Profit & Loss

Properties: Acres Estate Homes,Acres Estate MHC LLC

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	160,376.97
4105 Shed/Garage	1,320.00
4108 Application Fees	600.00
4109 NSF Fees	25.00
4110 Late Fees	2,070.00
4112F MH Rent - Acres Estates	42,381.69
4100 Total Rental Income	206,773.66
4300 Maintenance Income	
4304 Damages	450.90
4300 Total Maintenance Income	450.90
4400 Utility Income	
4401 Gas & Propane	61.57
4402 Water & Sewer	34,473.73
4403 Electric	45,584.13
4400 Total Utility Income	80,119.43
4700 Prepaid Rent	1,712.13
4900 Other Property Income	
4999 Misc Income	10.86
4900 Total Other Property Income	10.86
TOTAL INCOME	289,066.98
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	4,000.00
5003 Onsite Property Management	8,775.00
5040 Commissions & Bonus	3,484.43
5000 Total Management Fees Expense	16,259.43
5030 Maintenance Expense	
5031 Pest Control	785.00
5033 Landscaping	8,468.24
5035 Tree Trimming	18,775.00
5036 Excavating	1,000.00
5030 Total Maintenance Expense	29,028.24
5060 Other Professional Fees	
5061 Accounting	1,000.00
5062 Legal Fees	4,840.42
5067 Real Estate Marketing Research	1,000.00
5060 Total Other Professional Fees	6,840.42
5100 Repairs & Maintenance Expense	
5102 Windows	660.97
5104 Maintenance	3,247.44
5108 Plumbing	3,237.52
5144 HVAC (Heat Ventilation A/C)	2,319.03
5146 Signage Repairs & Replacement	979.28
5150 Locksmith	333.18
5199 Tentant Miscellaneous Reimbursments	3,424.67
5100 Other Repairs & Maintenance Expense	355.00
5100 Total Repairs & Maintenance Expense	14,557.09
5400 Utilities Expense	
5401 Gas & Propane	2,554.69

5402 Water & Sewer	40,814.06
5404 Electric	36,109.89
5405 Trash	3,004.10
5400 Total Utilities Expense	82,482.74
5600 Office / Administrative Expense	
5601 Supplies	3,276.22
5602 Internet Services	93.50
5603 Telephone Services	46.75
5604 Software	75.00
5605 Postage	257.02
5650 Bank Fees	156.00
5600 Total Office / Administrative Expense	3,904.49
6000 Other Expenses	
6002 License & Fees	610.50
6004 Title Transfer Fees	192.00
6005 LLC/Annual Reporting/ Registered Agent Fees	393.00
6000 Total Other Expenses	1,195.50
TOTAL EXPENSE	154,267.91
NOI	134,799.07
NON OPERATING EXPENSE	
6200 MH Rentals Expense	
6204 MH Rentals Minor Misc. Interior / Exterior Repair	1,350.06
6208 MH Rentals Plumbing	518.76
6209 MH Rentals Carpet Cleaning	560.00
6200 Total MH Rentals Expense	2,428.82
7000 MH Rentals Remodel	
7001 MH Rentals Roof Repairs	1,840.00
7111 MH Rentals Remodel Exterior Skirting	980.00
7112 MH Rentals Remodel Interior	3,453.18
7113 MH Rentals Remodel Labor	3,178.17
7114 MH Rentals Remodel Appliances	1,148.65
7116 MH Rentals Remodel Supplies	1,324.87
7117 MH Rentals Remodel Electrical	502.27
7119 MH Rentals Remodel Materials	228.18
7120 MH Rentals Remodel Demolition	1,920.00
7121 MH Rentals Remodel Rehab	6,756.57
7122 MH Rentals Remodel Carpet	1,520.20
7000 Total MH Rentals Remodel	22,852.09
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	34,012.69
8000 Total DEBT SERVICE	34,012.69
TOTAL NON OPERATING EXPENSE	59,293.60
NET INCOME	75,505.47

NET INCOME SUMMARY

Income	289,066.98
Expense	-154,267.91
Net Operating Income	134,799.07
Non Operating Expense	-59,293.60
NET INCOME	75,505.47

