Profit & Loss

Property: Waynesville Estates LLC

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

	Amount
INCOME	
410000 Rental Income - MH (non-posting)	
410100 Space Rent	144,789.11
410150 Application Fees	100.00
410170 Late Fees	420.00
410000 Total Rental Income - MH (non-posting)	145,309.11
423000 Concession Credits (non-posting)	
423100 Rent Concession	-745.00
423000 Total Concession Credits (non-posting)	-745.00
TOTAL INCOME	**144,564.11**
EXPENSE	
500100 Management Fees Expense	12,322.00
502000 Travel Expense (non-posting)	
502200 Travel - Meals	429.07
502500 Travel - Lodging	345.80
502600 Travel - Car Rental/Fuel/Parking	568.92
502000 Total Travel Expense (non-posting)	1,343.79
506000 Legal and Professional Fees (non-posting)	
506200 Legal Fees	1,235.97
506400 Bank Fees	30.00
506500 Merchant Fees	71.10
506000 Total Legal and Professional Fees (non-posting)	1,337.07
510000 Repairs & Maintenance Expense (non-posting)	
510160 Building Repairs	4,196.44
510000 Total Repairs & Maintenance Expense (non-post	4,196.44
520000 Landscaping/Grounds Maint/Outside Services	
520100 Landscaping	10,300.00
520120 Septic System Service	520.00
520190 Pest Control	209.00
520000 Total Landscaping/Grounds Maint/Outside Servic	11,029.00
540000 Utilities Expense (non-posting)	
540200 Water	916.00
540400 Electric	205.84
540550 Trash-Offset	-3,835.00
540000 Total Utilities Expense (non-posting)	-2,713.16
560000 General Ops Exp (non-posting)	
560115 Office Equipment	440.22
560120 Office Supplies	1,566.59
560150 Telephone Services	429.86
560160 Security Services	1,200.00
560000 Total General Ops Exp (non-posting)	3,636.67
600000 Payroll Expense (non-posting)	
600100 Salaries, Wages	14,678.26
600000 Total Payroll Expense (non-posting)	14,678.26
700000 Taxes Expense (non-posting)	
700100 Property Taxes	-94,523.00
700400 License/Permits Fees	803.99
700700 Notary Fees	2,235.00
700000 Total Taxes Expense (non-posting)	-91,484.01

720000 Insurance Expense (non-posting)	
720100 Liability Insurance Expense	-9,266.42
720000 Total Insurance Expense (non-posting)	-9,266.42
TOTAL EXPENSE	**-54,920.36**
NOI	**199,484.47**
NON OPERATING INCOME	
499950 Non Operating Income (non-posting)	
499991 Interest Income	5,286.15
499950 Total Non Operating Income (non-posting)	5,286.15
940000 Home Sales/Rental Income (Non-Posting)	
940100 Home Rent/Lease Income	67,731.00
940000 Total Home Sales/Rental Income (Non-Posting)	67,731.00
TOTAL NON OPERATING INCOME	**73,017.15**
NON OPERATING EXPENSE	
910000 Other Non Operating Income/Expense (non-posting	
910601 Asset Mgt. Travel-Non Op	1,670.81
910615 Legal Non-Op	2,952.00
910900 Misc Non-Op Expense	992.32
910000 Total Other Non Operating Income/Expense (nor	5,615.13
920000 Mortgage Interest/Interest Expense (non-posting)	
920300 Mortgage Interest Expense	39,606.00
920000 Total Mortgage Interest/Interest Expense (non-pc	39,606.00
950000 Home Sales/POH Costs (non-posting)	
950520 Rental Home Maintenance/Repair	25,189.15
950650 Home – DOH Renovation/Contractor Fees	5,470.00
950700 Home - Park Payroll Expenses	14,678.26
950000 Total Home Sales/POH Costs (non-posting)	45,337.41
TOTAL NON OPERATING EXPENSE	**90,558.54**
NET INCOME	**181,943.08**

NET INCOME SUMMARY

Income	144,564.11
Expense	54,920.36
Net Operating Income	199,484.47
Non Operating Income	73,017.15
Non Operating Expense	-90,558.54
NET INCOME	**181,943.08**