

Profit & Loss 12 Month Recap

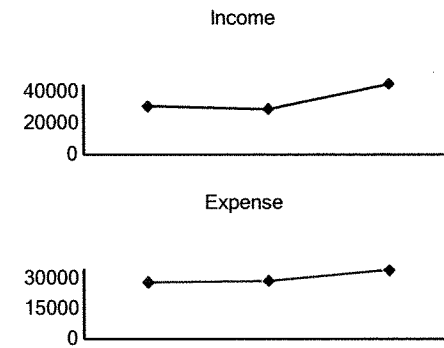
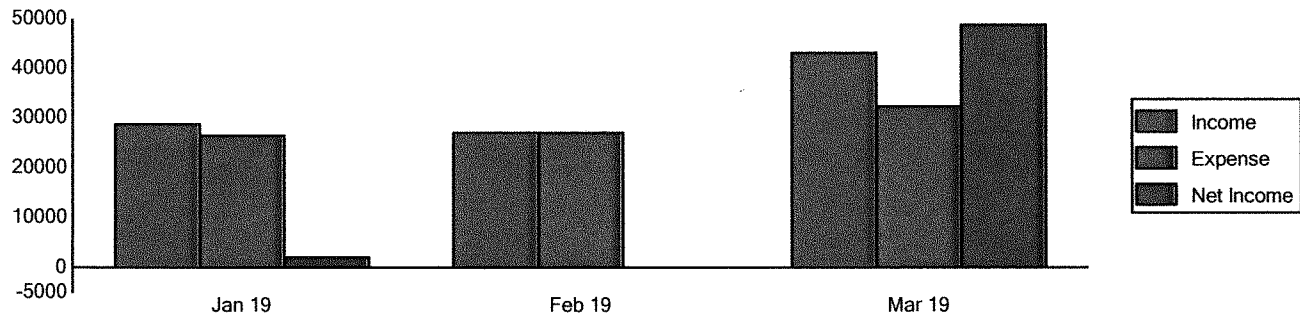
Property: Oak Forest Home Park

Monthly recap 01/01/19 - 03/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	TOTAL
INCOME				
4000 RENTAL INCOME				
4001 Lot Rent	23,776	22,908	30,258	76,942
4003 Late Fees	152	225	45	422
4004 Application Fees	0	50	25	75
4006 Pet Fees	200	230	230	660
4009 Water & Sewer Reimbursements	3,614	4,372	11,774	19,760
4017 Payment Arrangement	310	310	313	933
4000 Total RENTAL INCOME	28,052	28,095	42,645	98,792
4015 Income				
4016 Unallocated Pre-Pay	627	-1,070	443	0
4015 Other Income	88	88	87	263
4015 Total Income	715	-982	530	263
4020 Miscellaneous Income	0	0	25	25
TOTAL INCOME	28,767	27,113	43,201	99,080
EXPENSE				
5010 AUTO				
5011 Fuel	351	232	707	1,290
5010 Total AUTO	351	232	707	1,290
5020 INSURANCE				
5021 Park Insurance	1,672	1,672	1,672	5,015
5022 Mobile Home Insurance	-20	-20	-20	-60
5020 Total INSURANCE	1,652	1,652	1,652	4,955
5030 LEGAL, PROFESSIONAL FEES				
5031 Legal - Evictions	157	0	471	628
5033 Legal - Other	0	0	426	426
5034 Accounting Fees	528	1,421	545	2,494
5038 Other Professional Fees	862	436	1,500	2,798
5030 Other LEGAL, PROFESSIONAL FEE	0	0	550	550
5030 Total LEGAL, PROFESSIONAL FEE	1,547	1,857	3,492	6,896
5040 INTEREST				
5041 Mortgage Interest	6,875	6,875	6,875	20,625
5042 Floor Plan LOC Interest	1,584	1,584	1,431	4,598
5043 Vehicle Interest	62	61	57	180
5044 Other Interest	917	917	917	2,750
5040 Total INTEREST	9,437	9,437	9,279	28,153

