

For Sale

# Oak Glen RV Mobile Home Park

347203 E. OK-66 Chandler, OK 74834

84 sites

Sales Price.....\$1,695,500.00

Per Site.....\$17,797

Cap Rate.....9.57%

Gross Rent Multiplier.....4.79x

Includes \$200,000 Managers Residence

[DRONE VIDEO](#)



\*The Information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

## TABLE OF CONTENTS

	Page
1.0 GENERAL INFORMATION	1
2.0 2024 FINANCIAL SUMMARY	2
3.0 SALES INFORMATION	2
4.0 AERIAL MAPS	3

### FIGURES

- Figure 1 – Oak Glen Location Map
- Figure 2 – Oak Glen Aerial Map

### APPENDICES

#### APPENDIX A – Photographs

- Photo 1 – Downtown Chandler
- Photo 2 – Aerial Photo of The Park Looking West
- Photo 3 – Aerial of The Office/Managers Residence
- Photo 4 – Front Office
- Photo 5 – Inside Managers Residence
- Photo 6 – Pavilion
- Photo 7 – Restrooms

#### APPENDIX B – Financials

- OAK GLEN – 2024 SUMMARY OF INCOME EXPENSES
- OAK GLEN – 2023 SUMMARY OF INCOME EXPENSES

## 1.0 GENERAL INFORMATION

Name: Oak Glen RV/Mobile Home Park

Address: 347203 E. OK-66 Chandler, OK 74834

Location: Oak Glen fronts on Hwy 66, just east of Chandler, OK, pop. 3,000. The city is growing towards the park and the city sewer is 1 mile away at the Walmart. Interstate 44, located 2 miles N., is the turnpike connecting Tulsa (1M pop.) to OKC (1.45M pop.) and the park is 35 and 55 to Oklahoma City and Tulsa, respectively. The city of Stroud (3,000 pop.) lies 10 miles N.

No. of Site: 84 current sites, includes 57 RV, 23 MH sites and 4 POH rentals. The seller would eliminate 2 additional POHs to construct 6-8 additional RV sites, which will increase the total number of sites to 90-92.

Land Area: 40.8 acres (low density of 2 sites/acre), land slopes from front to back. Outdoor pavilion and bathrooms. Approx. 10 additional acres are available to be developed into RV or MH.

Street Type: Gravel

Owners  
Residence: The owners of the park currently live in a 3 bed/2bath 2,000 SF single family residence attached to the park office. The 800 SF office includes a laundry room with 4 washers and 4 dryers, a small gift shop, and bathroom. This residence will be conveyed to the new buyer and can be a residence for the new owner or be provided to a new manager as part of a compensation package. Approximate value of \$200,000. Built in 1982.

Age: 1982

Rents: RV: \$400-30 amp., \$430-50 amp. (most are 50 amp), MH site- \$210 increasing to \$250 on Jan 1, 2025. POH rentals are \$495.

Utilities: Municipal water-master metered, sewer provided by 5 lagoons 3 of which were built since 2018, 1 is an overflow. The park pays for all utilities except for electricity for MH's. Dumping area for RV's.

OCC: The park is and has historically maintained 95-100% occupancy.

Home Value: Managers Residence = \$200,000

## 2.0 2024 FINANCIAL SUMMARY

2024 FINANCIAL SUMMARY		
	9 MONTHS	ANNUALIZED
<b>INCOME</b>		
PARKS & OFFICE	\$241,034	\$321,378
CASH	\$16,075	\$21,433
RENT INCREASED		\$11,040
<b>TOTAL INCOME</b>		<b>\$353,851</b>
<b>EXPENSES</b>		
EXPENSES	\$111,304	\$148,405
LABOR	\$32,385	\$43,180
<b>TOTAL EXPENSES</b>		<b>\$191,585</b>
<b>NOI</b>		<b>\$162,266</b>
<b>CAP</b>		<b>9.57%</b>
<b>RENT MULTPLIER</b>		<b>4.79</b>

**NOTES:**

The park is currently managed by the owner, with \$8,548 allocated annually for office labor in the 2024 financial projections. Any additional management expenses incurred by a new owner hiring a manager will be deducted from the Net Operating Income (NOI). However, the cost of a potential new manager's compensation can be offset by providing an on-site 2,000-square-foot, 3-bedroom, 2-bathroom home as part of their benefits package.

