

Profit & Loss 12 Month Recap

Property: Andrews Estates

Monthly recap 09/01/18 - 09/30/19 (cash basis)

	SEP 18	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	TOTAL
INCOME													
4000 RENTAL INCOME													
4001 Lot Rent	12,959	6,337	9,269	10,981	8,244	9,498	16,576	2,139	9,231	14,252	3,272	8,577	111,335
4003 Late Fees	0	50	50	77	219	79	0	0	150	0	0	50	675
4004 Application Fees	0	0	0	0	0	0	25	0	0	0	0	0	25
4006 Pet Fees	130	130	130	110	150	130	120	120	120	120	120	110	1,490
4000 Total RENTAL IN	13,089	6,517	9,449	11,168	8,613	9,707	16,721	2,259	9,501	14,372	3,392	8,737	113,525
4015 Income													
4016 Unallocated Pre-F	-5,458	3,040	-61	-2,669	2,771	184	-2,955	6,747	-1,009	-5,738	5,352	-1,240	-1,035
4015 Total Income	-5,458	3,040	-61	-2,669	2,771	184	-2,955	6,747	-1,009	-5,738	5,352	-1,240	-1,035
TOTAL INCOME	7,631	9,557	9,388	8,499	11,384	9,891	13,766	9,006	8,492	8,634	8,744	7,497	112,490
EXPENSE													
5010 AUTO													
5011 Fuel	612	392	89	462	351	232	707	28	845	87	524	474	4,803
5010 Total AUTO	612	392	89	462	351	232	707	28	845	87	524	474	4,803
5020 INSURANCE													
5021 Park Insurance	322	327	327	327	235	582	327	327	0	654	347	347	4,122
5020 Total INSURANCE	322	327	327	327	235	582	327	327	0	654	347	347	4,122
5030 LEGAL, PROFESSIONAL													
5031 Legal - Evictions	0	0	178	534	-698	50	449	204	0	849	0	0	1,566
5033 Legal - Other	0	0	0	0	72	0	963	0	494	893	0	0	2,422
5034 Accounting Fees	1,696	496	496	528	528	545	839	545	901	545	545	545	8,210
5038 Other Professional	180	180	180	180	180	180	206	14	262	360	180	0	2,102
5030 Total LEGAL, PROFESSIONAL	1,876	676	854	1,242	82	775	2,457	763	1,657	2,647	725	545	14,300
5040 INTEREST													
5041 Mortgage Interest	2,696	2,598	2,672	2,574	2,647	2,634	2,368	2,608	2,512	2,583	2,487	2,557	30,936
5040 Total INTEREST	2,696	2,598	2,672	2,574	2,647	2,634	2,368	2,608	2,512	2,583	2,487	2,557	30,936
5050 REPAIRS & MAINTENANCE													
5051 Lawn Care	0	0	0	0	0	0	0	0	0	0	860	-860	0
5052 Snow Removal	0	0	0	80	0	525	613	0	28	0	0	0	1,246
5053 R&M - Park	0	15	0	0	3,240	0	3,637	761	130	4,888	1,857	0	14,528
5055 R&M - Vehicle	0	0	156	334	0	0	219	3	0	0	87	0	799
5056 R&M - Private Wa	1,126	10,369	0	0	2,718	563	1,179	0	563	563	2,563	0	19,645
5050 Total REPAIRS & MAINTENANCE	1,126	10,384	156	414	5,958	1,088	5,648	763	721	5,451	5,367	-860	36,217
5060 TAXES													

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5061 Real Estate Taxes	1,285	1,285	1,285	-1,707	1,201	1,201	1,201	1,201	1,201	1,201	1,909	1,909	13,174
5063 School Taxes	0	0	0	0	0	0	1,032	0	90	180	0	0	1,302
5060 Total TAXES	1,285	1,285	1,285	-1,707	1,201	1,201	2,233	1,201	1,291	1,381	1,909	1,909	14,476
5070 UTILITIES													
5071 Electric	279	261	269	397	283	235	916	357	240	322	298	319	4,174
5072 Gas And Propane	16	14	67	120	50	89	269	42	39	14	15	19	754
5070 Total UTILITIES	295	275	336	517	333	324	1,185	399	279	336	313	338	4,928
5080 Wages, Salary													
5065 Payroll Taxes	76	82	75	39	48	72	71	67	69	79	77	99	854
5082 Workmans Comp	20	20	20	8	8	20	20	20	20	20	23	32	231
5080 Other Wages, Sal	740	795	744	390	408	629	629	597	616	696	682	1,046	7,972
5080 Total Wages, Sal	836	897	840	437	464	721	720	684	705	795	781	1,177	9,056
5200 Depreciation Expens	0	0	0	3,659	0	0	0	0	0	0	0	0	3,659
5300 Amortization Expens	0	0	0	1,217	0	0	0	0	0	0	0	0	1,217
54000 Other Expenses													
5000 Advertising	30	29	28	28	28	26	25	24	24	25	25	27	319
5405 Telephone	322	74	626	354	72	341	379	619	351	71	299	239	3,748
5410 Office Expenses	284	315	733	168	360	235	356	178	344	205	434	236	3,848
5411 Cable TV	42	42	0	0	43	43	43	43	43	43	43	43	433
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	270	0	541	270	324	3,298
5430 Licenses & Fees	0	925	689	379	5	940	19	13	-80	21	0	0	2,911
5440 Gifts & Donations	0	0	0	213	0	0	0	0	0	0	0	0	213
5495 Bank Charges	0	0	0	0	0	33	0	0	0	0	0	0	33
5499 Miscellaneous Otl	0	0	0	0	0	0	0	38	77	83	0	0	199
54000 Total Other Expe	1,099	1,805	2,496	1,562	929	2,039	1,243	1,337	910	1,140	1,222	1,019	16,801
TOTAL EXPENSE	10,147	18,639	9,054	10,703	12,200	9,596	16,888	8,111	8,921	15,075	13,676	7,507	140,516
NOI	-2,516	-9,082	334	-2,204	-815	295	-3,122	895	-429	-6,441	-4,932	-10	-28,027
N/O INCOME													
6000 Proceeds From Hon	0	0	0	0	0	0	300	0	0	0	0	0	300
TOTAL N/O INCOME	0	0	0	0	0	0	300	0	0	0	0	0	300
N/O EXPENSE													
6500 Other Expenses	132	57	122	89	88	89	66	102	87	88	88	89	1,096
TOTAL N/O EXPENSE	132	57	122	89	88	89	66	102	87	88	88	89	1,096
NET INCOME	-2,648	-9,139	212	-2,293	-904	206	-2,888	794	-516	-6,529	-5,020	-98	-28,823

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NET INCOME SUMMARY													
Income	7,631	9,557	9,388	8,499	11,384	9,891	13,766	9,006	8,492	8,634	8,744	7,497	112,490
Expense	-10,147	-18,639	-9,054	-10,703	-12,200	-9,596	-16,888	-8,111	-8,921	-15,075	-13,676	-7,507	-140,516
Net Operating Income	-2,516	-9,082	334	-2,204	-815	295	-3,122	895	-429	-6,441	-4,932	-10	-28,027
Non Operating Income	0	0	0	0	0	0	300	0	0	0	0	0	300
Non Operating Expense	-132	-57	-122	-89	-88	-89	-66	-102	-87	-88	-88	-89	-1,096
NET INCOME	-2,648	-9,139	212	-2,293	-904	206	-2,888	794	-516	-6,529	-5,020	-98	-28,823