Profit & Loss

Property: HILLSBOROUGH ESTATES

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	200,789.08
4108 Application Fees	800.00
4110 Late Fees	2,186.00
4100 Total Rental Income	203,775.08
4700 Prepaid Rent	805.92
4900 Other Property Income	
4999 Misc Income	130.00
4900 Total Other Property Income	130.00
TOTAL INCOME	204,711.00
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	3,390.00
5003 Onsite Property Management	12,960.00
5040 Commissions & Bonus	1,695.90
5000 Total Management Fees Expense	18,045.90
5010 Advertising	
5012 Newspaper Advertising	720.25
5010 Total Advertising	720.25
5020 Travel & Entertainment Expense	
5022 Travel	273.35
5020 Other Travel & Entertainment Expense	-160.30
5020 Total Travel & Entertainment Expense	113.05
5030 Maintenance Expense	
5033 Landscaping	5,854.40
5035 Tree Trimming	2,000.00
5030 Total Maintenance Expense	7,854.40
5060 Other Professional Fees	
5061 Accounting	1,100.00
5060 Total Other Professional Fees	1,100.00
5100 Repairs & Maintenance Expense	
5108 Plumbing	3,010.19
5145 Road Repairs & Maintenance	1,500.00
5146 Signage Repairs & Replacement	579.94
5100 Total Repairs & Maintenance Expense	5,090.13
5200 Insurance Expense	
5253 Property & Liability Insurance	2,528.00
5200 Total Insurance Expense	2,528.00
5300 Taxes Expense	
5301 Property Taxes	28,553.99
5302 State Taxes	3,440.00
5300 Total Taxes Expense	31,993.99
5400 Utilities Expense	
5404 Electric	2,661.00
5405 Trash	10,521.16
5400 Total Utilities Expense	13,182.16
5600 Office / Administrative Expense	
5601 Supplies	133.95
5602 Internet Services	276.48

5605 Postage	89.93
5608 Paylease Transaction Fee	75.00
5650 Bank Fees	287.01
5614 Late Fees	124.69
5600 Total Office / Administrative Expense	987.06
6000 Other Expenses	
6002 License & Fees	330.00
6005 LLC/Annual Reporting/ Registered Agent Fees	202.00
6000 Total Other Expenses	532.00
TOTAL EXPENSE	82,146.94
NOI	122,564.06
NON OPERATING EXPENSE	
7000 MH Rentals Remodel	
7116 MH Rentals Remodel Supplies	726.11
7000 Total MH Rentals Remodel	726.11
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	29,441.03
8000 Total DEBT SERVICE	29,441.03
TOTAL NON OPERATING EXPENSE	30,167.14
NET INCOME	92,396.92

NET INCOME SUMMARY

Income	204,711.00
Expense	-82,146.94
Net Operating Income	122,564.06
Non Operating Expense	-30,167.14
NET INCOME	92,396.92

Profit & Loss

Properties: Kimbal Estates Homes,Kimball Estates

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	111,758.01
4105 Shed/Garage	1,530.00
4108 Application Fees	520.00
4109 NSF Fees	25.00
4110 Late Fees	4,024.88
4112H MH Rent - Kimball Estates	2,380.00
4100 Total Rental Income	120,237.89
4400 Utility Income	
4402 Water & Sewer	15,310.13
4400 Total Utility Income	15,310.13
4700 Prepaid Rent	713.05
4900 Other Property Income	
4999 Misc Income	6.39
4900 Total Other Property Income	6.39
4998 SLCF Fee Reimbursement	3,382.43
TOTAL INCOME	139,649.89
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	2,550.00
5003 Onsite Property Management	4,830.00
5040 Commissions & Bonus	1,484.43
5000 Total Management Fees Expense	8,864.43
5030 Maintenance Expense	
5033 Landscaping	1,525.00
5034 Snow Plowing	2,000.00
5030 Total Maintenance Expense	3,525.00
5060 Other Professional Fees	
5061 Accounting	1,100.00
5062 Legal Fees	1,306.87
5063 Professional Services	432.15
5060 Total Other Professional Fees	2,839.02
5100 Repairs & Maintenance Expense	
5104 Maintenance	5,220.00
5108 Plumbing	3,624.80
5111 Water Meter Replacement	1,978.69
5199 Tentant Miscellaneous Reimbursments	-21.52
5100 Total Repairs & Maintenance Expense	10,801.97
5200 Insurance Expense	
5254 Fire Insurance	500.00
5200 Total Insurance Expense	500.00
5300 Taxes Expense	
5301 Property Taxes	28,780.22
5307 Trailer Taxes	258.00
5300 Total Taxes Expense	29,038.22
5400 Utilities Expense	
5404 Electric	602.35
5405 Trash	6,280.21
5406 Water	9,893.19
5407 Sewer	6,074.88