There is significant upside potential by replacing the two older manufactured homes (MHs) with 6–8 RV sites, generating \$430 per site per month. This conversion could result in additional revenue of \$2,580–\$3,440 per month or \$30,960–\$41,280 annually, increasing the Net Operating Income (NOI) to over \$200,000. This was part of the owner's original plans.

\$210 to \$250 effective 1/1/2025 on the 23 TOH

Additionally, there is expansion land available for further development. A \$8,604 capital expenditure (CapEx) deduction has already been accounted for in the annualized expenses.

## 3.0 SALES INFORMATION

SALES INFORMATION	
SALE PRICE	\$1,695,000
COST OF RESIDENCE	\$200,000
COST OF PARK	\$1,495,000
COST PER SITE	\$17,797
GROSS RENT MULTIPLIER	4.79X
CAP RATE	9.57%

**NOTES:**

Cap rate is calculated before adjusting the manager



# 4.0 AERIAL MAPS

Figure 1: Oak Glen Location Map

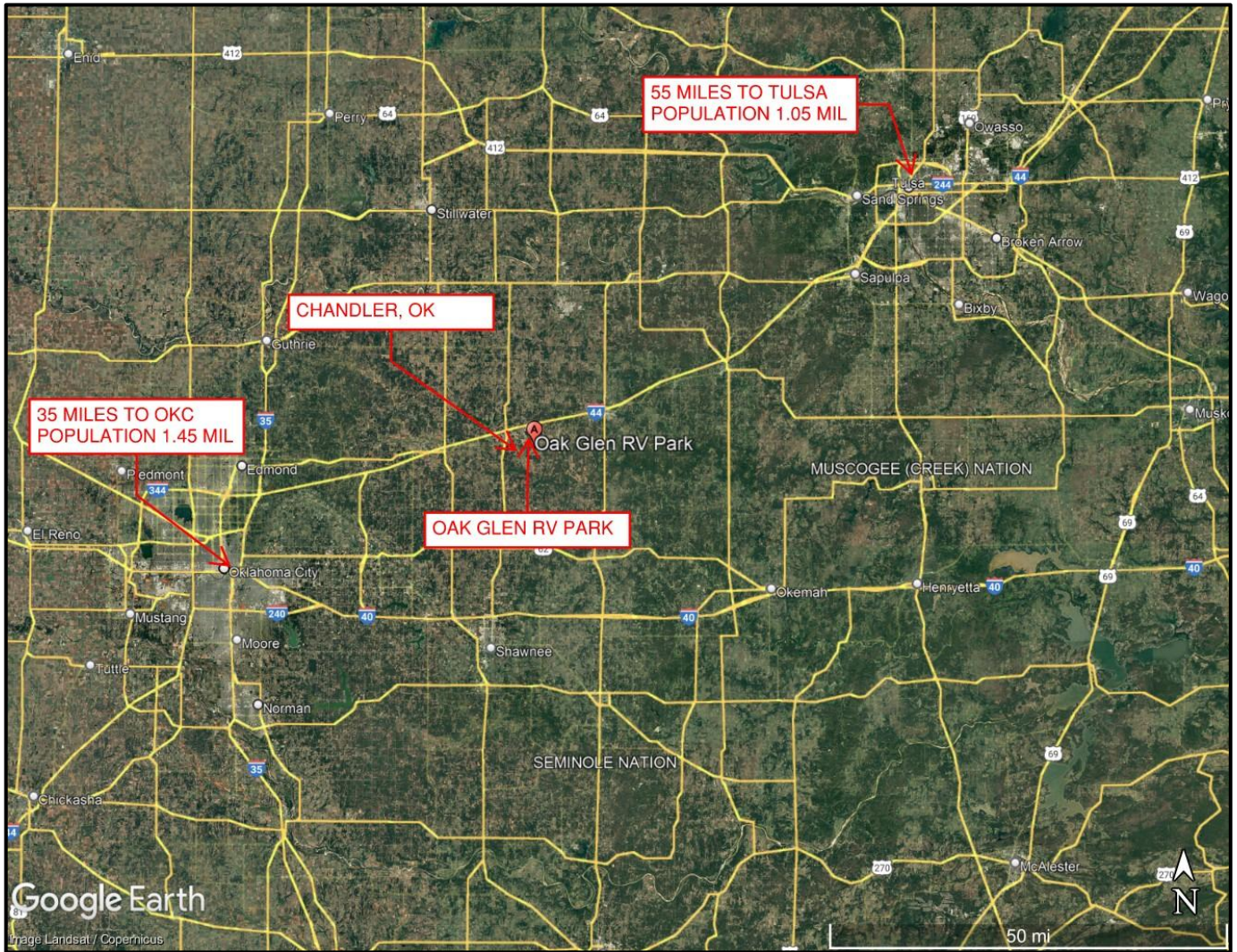




Figure 2: Oak Glen Aerial Map



**APPENDIX A**





Photo 1: Downtown Chandler



Photo 2: Aerial Photo of The Park Looking West





Photo 3: Aerial of The Office/Managers Residence



Photo 4: Front Office



Photo 5: Inside Managers Residence





Photo 6: Pavilion



Photo 7: Restrooms



**APPENDIX B**

OAK GLEN - 2024 SUMMARY OF INCOME EXPENSES

	January	February	March	April	May	June	July	August	September	October	November	December	Prior 12 Months
<b>PARK INCOME</b>													
Monthly RVs	\$ 16,560.00	\$ 18,270.00	\$ 15,245.00	\$ 19,470.00	\$ 18,475.00	\$ 16,270.00	\$ 18,985.00	\$ 22,114.00	\$ 14,415.00	\$ -	\$ -	\$ -	\$ 159,804.00
Overnight & Weekly RVs	\$ 1,951.90	\$ 858.30	\$ 2,992.00	\$ 4,334.60	\$ 4,838.30	\$ 4,541.40	\$ 2,980.80	\$ 4,990.70	\$ 3,698.30	\$ -	\$ -	\$ -	\$ 31,186.30
Mobile Home Lot Rent	\$ 3,542.57	\$ 3,215.14	\$ 4,062.57	\$ 4,360.00	\$ 4,360.00	\$ 3,222.57	\$ 5,082.57	\$ 3,945.14	\$ 3,640.00	\$ -	\$ -	\$ -	\$ 33,753.13
Rental Trailers	\$ 970.00	\$ 1,940.00	\$ 1,920.00	\$ 1,445.00	\$ 1,920.00	\$ 1,445.00	\$ 970.00	\$ 1,445.00	\$ 1,445.00	\$ -	\$ -	\$ -	\$ 13,500.00
