

Profit & Loss

Property: Hardway Mobile Home Park
01/01/20 - 12/31/20 (cash basis)

	<u>Amount</u>
INCOME	
41000 Rental Income (non-posting)	
41010 Rental Income	
45010 Interest Income	208.60
41010 Other Rental Income	100,134.91
41010 Total Rental Income	<u>100,343.51</u>
41020 Lot Rent	93,732.91
41030 Pet Fees	2,669.00
41100 Late Fees	1,514.00
41000 Total Rental Income (non-posting)	<u>198,259.42</u>
41300 Concession Credits (non-posting)	
41340 Credit for Work or Services Performed	-250.00
41300 Total Concession Credits (non-posting)	<u>-250.00</u>
44000 Utility Income (non-posting)	
44020 Water & Sewer	37,022.00
44000 Total Utility Income (non-posting)	<u>37,022.00</u>
45000 Loans Income (non-posting)	
45020 Home Sales	100.09
45000 Total Loans Income (non-posting)	<u>100.09</u>
47000 Unallocated Prepays	3,913.00
49990 Misc Income	1,000.00
TOTAL INCOME	<u>240,044.51</u>
EXPENSE	
63000 Insurance Expense (non-posting)	
63053 Liability Insurance Expense	3,584.09
63054 Purchase Taxes & Insurance	-1,330.00
63000 Total Insurance Expense (non-posting)	<u>2,254.09</u>
61000 Repairs & Maintenance Expense (non-posting)	
61045 Landscaping	2,947.00
61040 Pest Control	549.00
61015 General Maintenance	4,106.68
61200 Supplies Expense	2,155.74
61090 HVAC Repair or Install	791.25
61060 Plumbing Repair or Install	2,626.25
61000 Total Repairs & Maintenance Expense (non-postir)	<u>13,175.92</u>
68000 Taxes & Permits Expense (non-posting)	
68301 Property Taxes	6,338.81
68302 State Taxes	200.00
68000 Total Taxes & Permits Expense (non-posting)	<u>6,538.81</u>
64000 Utilities Expense (non-posting)	
64020 Water & Sewer	63,051.49
64040 Electric	1,775.16
64050 Trash	5,958.66
65020 Internet Services	887.84
64000 Total Utilities Expense (non-posting)	<u>71,673.15</u>
68005 Local Taxes	55.05
66702 Legal Fees	227.50
60101 Management Fees Expense	17,408.06
TOTAL EXPENSE	<u>111,332.58</u>

NOI	<u>128,711.93</u>
NON OPERATING EXPENSE	
61001 Home Repair/Remodel	1,811.06
61046 Tree Removal	1,800.00
61301 Equipment Rental	200.00
61105 Labor	9,989.02
66011 Loan Origination Fees	817.01
66000 General Expenses	
66502 Travel Expense (non-posting)	
66523 Automobile, Travel	411.06
66502 Total Travel Expense (non-posting)	<u>411.06</u>
66701 Professional Fees	375.00
66010 Bank Fees	50.72
66590 Misc Rental Expense	<u>2,800.00</u>
66000 Total General Expenses	3,636.78
69000 Mortgage Expense	
69100 Mortgage Interest Expense	<u>11,953.06</u>
69000 Total Mortgage Expense	<u>11,953.06</u>
TOTAL NON OPERATING EXPENSE	<u>30,206.93</u>
NET INCOME	<u>98,505.00</u>

NET INCOME SUMMARY

Income	240,044.51
Expense	<u>-111,332.58</u>
Net Operating Income	128,711.93
Non Operating Expense	<u>-30,206.93</u>
NET INCOME	<u>98,505.00</u>