5400 Total Utilities Expense	22,850.63
5500 Tenant Reimbursable Administrative Expenses	
5505 SLC & Administrative Reimbursable Expenses	-29.85
5500 Total Tenant Reimbursable Administrative Expense	-29.85
5600 Office / Administrative Expense	
5601 Supplies	1,904.62
5602 Internet Services	90.00
5603 Telephone Services	363.56
5604 Software	130.68
5605 Postage	86.46
5650 Bank Fees	27.00
5600 Total Office / Administrative Expense	2,602.32
6000 Other Expenses	
6002 License & Fees	623.62
6000 Total Other Expenses	623.62
TOTAL EXPENSE	81,615.36
NOI	58,034.53
NON OPERATING EXPENSE	
6200 MH Rentals Expense	
6205 MH Rentals Personal Prop Taxes	3,877.14
6200 Total MH Rentals Expense	3,877.14
7000 MH Rentals Remodel	
7113 MH Rentals Remodel Labor	280.00
7116 MH Rentals Remodel Supplies	391.56
7120 MH Rentals Remodel Demolition	1,400.00
7000 Total MH Rentals Remodel	2,071.56
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	21,949.43
8000 Total DEBT SERVICE	21,949.43
TOTAL NON OPERATING EXPENSE	27,898.13
NET INCOME	30,136.40

NET INCOME SUMMARY

Income	139,649.89
Expense	-81,615.36
Net Operating Income	58,034.53
Non Operating Expense	-27,898.13
NET INCOME	30,136.40

Profit & Loss

Properties: Lamplighter / River Oaks Homes,Lamplighter / River Oaks Mobile Home Parks

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	1,222,650.51
4103 Pet Fees	4,027.18
4105 Shed/Garage	2,680.00
4108 Application Fees	3,760.00
4109 NSF Fees	455.00
4110 Late Fees	31,683.55
4112C MH Rent - Lamplighter	164,543.36
4100 Total Rental Income	1,429,799.60
4130 Concession Credits	
4131 Move in Specials	-1,980.00
4130 Total Concession Credits	-1,980.00
4300 Maintenance Income	
4302 Cleaning	150.00
4304 Damages	625.00
4300 Total Maintenance Income	775.00
4400 Utility Income	
4404 Garbage	1,002.50
4400 Total Utility Income	1,002.50
4500 Home Sale Income	
4502 Home Sale Principal	14,673.49
4500 Total Home Sale Income	14,673.49
4700 Prepaid Rent	22,586.89
4900 Other Property Income	
4902 Landscaping (Income)	2,291.00
4999 Misc Income	3,946.18
4900 Total Other Property Income	6,237.18
TOTAL INCOME	1,473,094.66
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	9,000.00
5003 Onsite Property Management	46,238.60
5040 Commissions & Bonus	7,912.70
5000 Total Management Fees Expense	63,151.30
5010 Advertising	
5015 Other Advertising	2,699.47
5010 Total Advertising	2,699.47
5020 Travel & Entertainment Expense	
5021 Meals	229.84
5020 Total Travel & Entertainment Expense	229.84
5030 Maintenance Expense	
5031 Pest Control	320.00
5033 Landscaping	11,456.41
5035 Tree Trimming	1,850.00
5030 Total Maintenance Expense	13,626.41
5060 Other Professional Fees	
5062 Legal Fees	9,918.54
5063 Professional Services	185.87
5067 Real Estate Marketing Research	1,000.00

