Fuel - Equipment	160.90
530150 Repair Materials - Keys/Locks	12.99
530000 Total Equipment/Supplies (nonposting)	297.15
540000 Utilities Expense (non-posting)	
540200 Water	5,571.16
540255 Water-Offset	-28.22
540300 Sewer	5,061.60
540360 Sewer-Offset	-25.74
540500 Trash	10,440.06
540550 Trash-Offset	-27.07
540000 Total Utilities Expense (non-posting)	20,991.79
560000 General Ops Exp (non-posting)	
560110 Software	137.48
560120 Office Supplies	392.06
560170 Postage	113.19
560000 Total General Ops Exp (non-posting)	642.73
600000 Payroll Expense (non-posting)	
600100 Salaries, Wages	1,347.46
600200 Overtime	286.59

610500 Payroll Fees	29.72
610600 Payroll Tax	174.53
610700 Workers Compensation	23.59
600000 Total Payroll Expense (non-posting)	1,861.89
700000 Taxes Expense (non-posting)	
700100 Property Taxes	756.34
700200 State Taxes	50.00
700400 License/Permits Fees	645.00
700700 Notary Fees	30.00
700000 Total Taxes Expense (non-posting)	1,481.34
TOTAL EXPENSE	**45,187.49**
NOI	**42,213.41**
NON OPERATING INCOME	
499950 Non Operating Income (non-posting)	
499991 Interest Income	7.78
499950 Total Non Operating Income (non-posting)	7.78
TOTAL NON OPERATING INCOME	**7.78**
NON OPERATING EXPENSE	
910000 Other Non Operating Income/Expense (non-posting	
910410 Due Diligence-Acquistion Costs	2,839.05
910601 Asset Mgt. Travel-Non Op	102.06
910000 Total Other Non Operating Income/Expense (nor	2,941.11
920000 Mortgage Interest/Interest Expense (non-posting)	
920300 Mortgage Interest Expense	23,854.70
920000 Total Mortgage Interest/Interest Expense (non-po	23,854.70
950000 Home Sales/POH Costs (non-posting)	
950160 Home Marketing/Advertising	1,158.95
950550 DOH Turnover Expense	921.92
950850 Home Title Fees	110.00
950000 Total Home Sales/POH Costs (non-posting)	2,190.87
970000 Non Operating Expenses (non-posting)	
970455 NonOp-Tools/Equipment	1,697.52
970500 NonOp-Other Non Operating Expense	53,605.56
970900 NonOp-OSP-Proforma	8,166.15
970000 Total Non Operating Expenses (non-posting)	63,469.23
TOTAL NON OPERATING EXPENSE	**92,455.91**
NET INCOME	**-50,234.72**

NET INCOME SUMMARY

Income	87,400.90
Expense	-45,187.49
Net Operating Income	42,213.41
Non Operating Income	7.78
Non Operating Expense	-92,455.91
NET INCOME	**-50,234.72**