

Profit & Loss 12 Month Recap

FUND I (Community Level)

Monthly recap 04/01/20 - 06/30/20 (accrual basis)

| | APR 20 | MAY 20 | JUN 20 | TOTAL |
|---|-------------------|-------------------|-------------------|-------------------|
| INCOME | | | | |
| 4100 Rental Income (non-posting) | | | | |
| 4104 Site Rental Income | 273,619.50 | 273,991.50 | 274,881.50 | 822,492.50 |
| 4100 Total Rental Income (non-posting) | 273,619.50 | 273,991.50 | 274,881.50 | 822,492.50 |
| 4130 Concession Credits (non-posting) | | | | |
| 4131 Move in Specials | -1,759.00 | -1,852.00 | -1,249.00 | -4,860.00 |
| 4134 Credit for Work or Services Performe | -1,912.00 | -1,591.00 | -1,591.00 | -5,094.00 |
| 4139 Senior Discount | -26.00 | -26.00 | -26.00 | -78.00 |
| 4130 Total Concession Credits (non-postir | -3,697.00 | -3,469.00 | -2,866.00 | -10,032.00 |
| 4400 Utility Income (non-posting) | | | | |
| 4402 Water & Sewer-(inc) | 30,773.16 | 36,699.69 | 34,450.50 | 101,923.35 |
| 4403 Electric-(inc) | -60.00 | -60.00 | -60.00 | -180.00 |
| 4404 Garbage-(inc) | 5,974.00 | 6,021.00 | 5,993.00 | 17,988.00 |
| 4405 Cable Income Share | 7,322.07 | 1,302.30 | 218.85 | 8,843.22 |
| 4400 Total Utility Income (non-posting) | 44,009.23 | 43,962.99 | 40,602.35 | 128,574.57 |
| 4900 Other Property Income (non-posting) | | | | |
| 4119 MTM | 2,410.00 | 2,160.00 | 2,060.00 | 6,630.00 |
| 4138 Miscellaneous Income | 10.00 | 10.00 | 75.00 | 95.00 |
| 4109 NSF Fees | 175.00 | 70.00 | 105.00 | 350.00 |
| 4103 Pet Fees | 3,220.00 | 3,220.00 | 3,260.00 | 9,700.00 |
| 4106 Violation Fee | 0.00 | 0.00 | 50.00 | 50.00 |
| 4108 Application Fees | 0.00 | 125.00 | 0.00 | 125.00 |
| 4901 Security Deposit Forfeitures | 580.00 | 183.50 | 0.00 | 763.50 |
| 4900 Total Other Property Income (non-pc | 6,395.00 | 5,768.50 | 5,550.00 | 17,713.50 |
| TOTAL INCOME | 320,326.73 | 320,253.99 | 318,167.85 | 958,748.57 |
| EXPENSE | | | | |
| 5001 Management Fees | 20,821.19 | 20,815.90 | 20,635.75 | 62,272.84 |
| 5040 Leasing & Sales Expense | 5,446.00 | 2,594.00 | 3,773.00 | 11,813.00 |
| 5041 Bonus | 700.00 | 725.00 | 350.00 | 1,775.00 |
| 5115 CAM Maintenance & Repairs (non-post | | | | |
| 5111 Auto/Machine Gas/Expense | 254.00 | 671.39 | 1,389.32 | 2,314.71 |
| 5125 Roads | 0.00 | 1,203.62 | 212.70 | 1,416.32 |
| 5116 Trees | 390.00 | 0.00 | 240.00 | 630.00 |
| 5114 Lawn and Snow Expenses | 5,469.00 | 10,235.49 | 13,672.10 | 29,376.59 |
| 5123 General Maintenance & Repairs | 1,077.38 | 2,050.15 | 1,335.09 | 4,462.62 |
| 5124 Electric Maintenance & Repairs | 162.00 | 294.00 | 90.00 | 546.00 |
| 5127 W&S Repair Maintenance & Repairs | 3,586.94 | 6,679.40 | 5,169.91 | 15,436.25 |