5060 Total Other Professional Fees	11,104.41
5100 Repairs & Maintenance Expense	
5101 Equipment Rental	432.92
5104 Maintenance	4,406.87
5108 Plumbing	400.00
5148 Pool Repair & Supplies	9,362.35
5199 Tentant Miscellaneous Reimbursments	-1,062.00
5100 Total Repairs & Maintenance Expense	13,540.14
5200 Insurance Expense	
5201 Employee health Insurance	6,567.30
5251 Car Insurance Expense	1,681.00
5200 Total Insurance Expense	8,248.30
5300 Taxes Expense	
5301 Property Taxes	40,206.46
5302 State Taxes	450.00
5305 Mobile Home Taxes	3,819.00
5300 Total Taxes Expense	44,475.46
5400 Utilities Expense	
5401 Gas & Propane	1,097.61
5402 Water & Sewer	-1,248.55
5404 Electric	1,007.68
5405 Trash	31,314.41
5400 Total Utilities Expense	32,171.15
5600 Office / Administrative Expense	
5601 Supplies	8,362.12
5602 Internet Services	3,757.53
5603 Telephone Services	188,817.37
5604 Software	75.00
5605 Postage	926.18
5606 Office Rent	131.85
5611 Office Supplies	664.75
5612 Leased Office Equipment	3,670.63
5650 Bank Fees	271.69
5614 Late Fees	623.22
5600 Total Office / Administrative Expense	207,300.34
5700 Operational Expenses	
5701 Wages, Salary	70,509.29
5711 Auto Maintenance & Gas	10,514.42
5700 Total Operational Expenses	81,023.71
6000 Other Expenses	
6002 License & Fees	2,708.43
6005 LLC/Annual Reporting/ Registered Agent Fees	600.00
6000 Total Other Expenses	3,308.43
TOTAL EXPENSE	480,878.96
NOI	992,215.70
NON OPERATING EXPENSE	
6200 MH Rentals Expense	
6202 MH Rentals Electricity	7,687.37
6204 MH Rentals Minor Misc. Interior / Exterior Repair	3,555.00
6205 MH Rentals Personal Prop Taxes	1,763.10
6208 MH Rentals Plumbing	945.00
6209 MH Rentals Carpet Cleaning	450.00
6210 MH Rentals HVAC	11,600.00
6200 Total MH Rentals Expense	26,000.47
7000 MH Rentals Remodel	

7112 MH Rentals Remodel Interior	2,550.83
7114 MH Rentals Remodel Appliances	467.63
7115 MH Rentals Remodel A/C	400.00
7116 MH Rentals Remodel Supplies	16,086.76
7117 MH Rentals Remodel Electrical	123.22
7000 Total MH Rentals Remodel	19,628.44
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	266,876.00
8000 Total DEBT SERVICE	266,876.00
TOTAL NON OPERATING EXPENSE	312,504.91
NET INCOME	679,710.79

NET INCOME SUMMARY

Income	1,473,094.66
Expense	-480,878.96
Net Operating Income	992,215.70
Non Operating Expense	-312,504.91
NET INCOME	679,710.79

Profit & Loss

Property: Marshfield JV LLC

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	331,771.46
4108 Application Fees	440.00
4109 NSF Fees	100.00
4110 Late Fees	850.00
4100 Total Rental Income	333,161.46
4130 Concession Credits	
4131 Move in Specials	-270.00
4130 Total Concession Credits	-270.00
4140 Taxes Income	
4145 MH Vehicle Permit Tax	15,187.35
4140 Total Taxes Income	15,187.35
4400 Utility Income	
4402 Water & Sewer	48,102.43
4400 Total Utility Income	48,102.43
4700 Prepaid Rent	5,018.03
4900 Other Property Income	
4999 Misc Income	679.22
4900 Total Other Property Income	679.22
TOTAL INCOME	401,878.49
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	14,094.00
5003 Onsite Property Management	10,175.00
5040 Commissions & Bonus	1,541.80
5000 Total Management Fees Expense	25,810.80
5010 Advertising	45.00
5030 Maintenance Expense	
5033 Landscaping	30.00
5034 Snow Plowing	1,427.50
5030 Total Maintenance Expense	1,457.50
5060 Other Professional Fees	
5061 Accounting	1,500.00
5063 Professional Services	1,650.00
5060 Total Other Professional Fees	3,150.00
5100 Repairs & Maintenance Expense	
5104 Maintenance	12,282.89
5145 Road Repairs & Maintenance	1,000.00
5100 Total Repairs & Maintenance Expense	13,282.89
5200 Insurance Expense	
5253 Property & Liability Insurance	9,208.00
5200 Total Insurance Expense	9,208.00
5300 Taxes Expense	
5304A MH Vehicle Permit Tax	17,311.95
5300 Total Taxes Expense	17,311.95
5400 Utilities Expense	
5402 Water & Sewer	104,259.68
5405 Trash	505.89
5400 Total Utilities Expense	104,765.57

