

Profit & Loss 12 Month Recap

Property: Oak Forest Home Park

Monthly recap 10/01/18 - 09/30/19 (cash basis)

	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
INCOME													
4000 RENTAL INCOME													
4001 Lot Rent	23,384	22,177	26,279	23,776	22,908	30,258	16,236	23,331	25,069	21,409	24,095	33,060	291,982
4003 Late Fees	75	200	275	152	225	45	78	225	225	301	380	156	2,337
4004 Application Fees	0	25	100	70	50	100	75	75	25	270	100	125	1,015
4006 Pet Fees	260	280	280	200	230	230	230	230	200	200	200	220	2,760
4009 Water & Sewer Re	3,866	3,661	-2,252	3,614	4,372	11,774	3,977	3,744	3,592	3,619	3,578	3,777	47,321
4017 Payment Arrangen	331	314	4,241	310	310	313	322	315	300	325	310	330	7,721
4000 Total RENTAL INC	27,916	26,657	28,922	28,122	28,095	42,720	20,918	27,920	29,411	26,124	28,664	37,668	353,136
4015 Income													
4016 Unallocated Pre-P:	-1,836	786	1,161	557	-1,070	768	4,379	-22	-4,807	6,217	2,349	-8,811	-330
4015 Other Income	89	89	88	88	88	87	87	237	315	375	433	287	2,264
4015 Total Income	-1,747	874	1,249	645	-982	855	4,466	214	-4,491	6,592	2,783	-8,524	1,934
4020 Miscellaneous Incom	0	0	0	0	0	25	45	80	50	0	0	0	200
TOTAL INCOME	26,169	27,531	30,172	28,767	27,113	43,601	25,428	28,214	24,970	32,716	31,446	29,144	355,270
EXPENSE													
5010 AUTO													
5011 Fuel	392	89	462	351	232	707	27	875	87	524	474	601	4,821
5010 Total AUTO	392	89	462	351	232	707	27	875	87	524	474	601	4,821
5020 INSURANCE													
5021 Park Insurance	1,231	1,672	1,672	1,672	1,672	1,672	1,246	1,246	1,246	1,246	1,246	1,246	17,065
5022 Mobile Home Insur	-20	-20	-20	-20	-20	-20	-20	-40	-40	-60	-80	-40	-400
5020 Total INSURANCE	1,211	1,652	1,652	1,652	1,652	1,652	1,226	1,206	1,206	1,186	1,166	1,206	16,665
5030 LEGAL, PROFESSI													
5031 Legal - Evictions	-157	0	345	157	0	471	-157	0	298	277	157	200	1,591
5033 Legal - Other	0	0	0	0	0	426	374	0	0	0	0	0	800
5034 Accounting Fees	496	496	528	528	1,421	545	1,436	545	545	545	545	545	8,177
5038 Other Professional	1,814	876	1,702	862	436	1,500	1,313	2,585	0	1,431	1,747	1,737	16,004
5030 Other LEGAL, PRC	0	0	0	0	0	550	403	0	0	0	0	0	952
5030 Total LEGAL, PRC	2,153	1,371	2,575	1,547	1,857	3,492	3,369	3,131	844	2,254	2,450	2,482	27,525
5040 INTEREST													
5041 Mortgage Interest	6,875	13,750	0	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,867	6,859	82,476
5042 Floor Plan LOC Int	1,533	1,533	1,533	1,584	1,584	1,431	1,584	1,533	1,584	1,533	1,584	1,533	18,546
5043 Vehicle Interest	67	73	58	62	61	57	50	64	46	40	48	38	664
5044 Other Interest	1,833	917	917	917	917	917	917	0	0	0	0	0	7,333
5040 Total INTEREST	10,308	16,273	2,507	9,437	9,437	9,279	9,426	8,471	8,505	8,448	8,499	8,430	109,019

