

Profit & Loss 12 Month Recap

Property: Andrews Estates

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	6,337	9,269	10,981	8,244	9,498	16,576	2,139	9,231	14,252	3,272	8,577	12,401	110,778
4003 Late Fees	50	50	77	219	79	0	0	150	0	0	50	25	700
4004 Application Fees	0	0	0	0	0	50	0	0	0	25	0	0	75
4006 Pet Fees	130	130	110	150	130	120	120	120	120	120	110	110	1,470
4000 Total RENTAL INC	6,517	9,449	11,168	8,613	9,707	16,746	2,259	9,501	14,372	3,417	8,737	12,536	113,023
4015 Income													
4016 Unallocated Pre-P:	3,040	-61	-2,669	2,771	184	-2,980	6,747	-1,009	-5,738	5,327	-1,240	-4,112	260
4015 Total Income	3,040	-61	-2,669	2,771	184	-2,980	6,747	-1,009	-5,738	5,327	-1,240	-4,112	260
TOTAL INCOME	9,557	9,388	8,499	11,384	9,891	13,766	9,006	8,492	8,634	8,744	7,497	8,424	113,283
EXPENSE													
5010 AUTO													
5011 Fuel	392	89	462	351	232	707	28	845	87	524	474	601	4,791
5010 Total AUTO	392	89	462	351	232	707	28	845	87	524	474	601	4,791
5020 INSURANCE													
5021 Park Insurance	327	327	327	235	582	327	327	0	654	347	347	302	4,103
5020 Total INSURANCE	327	327	327	235	582	327	327	0	654	347	347	302	4,103
5030 LEGAL, PROFESSIK													
5031 Legal - Evictions	0	178	534	-698	50	449	204	0	849	0	0	0	1,566
5033 Legal - Other	0	0	0	72	0	963	0	494	893	0	0	0	2,422
5034 Accounting Fees	496	496	528	528	545	839	545	901	545	545	545	545	7,060
5038 Other Professional	180	180	180	180	180	206	14	262	360	180	0	0	1,922
5030 Total LEGAL, PRC	676	854	1,242	82	775	2,457	763	1,657	2,647	725	545	545	12,970
5040 INTEREST													
5041 Mortgage Interest	2,598	2,672	2,574	2,647	2,634	2,368	2,608	2,512	2,583	2,487	2,557	2,545	30,785
5040 Total INTEREST	2,598	2,672	2,574	2,647	2,634	2,368	2,608	2,512	2,583	2,487	2,557	2,545	30,785
5050 REPAIRS & MAINT													
5051 Lawn Care	0	0	0	0	0	0	0	0	0	860	-860	0	0
5052 Snow Removal	0	0	80	0	525	613	0	28	0	0	0	0	1,246
5053 R&M - Park	15	0	0	3,240	0	3,637	761	130	4,888	1,857	0	11	14,538
5055 R&M - Vehicle	0	156	334	0	0	219	3	0	0	87	0	0	799
5056 R&M - Private Wat	10,369	0	0	2,718	563	1,179	0	563	563	2,563	0	3,500	22,019
5050 Total REPAIRS &	10,384	156	414	5,958	1,088	5,648	763	721	5,451	5,367	-860	3,511	38,601
5060 TAXES													

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5061 Real Estate Taxes	1,285	1,285	-1,707	1,201	1,201	1,201	1,201	1,201	1,201	670	670	670	10,081
5063 School Taxes	0	0	0	0	0	1,032	0	90	180	0	0	171	1,473
5060 Total TAXES	1,285	1,285	-1,707	1,201	1,201	2,233	1,201	1,291	1,381	670	670	841	11,554
5070 UTILITIES													
5071 Electric	261	269	397	283	235	916	357	240	322	298	319	-2	3,893
5072 Gas And Propane	14	67	120	50	89	269	42	39	14	15	19	14	752
5070 Total UTILITIES	275	336	517	333	324	1,185	399	279	336	313	338	12	4,645
5080 Wages, Salary													
5065 Payroll Taxes	82	75	39	48	72	71	67	69	79	77	99	83	861
5082 Workmans Comp I	20	20	8	8	20	20	20	20	20	23	32	27	237
5080 Other Wages, Sala	795	744	390	408	629	629	597	616	696	682	1,046	785	8,018
5080 Total Wages, Sala	897	840	437	464	721	720	684	705	795	781	1,177	895	9,116
5200 Depreciation Expense	0	0	3,659	0	0	0	0	0	0	0	0	0	3,659
5300 Amortization Expense	0	0	1,217	0	0	0	0	0	0	0	0	0	1,217
54000 Other Expenses													
5000 Advertising	29	28	28	28	26	25	24	24	25	25	27	27	316
5405 Telephone	74	626	354	72	341	379	619	351	71	299	239	238	3,664
5410 Office Expenses	315	733	168	360	235	356	178	344	205	434	236	238	3,802
5411 Cable TV	42	0	0	43	43	43	43	43	43	43	43	43	434
5415 Outside Service	150	150	150	150	150	150	150	150	150	150	150	150	1,800
5425 Scavenger	270	270	270	270	270	270	270	0	541	270	324	243	3,271
5430 Licenses & Fees	925	689	379	5	940	19	13	-80	21	0	0	5	2,916
5440 Gifts & Donations	0	0	213	0	0	0	0	0	0	0	0	0	213
5495 Bank Charges	0	0	0	0	33	0	0	0	0	0	0	0	33
5499 Miscellaneous Oth	0	0	0	0	0	0	38	77	83	0	0	0	199
54000 Total Other Expe	1,805	2,496	1,562	929	2,039	1,243	1,337	910	1,140	1,222	1,019	945	16,647
TOTAL EXPENSE	18,639	9,054	10,703	12,200	9,596	16,888	8,111	8,921	15,075	12,437	6,268	10,197	138,088
NOI	-9,082	334	-2,204	-815	295	-3,122	895	-429	-6,441	-3,693	1,229	-1,773	-24,806
N/O INCOME													
6000 Proceeds From Hom	0	0	0	0	0	300	0	0	0	0	0	0	300
TOTAL N/O INCOME	0	0	0	0	0	300	0	0	0	0	0	0	300
N/O EXPENSE													
6500 Other Expenses	57	122	89	88	89	66	102	87	88	88	89	89	1,053
TOTAL N/O EXPENSE	57	122	89	88	89	66	102	87	88	88	89	89	1,053
NET INCOME	-9,139	212	-2,293	-904	206	-2,888	794	-516	-6,529	-3,781	1,141	-1,862	-25,559

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NET INCOME SUMMARY													
Income	9,557	9,388	8,499	11,384	9,891	13,766	9,006	8,492	8,634	8,744	7,497	8,424	113,283
Expense	-18,639	-9,054	-10,703	-12,200	-9,596	-16,888	-8,111	-8,921	-15,075	-12,437	-6,268	-10,197	-138,088
Net Operating Income	-9,082	334	-2,204	-815	295	-3,122	895	-429	-6,441	-3,693	1,229	-1,773	-24,806
Non Operating Income	0	0	0	0	0	300	0	0	0	0	0	0	300
Non Operating Expense	-57	-122	-89	-88	-89	-66	-102	-87	-88	-88	-89	-89	-1,053
NET INCOME	-9,139	212	-2,293	-904	206	-2,888	794	-516	-6,529	-3,781	1,141	-1,862	-25,559