<b>TOTAL PARK INCOME</b>	<b>\$ 23,024.47</b>	<b>\$ 24,283.44</b>	<b>\$ 24,219.57</b>	<b>\$ 27,932.17</b>	<b>\$ 29,593.30</b>	<b>\$ 25,478.97</b>	<b>\$ 28,018.37</b>	<b>\$ 32,494.84</b>	<b>\$ 23,198.30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 238,243.43</b>
<b>OFFICE INCOME</b>													
Office Product Sales	\$ 150.63	\$ 111.95	\$ 166.27	\$ 172.21	\$ 117.60	\$ 110.14	\$ 164.68	\$ 99.91	\$ 47.61	\$ -	\$ -	\$ -	\$ 1,141.00
Office Misc. Income	\$ 175.00	\$ 200.00	\$ 150.00	\$ 75.00	\$ 150.00	\$ 75.00	\$ 750.00	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ 1,650.00
<b>TOTAL OFFICE INCOME</b>	<b>\$ 325.63</b>	<b>\$ 311.95</b>	<b>\$ 316.27</b>	<b>\$ 247.21</b>	<b>\$ 267.60</b>	<b>\$ 185.14</b>	<b>\$ 914.68</b>	<b>\$ 174.91</b>	<b>\$ 47.61</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,791.00</b>
<b>TOTAL PARK &amp; OFFICE INCOME</b>													
<b>TOTAL PARK &amp; OFFICE INCOME</b>	<b>\$ 23,350.10</b>	<b>\$ 24,595.39</b>	<b>\$ 24,535.84</b>	<b>\$ 28,179.38</b>	<b>\$ 29,860.90</b>	<b>\$ 25,664.11</b>	<b>\$ 28,933.05</b>	<b>\$ 32,669.75</b>	<b>\$ 23,245.91</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 241,034.43</b>
<b>EXPENSES</b>													
Electric	\$ 4,717.39	\$ 5,266.15	\$ 4,114.54	\$ 3,291.14	\$ 2,763.44	\$ 4,511.65	\$ 6,421.56	\$ 7,470.02	\$ 7,127.99	\$ -	\$ -	\$ -	\$ 45,683.88
Water	\$ 585.44	\$ 1,008.19	\$ 675.69	\$ 476.19	\$ 487.02	\$ 537.94	\$ 618.69	\$ 668.14	\$ 613.80	\$ -	\$ -	\$ -	\$ 5,671.10
Dumpster	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ -	\$ -	\$ -	\$ 5,652.00
Cell Phones	\$ 362.95	\$ 358.84	\$ 358.84	\$ 358.67	\$ 358.67	\$ 358.67	\$ 358.74	\$ 356.79	\$ 356.79	\$ -	\$ -	\$ -	\$ 3,228.96
Internet	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 252.00	\$ 304.67	\$ 304.67	\$ 304.67	\$ -	\$ -	\$ -	\$ 2,689.36
RV Site Repairs	\$ 13.11	\$ 168.01	\$ 35.11	\$ -	\$ 235.54	\$ 287.81	\$ -	\$ 483.23	\$ 19.69	\$ -	\$ -	\$ -	\$ 1,242.50
Mobile Home Repairs/Remodel	\$ 467.64	\$ 118.45	\$ -	\$ 305.04	\$ 439.75	\$ -	\$ 128.16	\$ 1,009.89	\$ 4.83	\$ -	\$ -	\$ -	\$ 2,473.76
Bath House Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318.83
Bath House Supplies	\$ 51.14	\$ 107.22	\$ 88.16	\$ 62.00	\$ 72.22	\$ 152.21	\$ 69.24	\$ 451.07	\$ 249.16	\$ -	\$ -	\$ -	\$ 1,302.42
