

Financials

2004 Gross Income at \$40K

2005 Projected Gross Income to be \$61K Net income \$45K this community operates

Very efficiently with expenses 26% of the total Income. See financial details below:

Income	QTY of Unit s	\$ per unit sum	Gross Monthly Rent	Gross Annual Rent
Brick House	1	\$285.00	\$285.00	\$3,420.00
Pad Rental	20	\$200.00	\$4,000.00	\$48,000.00
Principal & Interest home Notes	4	\$208.75	\$835.00	\$10,020.00
			Gross Income	\$61,440.00
Expenses				
Trailer Tax				\$1,296.00
Water treatment Material				\$900.00
Septic tanks cleaning				\$420.00
Insurance				\$1,200.00
Taxes 2.5 acre				\$1,530.00
Trash removal				\$2,400.00
Electric				\$3,600.00
water testing class II operator				\$2,400.00
Fuel for Plow / lawn mower / Maintenance hardware				\$100.00
5% of total annual income for unpaid rent				\$2,400.00
			Gross Expenses	\$16,246.00
			Annual Net Income	\$45,194.00