

Junction West Coffeyville
Profit and Loss
January - December 2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Income													
Campground Revenue													0.00
AirBnB Revenue	1,093.99		613.04	0.00									1,707.03
Cancellation Fees Revenue	-2,552.00	1,396.61	-822.61	235.00	328.90	35.00	-65.00	341.72	0.00	-1,497.78	1,082.60		-1,517.56
Laundry Revenue									208.69				208.69
Lodging Revenue - Cabin	18,213.46	22,870.84	29,573.21	24,057.30	27,422.53	13,059.37	29,857.51	30,864.95	19,664.89	-3,678.87	17,551.27	13,838.86	243,295.32
RV Revenue - Back In	5,221.11	9,869.65	38,060.28	15,400.99	14,912.21	16,850.97	16,625.57	19,781.92	22,170.34	25,028.92	23,411.33	18,965.14	226,298.43
RV Revenue - Pull Through	543.61		-30.00	126.53	839.43	1,143.20	1,118.54	1,377.80	-112.88	2,054.69	2,057.13	2,031.36	11,149.41
Total Campground Revenue	\$22,520.17	\$34,137.10	\$67,393.92	\$39,819.82	\$43,503.07	\$31,088.54	\$47,536.62	\$52,366.39	\$41,931.04	\$21,906.96	\$44,102.33	\$34,835.36	\$481,141.32
Total Income	\$22,520.17	\$34,137.10	\$67,393.92	\$39,819.82	\$43,503.07	\$31,088.54	\$47,536.62	\$52,366.39	\$41,931.04	\$21,906.96	\$44,102.33	\$34,835.36	\$481,141.32
Gross Profit	\$22,520.17	\$34,137.10	\$67,393.92	\$39,819.82	\$43,503.07	\$31,088.54	\$47,536.62	\$52,366.39	\$41,931.04	\$21,906.96	\$44,102.33	\$34,835.36	\$481,141.32
Expenses													
A&G Expenses													0.00
A&G - Auto & Fuel Expenses				76.25									76.25
A&G - Bank Fees and Charges				-6.00	1.50								-4.50
A&G - Cash Over/Short					1.99						241.00	-188.00	54.99
A&G - Credit Card Charge Backs										315.75			315.75
A&G - Credit Card Fees	373.48	708.58	5,746.05	1,208.43	1,047.72	1,015.70	824.68	762.39	1,117.68	767.59	887.41	697.53	15,157.24
A&G - Dues & Subscriptions		50.00	1,835.50	50.00	50.00	50.00					84.86	84.86	2,205.22
A&G - Employee													
Testing/Background Checks								90.00					90.00
Leases/Contracts										27.58			27.58
A&G - Licenses & Permits	783.08	120.12	1,826.72	1,915.97									4,645.89
A&G - Music, Meals &													
Entertainment Expenses			52.00										52.00
A&G - Office Supplies & Software	35.45	35.45	215.45	271.99	1,469.01	585.89	557.58	724.46	663.57	654.75	354.63	658.39	6,226.62
A&G - Postage & Shipping						63.00							63.00
A&G - Uniform Expenses						313.25							313.25
Management Fees	1,330.55	1,958.94	3,947.32	3,012.13	2,795.90	2,030.73	2,709.75	3,049.61	2,764.33	1,204.88	2,425.63	1,915.94	29,145.71
Total A&G Expenses	\$ 2,522.56	\$ 2,873.09	\$13,623.04	\$ 6,528.77	\$ 5,366.12	\$ 4,058.57	\$ 4,092.01	\$ 4,626.46	\$ 4,545.58	\$ 2,970.55	\$ 3,993.53	\$ 3,168.72	\$ 58,369.00
Campground Expenses													
Camp - Auto & Fuel Expenses			223.94		40.31	250.36	131.78	131.00	45.45	66.65	117.17		1,006.66
Camp - Cleaning Supplies		292.17		463.42				426.48		120.88	78.69	668.37	2,050.01
Camp - Equipment Rental						55.16		27.58	27.58	-27.58	55.16	3,005.98	3,143.88
Camp - Guest Room Amenities							399.36	112.10		460.10			971.56
Camp - Linen & Terry Purchases									114.09	158.64		100.05	372.78
Camp - Music, Meals &													
Entertainment Expenses				0.00									0.00
Camp - OTA Commissions						301.95	8.88		77.59	43.16	178.49	151.85	761.92
Camp - Property Supplies			531.24	-605.77				22.41					-52.12
Total Campground Expenses	\$ 0.00	\$ 292.17	\$ 755.18	\$- 142.35	\$ 40.31	\$ 607.47	\$ 540.02	\$ 719.57	\$ 264.71	\$ 821.85	\$ 562.25	\$ 3,926.25	\$ 8,387.43
Insurance - General						1,368.95	1,368.95	1,679.58	1,679.58	1,679.58	2,614.55		10,391.19
Miscellaneous Expenses							175.54					178.07	353.61
Payroll													0.00
A&G - Payroll Processing Fees	84.72	84.93	85.08	85.52	85.34	127.82	406.40	145.27	127.60	127.76	128.19	184.58	1,673.21
Payroll - Employee Benefits						248.00	248.00	248.00	248.00	248.00	248.00	248.00	1,736.00
Payroll - Grounds & Maintenance							228.00	1,311.96	813.00	770.04	1,089.00	372.00	4,584.00