Office Supplies	\$ 12.30	\$ 81.86	\$ 36.99	\$ 36.99	\$ 8.72	\$ 253.04	\$ 357.21	\$ 254.49	\$ 215.71	\$ -	\$ -	\$ -	\$ 1,257.31
Office Products Inventory	\$ 187.44	\$ 121.00	\$ 113.76	\$ 68.94	\$ -	\$ 117.70	\$ 7.98	\$ -	\$ 90.36	\$ -	\$ -	\$ -	\$ 707.18
Equipment Parts/Repairs	\$ 123.17	\$ -	\$ 920.80	\$ 113.00	\$ 98.17	\$ 1,065.63	\$ 480.21	\$ -	\$ 2,266.29	\$ -	\$ -	\$ -	\$ 5,067.27
Equipment Rental & Fuel	\$ -	\$ -	\$ -	\$ 10.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.25
Shop Supplies	\$ 153.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153.58
Equipment Gas	\$ -	\$ 174.10	\$ 78.00	\$ 156.00	\$ 138.00	\$ 180.00	\$ 195.00	\$ 127.00	\$ 112.00	\$ -	\$ -	\$ -	\$ 1,160.10
Off Road Diesel	\$ -	\$ -	\$ 152.50	\$ -	\$ -	\$ 145.00	\$ -	\$ -	\$ 139.00	\$ -	\$ -	\$ -	\$ 436.50
Propane	\$ 717.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717.97
Insurance	\$ 757.07	\$ 557.74	\$ 557.74	\$ 757.06	\$ 557.74	\$ -	\$ 2,543.43	\$ 604.57	\$ 604.57	\$ -	\$ -	\$ -	\$ 6,939.92
Advertising	\$ -	\$ -	\$ -	\$ 150.00	\$ 2,740.00	\$ -	\$ 299.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,189.00
Taxes	\$ 14.00	\$ -	\$ -	\$ 17,273.73	\$ 574.08	\$ -	\$ 485.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,347.38
Pikepass Tolls	\$ 60.00	\$ -	\$ 60.00	\$ 25.00	\$ 80.00	\$ -	\$ -	\$ 80.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 380.00
Legal Fees	\$ 25.00	\$ -	\$ 125.00	\$ 25.00	\$ -	\$ 25.00	\$ 51.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251.00
DEQ Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242.00
Capital Improvements	\$ 4,174.95	\$ 1,846.63	\$ 2,583.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,604.77
Miscellaneous	\$ -	\$ 40.70	\$ 229.72	\$ 98.98	\$ 76.65	\$ -	\$ 237.89	\$ 2,497.29	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 4,181.23
<b>TOTAL EXPENSES</b>	<b>\$ 13,355.82</b>	<b>\$ 10,781.56</b>	<b>\$ 11,062.71</b>	<b>\$ 24,115.66</b>	<b>\$ 9,562.67</b>	<b>\$ 8,756.65</b>	<b>\$ 13,505.18</b>	<b>\$ 14,935.16</b>	<b>\$ 13,832.86</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,908.27</b>
<b>LABOR</b>													