5600 Office / Administrative Expense	
5601 Supplies	640.52
5602 Internet Services	317.00
5603 Telephone Services	651.20
5605 Postage	60.00
5650 Bank Fees	532.00
5614 Late Fees	520.37
5600 Total Office / Administrative Expense	2,721.09
5700 Operational Expenses	
5711 Auto Maintenance & Gas	293.13
5700 Total Operational Expenses	293.13
6000 Other Expenses	
6002 License & Fees	2,791.41
6000 Total Other Expenses	2,791.41
TOTAL EXPENSE	180,837.34
NOI	221,041.15
NON OPERATING EXPENSE	
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	77,673.26
8000 Total DEBT SERVICE	77,673.26
TOTAL NON OPERATING EXPENSE	77,673.26
NET INCOME	143,367.89

NET INCOME SUMMARY

Income	401,878.49
Expense	-180,837.34
Net Operating Income	221,041.15
Non Operating Expense	-77,673.26
NET INCOME	143,367.89

Profit & Loss

Properties: Moores Hill Homes,Moores Hill Mobile Home Park

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	79,655.37
4105 Shed/Garage	675.00
4109 NSF Fees	50.00
4110 Late Fees	378.00
4112G MH Rent - Moores Hill	5,420.95
4100 Total Rental Income	86,179.32
4400 Utility Income	
4402 Water & Sewer	16,595.14
4400 Total Utility Income	16,595.14
4700 Prepaid Rent	2,757.54
TOTAL INCOME	105,532.00
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	3,806.99
5003 Onsite Property Management	3,382.00
5040 Commissions & Bonus	807.38
5000 Total Management Fees Expense	7,996.37
5030 Maintenance Expense	
5034 Snow Plowing	825.00
5030 Total Maintenance Expense	825.00
5060 Other Professional Fees	
5061 Accounting	1,000.00
5062 Legal Fees	113.00
5063 Professional Services	281.40
5067 Real Estate Marketing Research	1,000.00
5060 Total Other Professional Fees	2,394.40
5100 Repairs & Maintenance Expense	
5104 Maintenance	5,310.00
5108 Plumbing	3,711.85
5110 Water Line Repair	1,790.00
5146 Signage Repairs & Replacement	148.05
5100 Total Repairs & Maintenance Expense	10,959.90
5200 Insurance Expense	
5253 Property & Liability Insurance	1,904.00
5200 Total Insurance Expense	1,904.00
5300 Taxes Expense	
5301 Property Taxes	6,050.00
5302 State Taxes	1,282.00
5300 Total Taxes Expense	7,332.00
5400 Utilities Expense	
5404 Electric	958.82
5405 Trash	2,468.40
5406 Water	10,396.05
5407 Sewer	26,813.76
5400 Total Utilities Expense	40,637.03
5600 Office / Administrative Expense	
5601 Supplies	869.54
5602 Internet Services	225.33
5603 Telephone Services	213.16

5604 Software	29.52
5605 Postage	213.31
5650 Bank Fees	429.75
5614 Late Fees	321.25
5600 Total Office / Administrative Expense	2,301.86
TOTAL EXPENSE	74,350.56
NOI	31,181.44
NON OPERATING EXPENSE	
7000 MH Rentals Remodel	
7117 MH Rentals Remodel Electrical	883.00
7000 Total MH Rentals Remodel	883.00
TOTAL NON OPERATING EXPENSE	883.00
NET INCOME	30,298.44