| | APR 20 | MAY 20 | JUN 20 | TOTAL |
|--|-----------|-----------|-----------|------------|
| 5115 Total CAM Maintenance & Repairs (i | 10,939.32 | 21,134.05 | 22,109.12 | 54,182.49 |
| 5400 CAM Utilities Expense (non-posting) | | | | |
| 5119 W&S Plant Maintenance (non-postin | | | | |
| 5120 W&S Operating Contractor | 10,864.75 | 10,838.75 | 10,865.75 | 32,569.25 |
| 5126 W&S Testing and Chemicals | 17,807.00 | 18,027.99 | 10,231.76 | 46,066.75 |
| 5128 W&S Septic Removal | 3,652.56 | 4,724.00 | 1,985.00 | 10,361.56 |
| 5119 Total W&S Plant Maintenance (no | 32,324.31 | 33,590.74 | 23,082.51 | 88,997.56 |
| 5402 Water & Sewer Utility | 24,066.98 | 25,328.70 | 25,623.62 | 75,019.30 |
| 5401 Gas & Propane | 1,091.17 | 593.32 | 278.86 | 1,963.35 |
| 5404 Electric Utility | 9,554.88 | 9,389.81 | 9,222.56 | 28,167.25 |
| 5407 Trash/Disposal | 12,970.25 | 15,255.39 | 15,549.36 | 43,775.00 |
| 5400 Total CAM Utilities Expense (non-po | 80,007.59 | 84,157.96 | 73,756.91 | 237,922.46 |
| 5500 CAM Administration Expenses (non-po | | | | |
| 5058 MHP License and Permit | 1,364.73 | 1,369.73 | 1,319.73 | 4,054.19 |
| 5062 Legal Fees | 1,750.00 | 1,125.00 | 4,897.35 | 7,772.35 |
| 5061 Professional Consulting | 971.80 | 520.10 | 665.00 | 2,156.90 |
| 5600 Office Expense (non-posting) | | | | |
| 5601 Office Supplies | 583.79 | 1,927.06 | 775.29 | 3,286.14 |
| 6013 Telephone and Internet | 1,456.80 | 1,431.82 | 1,399.86 | 4,288.48 |
| 6021 Advertisement | 0.00 | 0.00 | 37.83 | 37.83 |
| 6012 Postage and Freight | 763.22 | 905.98 | 531.61 | 2,200.81 |
| 5606 Tech Operations | 900.00 | 900.00 | 900.00 | 2,700.00 |
| 5064 Rent Manager Monthly Fee | 700.00 | 700.00 | 700.00 | 2,100.00 |
| 5604 Software | 280.00 | 280.00 | 280.00 | 840.00 |
| 5121 Security/Surveillance | 105.00 | 105.00 | 141.00 | 351.00 |
| 5600 Total Office Expense (non-posting) | 4,788.81 | 6,249.86 | 4,765.59 | 15,804.26 |
| 5650 Bank Fees | 271.76 | 245.96 | 275.08 | 792.80 |
| 5065 Corporate Services | 4,930.80 | 4,930.80 | 4,930.80 | 14,792.40 |
| 5500 Total CAM Administration Expenses | 14,077.90 | 14,441.45 | 16,853.55 | 45,372.90 |
| 5700 Payroll (non-posting) | | | | |
| 5701 Wages, Salary PM | 18,909.48 | 19,050.32 | 15,730.94 | 53,690.74 |
| 5702 Payroll Taxes | 2,278.12 | 1,856.75 | 1,656.06 | 5,790.93 |
| 5703 Payroll Fees | 1,453.92 | 1,411.92 | 1,746.28 | 4,612.12 |
| 5704 Regional Manager | 3,500.00 | 3,500.00 | 3,500.00 | 10,500.00 |
| 5705 Mileage | 0.00 | 218.10 | 218.07 | 436.17 |
| 5700 Total Payroll (non-posting) | 26,141.52 | 26,037.09 | 22,851.35 | 75,029.96 |
| 6007 CAM - Taxes & Insurance (non-posting) | | | | |
| 6002 State Taxes | 600.00 | 900.00 | 0.00 | 1,500.00 |
| 5503 Insurance | 5,657.62 | 5,131.60 | 5,099.81 | 15,889.03 |
| 60074 Property Tax | 21,746.05 | 21,746.05 | 21,746.15 | 65,238.25 |
| 6007 Total CAM - Taxes & Insurance (non | 28,003.67 | 27,777.65 | 26,845.96 | 82,627.28 |