	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
5050 REPAIRS & MAINTENANCE													
5051 Lawn Care	0	1,400	0	0	0	0	0	0	0	685	-685	0	1,400
5052 Snow Removal	0	0	450	225	900	1,613	0	28	0	0	0	56	3,271
5053 R&M - Park	2,347	5,412	1,987	1,709	0	700	493	5,544	3,501	1,312	2,590	3,052	28,645
5055 R&M - Vehicle	50	156	334	0	0	240	3	0	0	87	0	0	870
5057 R&M - Home Rem	0	0	0	0	0	0	0	0	100	0	0	0	100
5058 R&M - Home Set-l	88,452	4,050	-97,035	199	364	2,008	2,008	450	0	0	0	0	496
5050 Other REPAIRS &	0	0	0	-23	0	0	0	0	0	0	0	0	496
5050 Total REPAIRS &	90,849	11,018	-94,263	2,110	1,264	4,560	2,503	6,022	3,601	2,084	1,905	3,107	34,758
5060 TAXES													
5061 Real Estate Taxes	1,800	1,800	-9,754	866	866	866	866	866	866	2,021	2,021	2,021	5,108
5062 Personal Property	-20	-20	-20	-20	-20	-20	-20	-40	-40	-60	-80	-40	-400
5063 School Taxes	0	609	195	192	0	195	0	393	396	79	201	204	2,464
5060 Total TAXES	1,780	2,389	-9,579	1,038	846	1,041	846	1,219	1,222	2,040	2,142	2,185	7,171
5070 UTILITIES													
5071 Electric	586	516	642	260	1,003	2,045	937	830	711	619	773	389	9,311
5072 Gas And Propane	67	117	377	564	880	725	634	366	287	165	133	817	5,133
5073 Water And Sewer	3,028	2,564	3,161	3,711	4,722	6,058	6,236	6,024	6,912	4,273	2,762	3,389	52,840
5070 Total UTILITIES	3,681	3,197	4,180	4,536	6,605	8,828	7,807	7,220	7,911	5,057	3,668	4,595	67,284
5080 Wages, Salary													
5065 Payroll Taxes	253	229	268	507	437	182	283	488	384	544	616	531	4,721
5082 Workmans Comp i	26	26	42	44	35	21	46	65	43	71	120	104	642
5080 Other Wages, Sala	2,398	2,246	2,668	2,684	2,335	978	2,052	2,643	2,072	3,332	3,493	2,968	29,867
5080 Total Wages, Sala	2,677	2,501	2,977	3,235	2,806	1,180	2,381	3,196	2,499	3,947	4,229	3,602	35,229
5200 Depreciation Expense	0	0	254,678	0	0	0	0	0	0	0	0	0	254,678
5300 Amortization Expense	0	0	14,515	0	0	0	0	0	0	0	0	0	14,515
54000 Other Expenses													
5000 Advertising	49	28	28	28	26	25	24	120	25	25	27	27	432
5405 Telephone	74	626	354	72	341	379	619	351	129	287	269	268	3,771
5410 Office Expenses	1,154	1,476	1,023	900	347	753	457	717	336	865	500	530	9,060
5411 Cable TV	42	85	85	43	43	43	43	43	43	43	43	43	603
5415 Outside Service	150	150	150	150	150	150	150	150	150	150	150	150	1,800
5425 Scavenger	731	761	691	702	794	99	801	1,720	882	702	810	629	9,321
5430 Licenses & Fees	1,016	128	36	404	327	15	26	-59	117	48	241	22	2,318
5440 Gifts & Donations	0	0	228	0	0	0	0	0	0	0	0	0	228
5495 Bank Charges	238	110	420	104	417	206	97	97	301	97	115	100	2,300
5435 Dues & Subscripti	0	0	0	120	0	0	0	320	0	0	0	0	440
5499 Miscellaneous Oth	0	0	0	0	0	0	38	77	83	0	0	0	199
54000 Total Other Expe	3,455	3,364	3,015	2,523	2,445	1,670	2,257	3,535	2,067	2,217	2,154	1,769	30,471
TOTAL EXPENSE	116,507	41,853	182,718	26,428	27,145	32,409	29,842	34,876	27,940	27,757	26,686	27,977	602,137
NOI	-90,338	-14,322	-152,546	2,338	-32	11,192	-4,414	-6,662	-2,970	4,958	4,761	1,167	-246,868

	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
N/O INCOME													
6000 Proceeds From Home	0	3,000	300	0	0	37,900	41,900	500	2,000	2,800	110,825	1,800	201,025
TOTAL N/O INCOME	0	3,000	300	0	0	37,900	41,900	500	2,000	2,800	110,825	1,800	201,025
N/O EXPENSE													
6500 Other Expenses	63	99	66	230	65	119	-9,229	63	1,064	64	65	361	-6,970
TOTAL N/O EXPENSE	63	99	66	230	65	119	-9,229	63	1,064	64	65	361	-6,970
NET INCOME	-90,401	-11,421	-152,312	2,109	-97	48,973	46,716	-6,225	-2,034	7,694	115,520	2,606	-38,873
NET INCOME SUMMARY													
Income	26,169	27,531	30,172	28,767	27,113	43,601	25,428	28,214	24,970	32,716	31,446	29,144	355,270
Expense	-116,507	-41,853	-182,718	-26,428	-27,145	-32,409	-29,842	-34,876	-27,940	-27,757	-26,686	-27,977	-602,137
Net Operating Income	-90,338	-14,322	-152,546	2,338	-32	11,192	-4,414	-6,662	-2,970	4,958	4,761	1,167	-246,868
Non Operating Income	0	3,000	300	0	0	37,900	41,900	500	2,000	2,800	110,825	1,800	201,025
Non Operating Expense	-63	-99	-66	-230	-65	-119	9,229	-63	-1,064	-64	-65	-361	6,970
NET INCOME	-90,401	-11,421	-152,312	2,109	-97	48,973	46,716	-6,225	-2,034	7,694	115,520	2,606	-38,873