NET INCOME SUMMARY

Income	105,532.00
Expense	-74,350.56
Net Operating Income	31,181.44
Non Operating Expense	-883.00
NET INCOME	30,298.44

Profit & Loss

Property: NORTH STAR MHP

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	342,277
4108 Application Fees	360
4109 NSF Fees	100
4110 Late Fees	488
4100 Total Rental Income	343,225
4700 Prepaid Rent	2,126
TOTAL INCOME	345,351
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	5,035
5003 Onsite Property Management	20,093
5040 Commissions & Bonus	2,292
5000 Total Management Fees Expense	27,420
5020 Travel & Entertainment Expense	
5022 Travel	744
5024 Lodging	91
5020 Total Travel & Entertainment Expense	835
5030 Maintenance Expense	
5033 Landscaping	2,100
5034 Snow Plowing	4,655
5030 Total Maintenance Expense	6,755
5060 Other Professional Fees	
5062 Legal Fees	1,800
5067 Real Estate Marketing Research	1,000
5060 Total Other Professional Fees	2,800
5100 Repairs & Maintenance Expense	
5108 Plumbing	5,125
5100 Total Repairs & Maintenance Expense	5,125
5200 Insurance Expense	
5253 Property & Liability Insurance	8,137
5200 Total Insurance Expense	8,137
5300 Taxes Expense	
5301 Property Taxes	23,136
5300 Total Taxes Expense	23,136
5400 Utilities Expense	
5499 Water Sewer Trash	67,444
5400 Total Utilities Expense	67,444
5600 Office / Administrative Expense	
5602 Internet Services	336
5603 Telephone Services	2,099
5650 Bank Fees	217
5614 Late Fees	790
5600 Total Office / Administrative Expense	3,443
6000 Other Expenses	
6002 License & Fees	120
6005 LLC/Annual Reporting/ Registered Agent Fees	600
6000 Total Other Expenses	720

TOTAL EXPENSE	145,815
NOI	199,536
NON OPERATING EXPENSE	
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	110,764
8000 Total DEBT SERVICE	110,764
TOTAL NON OPERATING EXPENSE	110,764
NET INCOME	88,773

NET INCOME SUMMARY

Income	345,351
Expense	-145,815
Net Operating Income	199,536
Non Operating Expense	-110,764
NET INCOME	88,773

Profit & Loss

Property: OAK HILL MOBILE HOME PARK

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	185,316.10
4110 Late Fees	2,075.33
4100 Total Rental Income	187,391.43
4400 Utility Income	
4402 Water & Sewer	15,802.40
4403 Electric	-80.00
4400 Total Utility Income	15,722.40
4700 Prepaid Rent	457.71
4900 Other Property Income	
4999 Misc Income	370.43
4900 Total Other Property Income	370.43
TOTAL INCOME	203,941.97
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	5,099.99
5003 Onsite Property Management	11,250.00
5040 Commissions & Bonus	807.38
5000 Total Management Fees Expense	17,157.37
5020 Travel & Entertainment Expense	
5022 Travel	896.48
5020 Total Travel & Entertainment Expense	896.48
5030 Maintenance Expense	
5031 Pest Control	325.00
5033 Landscaping	3,440.00
5030 Total Maintenance Expense	3,765.00
5060 Other Professional Fees	
5062 Legal Fees	8,848.50
5067 Real Estate Marketing Research	1,000.00
5060 Total Other Professional Fees	9,848.50
5100 Repairs & Maintenance Expense	
5104 Maintenance	2,064.00
5108 Plumbing	1,959.00
5100 Total Repairs & Maintenance Expense	4,023.00
5200 Insurance Expense	
5253 Property & Liability Insurance	8,444.58
5200 Total Insurance Expense	8,444.58
5300 Taxes Expense	
5301 Property Taxes	24,691.09
5302 State Taxes	261.50
5309 Corporaton Tax / Fee	395.00
5300 Total Taxes Expense	25,347.59
5400 Utilities Expense	
5402 Water & Sewer	1,399.97
5404 Electric	2,496.72
5405 Trash	11,417.42
5406 Water	10,235.89
5407 Sewer	10,056.57
5499 Water Sewer Trash	7,991.14