| | APR 20 | MAY 20 | JUN 20 | TOTAL |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|
| TOTAL EXPENSE | 186,137.19 | 197,683.10 | 187,175.64 | 570,995.93 |
| OTHER EXPENSE | | | | |
| 9005 Bridge Loan Interest and Fees | 500.00 | 500.00 | 500.00 | 1,500.00 |
| TOTAL OTHER EXPENS | 500.00 | 500.00 | 500.00 | 1,500.00 |
| NOI | 133,689.54 | 122,070.89 | 130,492.21 | 386,252.64 |
| N/O INCOME | | | | |
| 8500 N/O Income (non-posting) | | | | |
| 9900 Other Income | 1,000.00 | 48,500.00 | 50.00 | 49,550.00 |
| 4101 Home Rental Income | 27,052.54 | 23,169.98 | 24,935.65 | 75,158.17 |
| 8500 Total N/O Income (non-posting) | 28,052.54 | 71,669.98 | 24,985.65 | 124,708.17 |
| TOTAL N/O INCOME | 28,052.54 | 71,669.98 | 24,985.65 | 124,708.17 |
| N/O EXPENSE | | | | |
| 6230 Mortgage Interest Expense | 66,212.35 | 64,972.89 | 66,037.71 | 197,222.95 |
| 6231 Meter Interest Expense | 15.51 | 203.36 | 186.87 | 405.74 |
| 9810 POH Expenses (non-posting) | | | | |
| 9802 POH Insurance | 1,673.73 | 1,046.05 | 986.75 | 3,706.53 |
| 9811 POH Professional Fee | 25.00 | 318.17 | 0.00 | 343.17 |
| 9812 POH Management Fee | 1,823.39 | 4,658.51 | 1,624.04 | 8,105.94 |
| 9814 POH Bank Service Charge | 315.09 | 325.60 | 337.10 | 977.79 |
| 9830 POH Utilities Expenses | 1,613.93 | 1,582.00 | 1,192.54 | 4,388.47 |
| 9815 POH Postage & Delivery | 0.00 | 17.95 | 55.71 | 73.66 |
| 9820 POH Repairs & Maintenance | 998.44 | 260.99 | 1,908.27 | 3,167.70 |
| 9816 POH Title Transfer Fee | 15.00 | 0.00 | 25.00 | 40.00 |
| 9817 POH Property Taxes | 2,559.25 | 2,559.25 | 2,591.01 | 7,709.51 |
| 9840 POH Leasing Expense | 1,295.00 | 753.00 | 850.00 | 2,898.00 |
| 9810 Other POH Expenses (non-posting) | 1,098.63 | 1,098.63 | 1,098.63 | 3,295.89 |
| 9810 Total POH Expenses (non-posting) | 11,417.46 | 12,620.15 | 10,669.05 | 34,706.66 |
| 6232 Loan on Homes Interest Expense | 2,834.14 | 2,960.37 | 1,265.24 | 7,059.75 |
| 9503 Loan Interests and Fees | 833.34 | 833.34 | 833.34 | 2,500.02 |
| TOTAL N/O EXPENSE | 81,312.80 | 81,590.11 | 78,992.21 | 241,895.12 |
| NET INCOME | 80,429.28 | 112,150.76 | 76,485.65 | 269,065.69 |

NET INCOME SUMMARY

| | APR 20 | MAY 20 | JUN 20 | TOTAL |
|------------------------|------------------|-------------------|------------------|-------------------|
| Income | 320,326.73 | 320,253.99 | 318,167.85 | 958,748.57 |
| Expense | -186,137.19 | -197,683.10 | -187,175.64 | -570,995.93 |
| Other Income & Expense | -500.00 | -500.00 | -500.00 | -1,500.00 |
| Net Operating Income | 133,689.54 | 122,070.89 | 130,492.21 | 386,252.64 |
| Non Operating Income | 28,052.54 | 71,669.98 | 24,985.65 | 124,708.17 |
| Non Operating Expense | -81,312.80 | -81,590.11 | -78,992.21 | -241,895.12 |
| NET INCOME | 80,429.28 | 112,150.76 | 76,485.65 | 269,065.69 |