Office Labor	\$ 665.00	\$ 787.75	\$ 837.13	\$ 787.75	\$ 1,069.25	\$ 703.25	\$ 297.50	\$ 693.75	\$ 570.00	\$ -	\$ -	\$ -	\$ 6,411.38
Maintenance Labor	\$ 3,113.15	\$ 2,835.09	\$ 2,491.92	\$ 2,379.94	\$ 3,192.84	\$ 2,930.41	\$ 2,678.66	\$ 3,701.55	\$ 2,650.93	\$ -	\$ -	\$ -	\$ 25,974.49
<b>TOTAL LABOR</b>	<b>\$ 3,778.15</b>	<b>\$ 3,622.84</b>	<b>\$ 3,329.05</b>	<b>\$ 3,167.69</b>	<b>\$ 4,262.09</b>	<b>\$ 3,633.66</b>	<b>\$ 2,976.16</b>	<b>\$ 4,395.30</b>	<b>\$ 3,220.93</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,385.87</b>
<b>TOTAL LABOR &amp; EXPENSES</b>													
<b>TOTAL LABOR &amp; EXPENSES</b>	<b>\$ 17,133.97</b>	<b>\$ 14,404.40</b>	<b>\$ 14,391.76</b>	<b>\$ 27,283.35</b>	<b>\$ 13,824.76</b>	<b>\$ 12,390.31</b>	<b>\$ 16,481.34</b>	<b>\$ 19,330.46</b>	<b>\$ 17,053.79</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 152,294.14</b>
<b>TOTAL PROFIT</b>													
<b>TOTAL PROFIT</b>	<b>\$ 6,216.13</b>	<b>\$ 10,190.99</b>	<b>\$ 10,144.08</b>	<b>\$ 896.03</b>	<b>\$ 16,036.14</b>	<b>\$ 13,273.80</b>	<b>\$ 12,451.71</b>	<b>\$ 13,339.29</b>	<b>\$ 6,192.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,740.29</b>
<b>CASH INCOME</b>													
Cash Payments	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 920.00	\$ 920.00	\$ -	\$ -	\$ -	\$ 8,980.00
Contracted Homes - Lot Rent	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ -	\$ -	\$ -	\$ 1,890.00
Contracted Homes - House Pmt	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ -	\$ -	\$ -	\$ 1,980.00
Laundrymat Income	\$ 346.25	\$ 293.25	\$ 395.50	\$ 407.50	\$ 312.75	\$ 330.25	\$ 418.75	\$ 333.00	\$ 388.50	\$ -	\$ -	\$ -	\$ 3,225.75
<b>TOTAL CASH INCOME</b>	<b>\$ 1,796.25</b>	<b>\$ 1,743.25</b>	<b>\$ 1,845.50</b>	<b>\$ 1,857.50</b>	<b>\$ 1,762.75</b>	<b>\$ 1,780.25</b>	<b>\$ 1,868.75</b>	<b>\$ 1,683.00</b>	<b>\$ 1,738.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,075.75</b>
<b>TOTAL PROFIT + CASH</b>													
<b>TOTAL PROFIT + CASH</b>	<b>\$ 8,012.38</b>	<b>\$ 11,934.24</b>	<b>\$ 11,989.58</b>	<b>\$ 2,753.53</b>	<b>\$ 17,798.89</b>	<b>\$ 15,054.05</b>	<b>\$ 14,320.46</b>	<b>\$ 15,022.29</b>	<b>\$ 7,930.62</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,816.04</b>



