

Shady Oaks Partners LLC

Profit and Loss

January - December 2025

	TOTAL
Income	
41000 Site & Lodging Revenue	410,746.62
41100 Accommodation Revenue	
41120 Lodging Revenue	
41121 Lodging - Cabins	6,802.35
Total 41120 Lodging Revenue	6,802.35
Total 41100 Accommodation Revenue	6,802.35
Total 41000 Site & Lodging Revenue	417,548.97
Total Income	\$417,548.97
GROSS PROFIT	\$417,548.97
Expenses	
61000 Site & Lodging Expenses	
61200 RV Site Expenses	
61205 RV Sites - Supplies	491.91
61210 RV Sites - Equipment	132.36
61215 RV Sites - R&M	137.96
61230 RV Sites - Pest Control	600.00
Total 61200 RV Site Expenses	1,362.23
61300 Lodging Expenses	200.00
61305 Lodging - Guest Amenities & Supplies	14,619.94
Total 61300 Lodging Expenses	14,819.94
61400 Housekeeping	3,320.40
61405 Housekeeping - Supplies	713.57
Total 61400 Housekeeping	4,033.97
61500 Front Desk	
61505 Front Desk - Supplies	216.89
Total 61500 Front Desk	216.89
Total 61000 Site & Lodging Expenses	20,433.03
63000 Recreation Expenses	
63210 Recreation - Equipment	49.97
Total 63000 Recreation Expenses	49.97
65000 Payroll Expenses	
65001 Gross Wages	88,278.83
65080 Payroll Processing Fees	1,560.00
65085 Payroll Taxes	1,354.69
Total 65000 Payroll Expenses	91,193.52

Shady Oaks Partners LLC

Profit and Loss

January - December 2025

	TOTAL
71000 Utility Expenses	
71015 Utilities - Internet	4,856.64
71020 Utilities - TV Cable/Sat	7,256.28
71025 Utilities - Electric	61,432.45
71030 Utilities - Water	13,384.75
71046 Solar Energy	448.00
71050 Utilities - Trash	1,241.24
Total 71000 Utility Expenses	88,619.36
72000 General & Administrative Expenses	
72205 G&A - Credit Card Processing Fees	728.57
72210 G&A - PMS & POS Fees	9,142.99
72215 G&A - Dues & Subscriptions	3,343.89
72225 G&A - Professional Services	4,410.70
72230 G&A - Postage & Shipping	15.60
72235 G&A - Bank Fees	322.29
72255 G&A - Meals & Entertainment	203.30
72260 G&A - Travel & Mileage	265.32
72500 Insurance	
72501 Package Policy	25,058.35
Total 72500 Insurance	25,058.35
Total 72000 General & Administrative Expenses	43,491.01
73000 Marketing	
73005 Marketing - Advertising Spend	647.71
73010 Marketing - Signs & Flags	271.12
Total 73000 Marketing	918.83
74000 Facilities Expenses	
74300 Landscaping	
74320 Landscaping - Services	450.00
Total 74300 Landscaping	450.00
74400 Repairs & Maintenance	3,900.48
74401 Contractors	3,948.05
74405 R&M - Supplies	4,447.88
74410 R&M - Equipment & Tools	296.71
74430 R&M - Staff Golf Carts & Vehicles	927.16
74445 R&M - General	345.32
Total 74400 Repairs & Maintenance	13,865.60
Total 74000 Facilities Expenses	14,315.60
75000 Property Taxes	10,277.59
Total Expenses	\$269,298.91
NET OPERATING INCOME	\$148,250.06

Shady Oaks Partners LLC

Profit and Loss

January - December 2025

	TOTAL
Other Expenses	
90010 Ask Ownership	-3,750.00
93000 Interest Expense	88,027.79
Total Other Expenses	\$84,277.79
NET OTHER INCOME	\$ -84,277.79
NET INCOME	\$63,972.27