



	<u>Proforma</u>		<u>Thru Sept. 2017</u>	
	Based on Oct. Rent Increase			
<b>Income</b>	<b>158800</b>		<b>109017</b>	
Late Fee	1000		764	
Pad Rental Income	142800		98308	
Water/Sewer	15000		9945	
<b>Expense</b>				
Credit Checks	40	0.03%	40	0.04%
Flood Insurance	2287	1.44%	2287	2.10%
Liability Insurance	3000	1.89%	2250	2.06%
Licenses & Permits	350	0.22%	25	0.02%
Park Manager	2400	1.51%	1800	1.65%
Petty Cash	100	0.00%	0	0.00%
Accounting	800	0.50%	800	0.73%
Legal Fees	1000	0.00%	0	0.00%
Plumbing Repairs	4500	2.83%	4020	3.69%
Snow Removal	1000	0.63%	535	0.49%
Supplies	250	0.16%	206	0.19%
Tree Maintenance	450	0.28%	450	0.41%
Office Supplies	200	0.13%	186	0.17%
Property Taxes	12416	7.82%	12416	11.39%
Trash Removal	5300	3.34%	4022	3.69%
Gas & Electric	1200	0.76%	927	0.85%
Water	17000	10.71%	12453	11.42%
Water Billing	1000	0.63%	725	0.66%
Total Expenses	<b>53293</b>	<b>32.87%</b>	<b>43140</b>	<b>39.57%</b>
Net Operating Income	<b>105507</b>		<b>65877</b>	

**2016**

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**134870**

1056  
117885  
15929

0	0.00%
1409	1.04%
2995	2.22%
353	0.26%
2400	1.78%
80	0.06%
800	0.59%
990	0.73%
0	0.00%
1019	0.76%
0	0.00%
0	0.00%
163	0.12%
12323	9.14%
5269	3.91%
1218	0.90%
17531	13.00%
0	0.00%
<b>46551</b>	<b>34.52%</b>

**88320**