	JAN 19	FEB 19	MAR 19	TOTAL
5050 REPAIRS & MAINTENANCE				
5052 Snow Removal	225	900	1,613	2,738
5053 R&M - Park	1,709	0	700	2,408
5055 R&M - Vehicle	0	0	240	240
5058 R&M - Home Set-Up Exp	199	364	2,008	2,571
5050 Other REPAIRS & MAINTENANCE	-23	0	0	-23
5050 Total REPAIRS & MAINTENANCE	2,110	1,264	4,560	7,933
5060 TAXES				
5061 Real Estate Taxes	866	866	866	2,599
5062 Personal Property Taxes	-20	-20	-20	-60
5063 School Taxes	192	0	195	387
5060 Total TAXES	1,038	846	1,041	2,926
5070 UTILITIES				
5071 Electric	260	1,003	2,045	3,308
5072 Gas And Propane	564	880	725	2,170
5073 Water And Sewer Utility	3,711	4,722	6,058	14,490
5070 Total UTILITIES	4,536	6,605	8,828	19,969
5080 Wages, Salary				
5065 Payroll Taxes	507	437	182	1,126
5082 Workmans Comp Insurance Exp	44	35	21	99
5080 Other Wages, Salary	2,684	2,335	978	5,998
5080 Total Wages, Salary	3,235	2,806	1,180	7,221
54000 Other Expenses				
5000 Advertising	28	26	25	79
5405 Telephone	72	341	379	792
5410 Office Expenses	900	347	753	2,000
5411 Cable TV	43	43	43	130
5415 Outside Service	150	150	150	450
5425 Scavenger	702	794	99	1,594
5430 Licenses & Fees	404	327	15	745
5495 Bank Charges	104	417	206	726
5435 Dues & Subscriptions	120	0	0	120
54000 Total Other Expenses	2,523	2,445	1,670	6,638
TOTAL EXPENSE	26,428	27,145	32,409	85,982
NOI	2,338	-32	10,792	13,098
N/O INCOME				
6000 Proceeds From Home Sales	0	0	38,300	38,300
TOTAL N/O INCOME	0	0	38,300	38,300
N/O EXPENSE				
6500 Other Expenses	230	65	119	414

	JAN 19	FEB 19	MAR 19	TOTAL
TOTAL N/O EXPENSE	230	65	119	414
NET INCOME	2,109	-97	48,973	50,984
NET INCOME SUMMARY				
Income	28,767	27,113	43,201	99,080
Expense	-26,428	-27,145	-32,409	-85,982
Net Operating Income	2,338	-32	10,792	13,098
Non Operating Income	0	0	38,300	38,300
Non Operating Expense	-230	-65	-119	-414
NET INCOME	2,109	-97	48,973	50,984



Profit & Loss 12 Month Recap

Property: Oak Forest Home Park

Monthly recap 04/01/18 - 03/31/19 (cash basis)

