

# INCOME & EXPENSES

INCOME DETAIL	2024 Seller Reported	2025 Seller Reported	2026 YTD (5/7/26)	
Cabin Rentals	\$ 132,558.00	\$ 150,968.55	\$ 55,257.00	1
Fees collected	\$ 4,063.00	\$ 4,878.21	\$ 1,008.00	
Store Items and Miscellaneous (wood, ice)	\$ 10,035.00	\$ 10,715.51	\$ 703.00	
Taxes collected	\$ 15,279.00	\$ 19,112.00	\$ 7,502.00	
<b>GROSS INCOME</b>	<b>\$ 161,935.00</b>	<b>\$ 185,674.27</b>	<b>\$ 64,470.00</b>	
EXPENSES DETAIL	2024 Seller Reported	2025 Seller Reported	2026 YTD (5/7/26)	
Verizon Mobile Phone	\$ 1,068.00	\$ 1,068.00	\$ 534.00	
Verizon WiFi	\$ 1,680.00	\$ -	\$ -	
Starlink	\$ 984.00	\$ 1,980.00	\$ 990.00	
Property Taxes	\$ 1,100.00	\$ 1,230.50	\$ -	
ReservationKey Software Subscription	\$ 708.00	\$ 708.00	\$ 354.00	
Website	\$ 766.00	\$ 766.00	\$ 766.00	
Business/LLC Expense	\$ 203.00	\$ 203.00	\$ 203.00	
Electric Service	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	2
Insurance	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Fuel (LP)	\$ 200.00	\$ 200.00	\$ 100.00	
Fuel (Gas)	\$ 1,000.00	\$ 1,000.00	\$ 500.00	
Laundry Service	\$ 2,550.00	\$ 2,550.00	\$ 318.75	
Cleaning Service	\$ 2,500.00	\$ 2,500.00	\$ 200.00	
Contract Labor	\$ 6,600.00	\$ 6,600.00	\$ 2,500.00	
Merchant/Bank Fees	\$ 2,651.16	\$ 3,019.37	\$ 1,105.14	
Advertising	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
Repairs & Maintenance	\$ 12,000.00	\$ 12,000.00	\$ 5,000.00	
Office & Supplies/General Administrative	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
<b>Campground Management</b>	<b>\$ 24,000.00</b>	<b>\$ 24,000.00</b>	<b>\$ 6,000.00</b>	3
Accounting & Professional Fees	\$ 350.00	\$ 350.00	\$ 350.00	
Other Expenses (taxes paid on income 9%)	\$ 11,930.22	\$ 13,587.17	\$ 4,973.13	
<b>OPERATING EXPENSES</b>	<b>\$ 79,290.38</b>	<b>\$ 80,762.04</b>	<b>\$ 30,894.02</b>	
	Expense Ratio	49.0%	43.5%	47.9%
<b>NET OPERATING INCOME</b>	<b>\$ 82,644.62</b>	<b>\$ 104,912.23</b>	<b>\$ 33,575.98</b>	

## NOTES

1. 2026 cabin rentals reflects current bookings for the year
2. Electric service includes mountaintop cabin, to be replaced with management unit
3. Campground is currently owner operated with no manager