

Trailing 12 Month Operating Statement (T12)

Property: Pleasant View MHP

Period: May 2025 - April 2026

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
INCOME													
Gross Rent	\$9,366	\$5,756	\$4,547	\$4,681	\$5,781	\$6,906	\$5,506	\$4,706	\$5,965	\$4,606	\$4,606	\$4,306	\$66,732
Commercial Building	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Effective Gross Income	\$10,366	\$6,756	\$5,547	\$5,681	\$6,781	\$7,906	\$6,506	\$5,706	\$6,965	\$5,606	\$5,606	\$5,306	\$78,732
EXPENSES													
Property Taxes	\$0	\$0	\$0	\$1,035	\$941	\$941	\$1,007	\$227	\$0	\$0	\$2,458	\$0	\$6,608
Insurance	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,051
Garbage	\$1,530	\$262	\$750	\$760	\$958	\$858	\$759	\$861	\$764	\$1,071	\$935	\$1,026	\$10,534
Electric	\$451	\$494	\$475	\$546	\$541	\$554	\$684	\$704	\$651	\$617	\$539	\$486	\$6,741
Sewage Plant Treatment	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
Sewage Water Testing	\$240	\$252	\$252	\$276	\$252	\$240	\$276	\$264	\$216	\$228	\$180	\$216	\$2,892
Sewage Permit			\$65								\$500		\$565
Sewage Testing	\$220	\$93	\$93	\$93	\$93	\$93	\$93	\$225	\$93	\$95	\$285	\$95	\$1,567
Total Operating Expenses	\$3,428	\$2,088	\$2,622	\$3,697	\$3,772	\$3,673	\$3,806	\$3,269	\$2,711	\$2,999	\$5,884	\$2,810	\$40,758
NET OPERATING INCOME	\$6,938	\$4,668	\$2,925	\$1,984	\$3,009	\$4,233	\$2,700	\$2,437	\$4,254	\$2,607	-\$278	\$2,496	\$37,974