	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	TOTAL
INCOME													
4000 RENTAL INCOME													
4001 Lot Rent	28,183	22,959	21,265	26,107	23,993	25,261	23,384	22,177	26,279	23,776	22,908	30,258	296,549
4003 Late Fees	50	0	150	300	300	250	75	200	275	152	225	45	2,022
4004 Application Fees	5	90	20	25	75	25	0	25	100	0	50	25	440
4006 Pet Fees	369	289	262	330	274	296	260	280	280	200	230	230	3,300
4009 Water & Sewer Re	3,095	2,872	3,078	3,391	3,546	3,049	3,866	3,661	-2,252	3,614	4,372	11,774	44,066
4017 Payment Arranger	330	305	310	360	325	340	331	314	4,241	310	310	313	7,789
4000 Total RENTAL INC	32,032	26,515	25,085	30,513	28,513	29,221	27,916	26,657	28,922	28,052	28,095	42,645	354,166
4015 Income													
4016 Unallocated Pre-P:	-402	1,111	-709	-1,343	8,964	-7,731	-1,836	786	1,161	627	-1,070	443	0
4015 Other Income	92	117	158	0	181	90	89	89	88	88	88	87	1,167
4015 Total Income	-310	1,228	-552	-1,343	9,145	-7,642	-1,747	874	1,249	715	-982	530	1,167
4020 Miscellaneous Incom	0	0	0	0	0	361	0	0	0	0	0	25	386
TOTAL INCOME	31,722	27,743	24,533	29,170	37,658	21,940	26,169	27,531	30,172	28,767	27,113	43,201	355,718
EXPENSE													
5010 AUTO													
5011 Fuel	455	634	265	1,152	556	612	392	89	462	351	232	707	5,905
5010 Total AUTO	455	634	265	1,152	556	612	392	89	462	351	232	707	5,905
5020 INSURANCE													
5021 Park Insurance	586	586	586	1,498	1,498	912	1,231	1,672	1,672	1,672	1,672	1,672	15,256
5022 Mobile Home Insur	-20	-20	-20	-20	-40	-20	-20	-20	-20	-20	-20	-20	-260
5020 Total INSURANCE	566	566	566	1,478	1,458	892	1,211	1,652	1,652	1,652	1,652	1,652	14,996
5030 LEGAL, PROFESSIC													
5031 Legal - Evictions	0	388	253	46	0	157	-157	0	345	157	0	471	1,658
5033 Legal - Other	0	525	0	0	0	75	0	0	0	0	0	426	1,026
5034 Accounting Fees	496	496	496	2,396	496	2,988	496	496	528	528	1,421	545	11,382
5038 Other Professional	1,511	1,270	1,680	1,392	1,303	1,309	1,814	876	1,702	862	436	1,500	15,656
5030 Other LEGAL, PRC	0	0	0	0	0	0	0	0	0	0	0	550	550
5030 Total LEGAL, PRC	2,007	2,678	2,429	3,834	1,799	4,530	2,153	1,371	2,575	1,547	1,857	3,492	30,272
5040 INTEREST													
5041 Mortgage Interest	13,750	0	6,875	6,875	13,750	756	6,875	13,750	0	6,875	6,875	6,875	83,256
5042 Floor Plan LOC Int	0	0	0	0	1,584	0	1,533	1,533	1,533	1,584	1,584	1,431	10,780
5043 Vehicle Interest	0	170	93	77	69	86	67	73	58	62	61	57	873
5044 Other Interest	917	917	917	917	0	917	1,833	917	917	917	917	917	11,000
5040 Total INTEREST	14,667	1,087	7,885	7,868	15,403	1,758	10,308	16,273	2,507	9,437	9,437	9,279	105,909