OAK GLEN - 2023 SUMMARY OF INCOME EXPENSES

	January	February	March	April	May	June	July	August	September	October	November	December	Prior 12 Months
<b>PARK INCOME</b>													
Monthly RVs	\$ 13,945.00	\$ 15,710.00	\$ 14,545.00	\$ 15,355.00	\$ 15,520.00	\$ 16,165.00	\$ 14,845.00	\$ 17,180.00	\$ 14,025.00	\$ 16,060.00	\$ 16,785.00	\$ 16,995.00	\$ 187,130.00
Overnight & Weekly RVs	\$ 2,156.90	\$ 804.60	\$ 2,240.00	\$ 3,833.40	\$ 5,268.00	\$ 5,605.70	\$ 3,971.10	\$ 2,734.40	\$ 4,444.40	\$ 4,521.60	\$ 2,333.90	\$ 2,531.80	\$ 40,445.80
Mobile Home Lot Rent	\$ 3,242.57	\$ 3,872.57	\$ 3,030.83	\$ 3,660.83	\$ 3,032.57	\$ 3,402.57	\$ 4,662.57	\$ 2,982.57	\$ 5,242.57	\$ 1,982.57	\$ 2,612.57	\$ 3,452.57	\$ 41,177.36
Rental Trailers	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 970.00	\$ 1,425.00	\$ 19,320.00
<b>TOTAL PARK INCOME</b>	\$ 21,284.47	\$ 22,327.17	\$ 21,755.83	\$ 24,789.23	\$ 25,760.57	\$ 26,618.27	\$ 24,923.67	\$ 24,341.97	\$ 25,156.97	\$ 24,009.17	\$ 22,701.47	\$ 24,404.37	\$ 288,073.16
<b>OFFICE INCOME</b>													
Office Product Sales	\$ 108.29	\$ 125.39	\$ 121.63	\$ 111.14	\$ 131.65	\$ 70.72	\$ 118.74	\$ 165.24	\$ 84.03	\$ 93.80	\$ 138.03	\$ 141.26	\$ 1,409.92
Office Misc. Income	\$ 50.00	\$ 50.00	\$ 175.00	\$ 95.00	\$ 120.00	\$ 839.87	\$ 75.00	\$ 150.00	\$ 100.00	\$ 137.00	\$ 675.00	\$ 77.24	\$ 2,544.11
<b>TOTAL OFFICE INCOME</b>	\$ 158.29	\$ 175.39	\$ 296.63	\$ 206.14	\$ 251.65	\$ 910.59	\$ 193.74	\$ 315.24	\$ 184.03	\$ 230.80	\$ 813.03	\$ 218.50	\$ 3,954.03
<b>TOTAL PARK &amp; OFFICE INCOME</b>	\$ 21,442.76	\$ 22,502.56	\$ 22,052.46	\$ 24,995.37	\$ 26,012.22	\$ 27,528.86	\$ 25,117.41	\$ 24,657.21	\$ 25,341.00	\$ 24,239.97	\$ 23,514.50	\$ 24,622.87	\$ 292,027.19
<b>EXPENSES</b>													
Electric	\$ 5,413.67	\$ 5,079.32	\$ 4,404.51	\$ 4,950.44	\$ 3,684.99	\$ 4,772.76	\$ 6,238.67	\$ 7,560.90	\$ 7,158.19	\$ 4,180.16	\$ 3,143.99	\$ 3,824.34	\$ 60,411.94
Water	\$ 745.69	\$ 986.59	\$ 868.33	\$ 14.23	\$ 1,122.37	\$ 671.23	\$ 588.01	\$ 523.69	\$ 561.69	\$ 661.44	\$ 650.00	\$ 715.63	\$ 8,108.90
Dumpster	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 1,256.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 7,536.00
Cell Phones	\$ 341.25	\$ 341.60	\$ 352.87	\$ 352.36	\$ 352.96	\$ 352.96	\$ 352.97	\$ 493.21	\$ 360.60	\$ 361.40	\$ 362.85	\$ 364.60	\$ 4,389.63
Internet	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 3,656.04
RV Site Repairs	\$ -	\$ -	\$ -	\$ -	\$ 732.32	\$ 254.28	\$ 95.24	\$ 221.57	\$ 11.97	\$ 102.75	\$ -	\$ 8.21	\$ 1,438.99
Mobile Home Repairs/Remodel	\$ 693.06	\$ 73.88	\$ 1,302.89	\$ 1,635.31	\$ -	\$ 430.94	\$ 61.30	\$ 126.31	\$ 325.00	\$ 275.00	\$ 467.59	\$ 38.84	\$ 5,430.12
Bath House Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.52	\$ -	\$ 84.53	\$ -	\$ -	\$ -	\$ 130.05
Bath House Supplies	\$ -	\$ 118.36	\$ 61.25	\$ 181.89	\$ 215.25	\$ 43.29	\$ 106.25	\$ 21.68	\$ -	\$ 108.62	\$ 185.40	\$ 54.09	\$ 1,096.08
Office Supplies	\$ -	\$ -	\$ 1,915.15	\$ -	\$ 268.01	\$ 96.36	\$ 163.33	\$ 824.69	\$ -	\$ 808.11	\$ 344.90	\$ 235.05	\$ 4,655.60
Office Products Inventory	\$ 40.42	\$ 28.78	\$ 130.74	\$ -	\$ 69.22	\$ 65.04	\$ 62.97	\$ 62.97	\$ 69.50	\$ 102.63	\$ -	\$ 48.24	\$ 684.26