5400 Total Utilities Expense	43,597.71
5600 Office / Administrative Expense	
5602 Internet Services	144.00
5650 Bank Fees	80.00
5600 Total Office / Administrative Expense	224.00
6000 Other Expenses	
6002 License & Fees	893.50
6005 LLC/Annual Reporting/ Registered Agent Fees	138.75
6000 Total Other Expenses	1,032.25
TOTAL EXPENSE	114,336.48
NOI	89,605.49
NON OPERATING EXPENSE	
7000 MH Rentals Remodel	
7120 MH Rentals Remodel Demolition	2,400.00
7000 Total MH Rentals Remodel	2,400.00
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	46,908.03
8000 Total DEBT SERVICE	46,908.03
TOTAL NON OPERATING EXPENSE	49,308.03
NET INCOME	40,297.46

NET INCOME SUMMARY

Income	203,941.97
Expense	-114,336.48
Net Operating Income	89,605.49
Non Operating Expense	-49,308.03
NET INCOME	40,297.46

Profit & Loss

Properties: Plattsburgh Homes,Plattsburgh Mobile Home Parks

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	192,245.48
4109 NSF Fees	25.00
4100 Total Rental Income	192,270.48
4140 Taxes Income	
4141 Sales Tax	10,188.54
4140 Total Taxes Income	10,188.54
4700 Prepaid Rent	1,638.25
TOTAL INCOME	204,097.27
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	1,100.00
5003 Onsite Property Management	15,150.00
5040 Commissions & Bonus	161.48
5000 Total Management Fees Expense	16,411.48
5020 Travel & Entertainment Expense	
5022 Travel	682.41
5020 Total Travel & Entertainment Expense	682.41
5030 Maintenance Expense	
5033 Landscaping	6,000.00
5034 Snow Plowing	2,200.00
5035 Tree Trimming	2,000.00
5030 Total Maintenance Expense	10,200.00
5060 Other Professional Fees	
5061 Accounting	1,000.00
5062 Legal Fees	6,060.00
5067 Real Estate Marketing Research	1,000.00
5060 Total Other Professional Fees	8,060.00
5100 Repairs & Maintenance Expense	
5104 Maintenance	2,132.00
5108 Plumbing	5,361.80
5146 Signage Repairs & Replacement	2,864.18
5100 Total Repairs & Maintenance Expense	10,357.98
5300 Taxes Expense	
5301 Property Taxes	67,990.62
5302 State Taxes	25.00
5300 Total Taxes Expense	68,015.62
5400 Utilities Expense	
5402 Water & Sewer	74,605.70
5405 Trash	19,252.15
5400 Total Utilities Expense	93,857.85
5600 Office / Administrative Expense	
5601 Supplies	1,281.02
5602 Internet Services	288.00
5603 Telephone Services	337.37
5604 Software	2,075.00
5605 Postage	35.10
5650 Bank Fees	1,251.34
5614 Late Fees	347.96
5600 Total Office / Administrative Expense	5,615.79

5700 Operational Expenses	
5701 Wages, Salary	6,750.31
5700 Total Operational Expenses	6,750.31
6000 Other Expenses	
6002 License & Fees	7,910.00
6005 LLC/Annual Reporting/ Registered Agent Fees	-200.00
6000 Total Other Expenses	7,710.00
TOTAL EXPENSE	227,661.44
NOI	-23,564.17
NON OPERATING EXPENSE	
7000 MH Rentals Remodel	
7113 MH Rentals Remodel Labor	1,459.50
7116 MH Rentals Remodel Supplies	5,475.78
7117 MH Rentals Remodel Electrical	927.53
7000 Total MH Rentals Remodel	7,862.81
8000 DEBT SERVICE	
8003 Mortgage 1st Interest	86,574.66
8006 MH Mortgage Interest	1,395.47
8000 Total DEBT SERVICE	87,970.13
9000 AMORTIZATION & DEPRECIATION	
9010 Depreciation Expense	393.00
9000 Total AMORTIZATION & DEPRECIATION	393.00
TOTAL NON OPERATING EXPENSE	96,225.94
NET INCOME	-119,790.11