	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	TOTAL
5050 REPAIRS & MAINT													
5051 Lawn Care	0	0	700	0	0	0	0	1,400	0	0	0	0	2,100
5052 Snow Removal	0	0	0	0	0	0	0	0	450	225	900	1,613	3,188
5053 R&M - Park	3,643	5,617	-10,333	5,401	2,897	1,875	2,347	5,412	1,987	1,709	0	700	21,253
5055 R&M - Vehicle	0	0	2	0	225	0	50	156	334	0	0	240	1,007
5056 R&M - Private Wat	0	561	0	0	0	0	0	0	0	0	0	0	561
5057 R&M - Home Rem	3,381	199	2,607	238	0	0	0	0	0	0	0	0	6,425
5058 R&M - Home Set-l	0	3,450	0	0	1,083	0	88,452	4,050	-97,035	199	364	2,008	2,571
5050 Other REPAIRS &	0	0	0	0	0	0	0	0	0	-23	0	0	-23
5050 Total REPAIRS &	7,024	9,827	-7,024	5,638	4,204	1,875	90,849	11,018	-94,263	2,110	1,264	4,560	37,081
5060 TAXES													
5061 Real Estate Taxes	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	-9,754	866	866	866	7,245
5062 Personal Property	-119	-20	-20	-20	-40	-20	-20	-20	-20	-20	-20	-20	-359
5063 School Taxes	0	0	0	0	795	0	0	609	195	192	0	195	1,986
5060 Total TAXES	1,681	1,780	1,780	1,780	2,555	1,780	1,780	2,389	-9,579	1,038	846	1,041	8,872
5070 UTILITIES													
5071 Electric	318	823	126	378	324	208	586	516	642	260	1,003	2,045	7,230
5072 Gas And Propane	318	200	138	102	102	108	67	117	377	564	880	725	3,699
5073 Water And Sewer	2,891	3,623	3,703	3,194	3,369	5,131	3,028	2,564	3,161	3,711	4,722	6,058	45,156
5070 Total UTILITIES	3,527	4,647	3,967	3,674	3,796	5,448	3,681	3,197	4,180	4,536	6,605	8,828	56,086
5080 Wages, Salary													
5065 Payroll Taxes	273	313	314	140	378	198	253	229	268	507	437	182	3,490
5082 Workmans Comp l	44	51	62	12	71	18	26	26	42	44	35	21	452
5080 Other Wages, Sal	2,652	3,032	3,003	1,321	3,631	1,875	2,398	2,246	2,668	2,684	2,335	978	28,822
5080 Total Wages, Sala	2,969	3,395	3,379	1,473	4,080	2,091	2,677	2,501	2,977	3,235	2,806	1,180	32,764
54000 Other Expenses													
5000 Advertising	28	28	29	31	39	30	49	28	28	28	26	25	369
5405 Telephone	527	86	841	318	353	322	74	626	354	72	341	379	4,294
5410 Office Expenses	1,175	778	267	538	907	460	1,154	1,476	1,023	900	347	753	9,779
5411 Cable TV	0	0	45	42	42	42	42	85	85	43	43	43	515
5415 Outside Service	150	150	150	150	150	150	150	150	150	150	150	150	1,800
5425 Scavenger	674	674	674	691	691	691	731	761	691	702	794	99	7,873
5430 Licenses & Fees	15	0	127	56	30	1,536	1,016	128	36	404	327	15	3,689
5440 Gifts & Donations	0	0	0	0	0	0	0	0	228	0	0	0	228
5495 Bank Charges	97	93	90	97	96	101	238	110	420	104	417	206	2,070
5435 Dues & Subscripti	0	320	0	0	0	0	0	0	0	120	0	0	440
5499 Miscellaneous Oth	1,548	1,150	2,300	0	0	0	0	0	0	0	0	0	4,998
54000 Total Other Expe	4,215	3,279	4,524	1,923	2,310	3,333	3,455	3,364	3,015	2,523	2,445	1,670	36,056
TOTAL EXPENSE	37,111	27,893	17,769	28,822	36,160	22,319	116,507	41,853	-86,475	26,428	27,145	32,409	327,941
NOI	-5,389	-151	6,764	348	1,498	-378	-90,338	-14,322	116,647	2,338	-32	10,792	27,777

N/O INCOME

	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	TOTAL
6000 Proceeds From Home	0	300	0	0	0	1,500	0	3,000	300	0	0	38,300	43,400
TOTAL N/O INCOME	0	300	0	0	0	1,500	0	3,000	300	0	0	38,300	43,400
N/O EXPENSE													
6500 Other Expenses	231	364	195	99	62	108	63	99	66	230	65	119	1,701
TOTAL N/O EXPENSE	231	364	195	99	62	108	63	99	66	230	65	119	1,701
NET INCOME	-5,619	-215	6,569	249	1,436	1,013	-90,401	-11,421	116,881	2,109	-97	48,973	69,477
NET INCOME SUMMARY													
Income	31,722	27,743	24,533	29,170	37,658	21,940	26,169	27,531	30,172	28,767	27,113	43,201	355,718
Expense	-37,111	-27,893	-17,769	-28,822	-36,160	-22,319	-116,507	-41,853	86,475	-26,428	-27,145	-32,409	-327,941
Net Operating Income	-5,389	-151	6,764	348	1,498	-378	-90,338	-14,322	116,647	2,338	-32	10,792	27,777
Non Operating Income	0	300	0	0	0	1,500	0	3,000	300	0	0	38,300	43,400
Non Operating Expense	-231	-364	-195	-99	-62	-108	-63	-99	-66	-230	-65	-119	-1,701
NET INCOME	-5,619	-215	6,569	249	1,436	1,013	-90,401	-11,421	116,881	2,109	-97	48,973	69,477