Equipment Parts/Repairs	\$ 59.69	\$ 63.73	\$ 641.77	\$ 520.00	\$ 1,031.27	\$ 505.33	\$ 627.18	\$ 1,023.74	\$ 897.27	\$ 500.94	\$ -	\$ 20.00	\$ 5,890.92
Equipment Rental & Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shop Supplies	\$ -	\$ 365.10	\$ -	\$ 21.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 958.01	\$ 135.78	\$ 1,480.77
Equipment Gas	\$ 99.00	\$ 109.00	\$ 135.00	\$ 36.00	\$ -	\$ 80.35	\$ 204.01	\$ 270.00	\$ 307.00	\$ -	\$ 146.00	\$ -	\$ 1,386.36
Off Road Diesel	\$ -	\$ -	\$ 167.00	\$ -	\$ 160.00	\$ -	\$ 155.00	\$ -	\$ -	\$ -	\$ -	\$ 125.00	\$ 607.00
House/Office Propane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
House/Office Insurance	\$ 269.61	\$ 296.61	\$ 296.61	\$ -	\$ -	\$ -	\$ 706.04	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 2,963.22
Liability Insurance	\$ 269.61	\$ 296.61	\$ 296.61	\$ -	\$ -	\$ -	\$ 706.04	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 2,963.22
Advertising	\$ 199.00	\$ -	\$ -	\$ 150.00	\$ 2,785.00	\$ 194.00	\$ -	\$ -	\$ -	\$ -	\$ 838.64	\$ -	\$ 4,166.64
Workers Comp Insurance	\$ 133.33	\$ -	\$ -	\$ 133.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199.35	\$ -	\$ 466.01
U.S. Treasury (taxes)	\$ -	\$ -	\$ -	\$ 923.50	\$ -	\$ -	\$ 450.73	\$ -	\$ -	\$ 476.23	\$ -	\$ 1,255.00	\$ 3,105.46
Vehicle Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pikepass Tolls	\$ -	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 300.00
Legal Fees	\$ 375.00	\$ -	\$ 1,974.39	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ 26.00	\$ -	\$ 2,425.39
Vehicle Repairs/Parts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Classes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00
DEQ License Renewal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.00
DEQ Lagoon Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670.30	\$ -	\$ 670.30
Capital Improvements	\$ -	\$ -	\$ 302.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.80	\$ 544.62
Miscellaneous	\$ -	\$ -	\$ 223.41	\$ 594.50	\$ 775.00	\$ 460.47	\$ 55.00	\$ 104.44	\$ 102.25	\$ 234.26	\$ -	\$ -	\$ 2,549.33
<b>TOTAL EXPENSES</b>	\$ 9,572.00	\$ 8,692.25	\$ 14,066.02	\$ 9,830.76	\$ 12,189.06	\$ 9,103.36	\$ 12,266.00	\$ 12,723.61	\$ 11,428.41	\$ 9,326.95	\$ 9,543.44	\$ 8,556.99	\$ 127,298.85
<b>LABOR</b>													
Office Labor	\$ 600.51	\$ 561.88	\$ 871.25	\$ 784.50	\$ 763.00	\$ 933.13	\$ 782.75	\$ 796.00	\$ 941.38	\$ 746.50	\$ 781.00	\$ 1,064.00	\$ 9,625.90
Maintenance Labor	\$ 2,593.88	\$ 2,312.94	\$ 2,908.02	\$ 2,575.68	\$ 2,524.65	\$ 3,277.80	\$ 2,482.36	\$ 2,774.34	\$ 3,457.19	\$ 2,808.40	\$ 2,632.40	\$ 3,491.28	\$ 33,838.94
<b>TOTAL LABOR</b>	\$ 3,194.39	\$ 2,874.82	\$ 3,779.27	\$ 3,360.18	\$ 3,287.65	\$ 4,210.93	\$ 3,265.11	\$ 3,570.34	\$ 4,398.57	\$ 3,554.90	\$ 3,413.40	\$ 4,555.28	\$ 43,464.84
<b>TOTAL LABOR &amp; EXPENSES</b>	\$ 12,766.39	\$ 11,567.07	\$ 17,845.29	\$ 13,190.94	\$ 15,476.71	\$ 13,314.29	\$ 15,531.11	\$ 16,293.95	\$ 15,826.98	\$ 12,881.85	\$ 12,956.84	\$ 13,112.27	\$ 170,763.69
<b>TOTAL PROFIT</b>	\$ 8,676.37	\$ 10,935.49	\$ 4,207.17	\$ 11,804.43	\$ 10,535.51	\$ 14,214.57	\$ 9,586.30	\$ 8,363.26	\$ 9,514.02	\$ 11,358.12	\$ 10,557.66	\$ 11,510.60	\$ 121,263.50