NET INCOME SUMMARY

Income	204,097.27
Expense	-227,661.44
Net Operating Income	-23,564.17
Non Operating Expense	-96,225.94
NET INCOME	-119,790.11

Profit & Loss

Properties: UNIV HOMES,UNIVERSITY MHP

Date Range: 01/01/18 - 09/30/18 (cash basis)

INCOME	
4100 Rental Income	
4101 Lot Rent Income	247,822.53
4108 Application Fees	1,000.00
4109 NSF Fees	212.00
4110 Late Fees	288.54
4112A MH Rent - University	1,068.12
4100 Total Rental Income	250,391.19
4400 Utility Income	
4402 Water & Sewer	46,416.01
4404 Garbage	627.15
4400 Total Utility Income	47,043.16
4500 Home Sale Income	
4501A Promissory Note Interest Income University	316.81
4500 Total Home Sale Income	316.81
TOTAL INCOME	297,751.16
EXPENSE	
5000 Management Fees Expense	
5002 Offsite Property Management	5,900.00
5003 Onsite Property Management	14,400.00
5040 Commissions & Bonus	1,130.33
5000 Total Management Fees Expense	21,430.33
5020 Travel & Entertainment Expense	
5022 Travel	69.60
5020 Total Travel & Entertainment Expense	69.60
5030 Maintenance Expense	
5031 Pest Control	136.00
5033 Landscaping	2,702.80
5034 Snow Plowing	641.92
5035 Tree Trimming	19,241.28
5030 Other Maintenance Expense	1,576.31
5030 Total Maintenance Expense	24,298.31
5060 Other Professional Fees	
5061 Accounting	800.00
5060 Total Other Professional Fees	800.00
5100 Repairs & Maintenance Expense	
5104 Maintenance	4,015.33
5108 Plumbing	1,528.61
5110 Water Line Repair	107.71
5146 Signage Repairs & Replacement	207.84
5100 Total Repairs & Maintenance Expense	5,859.49
5200 Insurance Expense	
5253 Property & Liability Insurance	3,824.74
5200 Total Insurance Expense	3,824.74
5300 Taxes Expense	
5301 Property Taxes	53,479.06
5303 Other Taxes	70.00
5300 Total Taxes Expense	53,549.06
5400 Utilities Expense	
5401 Gas & Propane	24.31

5403 Water Purifying System	431.14
5404 Electric	5,941.85
5405 Trash	24,127.58
5406 Water	15,609.32
5407 Sewer	37,657.80
5408 Sweeping	-825.53
5400 Total Utilities Expense	82,966.47
5600 Office / Administrative Expense	
5601 Supplies	235.95
5602 Internet Services	144.00
5603 Telephone Services	274.08
5605 Postage	12.98
5650 Bank Fees	67.45
5614 Late Fees	10.00
5600 Total Office / Administrative Expense	744.46
6000 Other Expenses	
6002 License & Fees	572.00
6000 Total Other Expenses	572.00
TOTAL EXPENSE	194,114.46
NOI	103,636.70
NON OPERATING EXPENSE	
6200 MH Rentals Expense	
6205 MH Rentals Personal Prop Taxes	382.29
6208 MH Rentals Plumbing	511.36
6200 Total MH Rentals Expense	893.65
7000 MH Rentals Remodel	
7112 MH Rentals Remodel Interior	50.99
7116 MH Rentals Remodel Supplies	762.84
7117 MH Rentals Remodel Electrical	225.00
7000 Total MH Rentals Remodel	1,038.83
9000 AMORTIZATION & DEPRECIATION	
9010 Depreciation Expense	10,000.00
9000 Total AMORTIZATION & DEPRECIATION	10,000.00
TOTAL NON OPERATING EXPENSE	11,932.48
NET INCOME	91,704.22

NET INCOME SUMMARY

Income	297,751.16
Expense	-194,114.46
Net Operating Income	103,636.70
Non Operating Expense	-11,932.48
NET INCOME	91,704.22