OAK GLEN - 2023 SUMMARY OF INCOME EXPENSES

<b>CASH INCOME</b>													
Cash Payments	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 12,240.00
Contracted Homes - Lot Rent	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 3,150.00
Contracted Homes - House Pmt	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 3,264.78
Laundrymat Income	\$ 378.50	\$ 345.00	\$ 328.25	\$ 393.00	\$ 418.50	\$ 293.75	\$ 364.75	\$ 464.25	\$ 345.50	\$ 537.75	\$ 439.50	\$ 395.25	\$ 4,704.00
<b>TOTAL CASH INCOME</b>	<b>\$ 2,246.76</b>	<b>\$ 2,213.26</b>	<b>\$ 2,196.51</b>	<b>\$ 1,843.00</b>	<b>\$ 1,868.50</b>	<b>\$ 1,743.75</b>	<b>\$ 1,814.75</b>	<b>\$ 1,914.25</b>	<b>\$ 1,795.50</b>	<b>\$ 1,987.75</b>	<b>\$ 1,889.50</b>	<b>\$ 1,845.25</b>	<b>\$ 23,358.78</b>
<b>TOTAL PROFIT + CASH</b>	<b>\$ 10,923.13</b>	<b>\$ 13,148.75</b>	<b>\$ 6,403.68</b>	<b>\$ 13,647.43</b>	<b>\$ 12,404.01</b>	<b>\$ 15,958.32</b>	<b>\$ 11,401.05</b>	<b>\$ 10,277.51</b>	<b>\$ 11,309.52</b>	<b>\$ 13,345.87</b>	<b>\$ 12,447.16</b>	<b>\$ 13,355.85</b>	<b>\$ 144,622.28</b>

<b>INTEREST</b>													
Mortgage Interest	\$ 1,394.84	\$ 1,374.69	\$ 1,263.56	\$ 932.54	\$ 614.07	\$ 1,303.80	\$ 1,282.15	\$ 1,260.36	\$ 1,238.42	\$ 1,216.34	\$ 1,194.11	\$ 1,173.73	\$ 14,248.61
Non-Mortgage Interest	\$ 106.24	\$ 108.62	\$ 98.05	\$ 107.27	\$ 101.36	\$ 30.62	\$ 118.07	\$ 121.22	\$ 116.76	\$ 109.17	\$ 108.04	\$ 100.61	\$ 1,226.03
<b>TOTAL INTEREST</b>	<b>\$ 1,501.08</b>	<b>\$ 1,483.31</b>	<b>\$ 1,361.61</b>	<b>\$ 1,039.81</b>	<b>\$ 715.43</b>	<b>\$ 1,334.42</b>	<b>\$ 1,400.22</b>	<b>\$ 1,381.58</b>	<b>\$ 1,355.18</b>	<b>\$ 1,325.51</b>	<b>\$ 1,302.15</b>	<b>\$ 1,274.34</b>	<b>\$ 14,200.30</b>