Payroll - Housekeeping			464.32		1,643.75	1,878.13	1,784.38	1,231.25	1,100.00	1,812.50	1,903.13	2,518.76	14,336.22
Payroll - Management	3,273.16	3,268.66	4,121.47	4,710.28	2,723.08	3,892.63	2,646.55	2,616.93	3,113.88	2,456.92	2,829.87	4,053.06	39,706.49
Insurance	30.18	28.57	35.26	38.48	72.51	60.89	37.11	55.54	44.87	54.78	63.40	65.58	587.17
Payroll Taxes - Employer's Share	808.73	788.18	298.00	328.35	306.65	439.97	271.31	342.35	297.14	328.92	386.71	445.25	5,041.56
Total Payroll	\$ 4,196.79	\$ 4,170.34	\$ 5,004.13	\$ 5,162.63	\$ 4,831.33	\$ 6,647.44	\$ 5,621.75	\$ 5,951.30	\$ 5,744.49	\$ 5,798.92	\$ 6,648.30	\$ 7,887.23	\$ 67,664.65
Repair & Maintenance Expenses				3,600.25	986.26	262.31	1,059.93						5,908.75
R&M - General Repairs &													
Maintenance			6,252.50			11.45	649.70	1,964.65	685.55	575.19	236.32	114.56	10,489.92
R&M - Grounds & Landscaping						98.00	20.02	97.28	46.45	33.77	565.25		860.77
R&M - Repairs - Appliances						90.51							90.51
R&M - Repairs - Building								45.55		492.20			537.75
R&M - Repairs - Equipment									4.94				4.94
Total Repair & Maintenance	\$ 0.00	\$ 0.00	\$ 6,252.50	\$ 3,600.25	\$ 986.26	\$ 462.27	\$ 1,729.65	\$ 2,107.48	\$ 736.94	\$ 1,101.16	\$ 801.57	\$ 114.56	\$ 17,892.64
Expenses													0.00
Sales & Marketing Expenses													0.00
S&M - Advertising & Marketing	896.57	792.26	1,076.54	821.49	667.50	892.96	719.99	932.31	888.90	19.50	799.69	1,590.45	10,098.16
S&M - Marketing Fee					762.52	553.84	739.02	831.71	753.91	328.60	661.53	522.53	5,153.66
Expenses	\$ 896.57	\$ 792.26	\$ 1,076.54	\$ 821.49	\$ 1,430.02	\$ 1,446.80	\$ 1,459.01	\$ 1,764.02	\$ 1,642.81	\$ 348.10	\$ 1,461.22	\$ 2,112.98	\$ 15,251.82
Utilities													0.00
Utilities - CATV			311.42	311.42	311.42	311.42	311.42	311.42	311.42	311.42	311.42	311.42	3,114.20
Utilities - Electric Service													
Reimbursement	120.58									170.68	299.13		590.39
Utilities - Electrical Service	13,950.42	8,712.89	6,590.74	15,910.21	8,154.78	5,436.42	6,947.26	10,605.91	11,425.05	8,874.84	7,472.25	10,967.82	115,048.59
Service	170.00	881.10	1,056.72	1,126.83	657.92	646.42	498.74	1,092.66	658.75	721.42	657.62	616.27	8,784.45
Utilities - Internet & Phone													
Service Reimbursement							-722.40		-650.72			-679.00	-2,052.12
Utilities - Sewage Service					1,094.58	424.21	298.48	436.78	407.42	541.50		493.65	3,696.62
Utilities - Trash Service	363.55	351.76	1,216.61	1,005.46	990.20	1,034.03	973.57	970.32	1,048.71	1,009.03	1,013.92	1,009.60	10,986.76
Utilities - Water Service					1,261.76	574.62	433.88	587.91	555.87	695.21	1,788.04	615.83	6,513.12
Total Utilities	\$14,604.55	\$ 9,945.75	\$ 9,175.49	\$18,353.92	\$12,470.66	\$ 8,427.12	\$ 8,740.95	\$14,005.00	\$13,756.50	\$12,324.10	\$11,542.38	\$13,335.59	\$146,682.01
Total Expenses	\$22,220.47	\$18,073.61	\$35,886.88	\$34,324.71	\$25,124.70	\$23,018.62	\$23,727.88	\$30,853.41	\$28,370.61	\$25,044.26	\$27,623.80	\$30,723.40	\$324,992.35
Net Operating Income	\$ 299.70	\$16,063.49	\$31,507.04	\$ 5,495.11	\$18,378.37	\$ 8,069.92	\$23,808.74	\$21,512.98	\$13,560.43	\$- 3,137.30	\$16,478.53	\$ 4,111.96	\$156,148.97
Other Expenses													
Non Operating Expenses													0.00
Taxes - Property Tax	1,881.64	1,826.72			1,826.72	1,826.72	2,767.54	2,822.45	1,954.88	1,954.88			16,861.55
Total Non Operating Expenses	\$ 1,881.64	\$ 1,826.72	\$ 0.00	\$ 0.00	\$ 1,826.72	\$ 1,826.72	\$ 2,767.54	\$ 2,822.45	\$ 1,954.88	\$ 1,954.88	\$ 0.00	\$ 0.00	\$ 16,861.55
Total Other Expenses	\$ 1,881.64	\$ 1,826.72	\$ 0.00	\$ 0.00	\$ 1,826.72	\$ 1,826.72	\$ 2,767.54	\$ 2,822.45	\$ 1,954.88	\$ 1,954.88	\$ 0.00	\$ 0.00	\$ 16,861.55
Net Other Income	-\$ 1,881.64	-\$ 1,826.72	\$ 0.00	\$ 0.00	-\$ 1,826.72	-\$ 1,826.72	-\$ 2,767.54	-\$ 2,822.45	-\$ 1,954.88	-\$ 1,954.88	\$ 0.00	\$ 0.00	-\$ 16,861.55
Net Income	-\$ 1,581.94	\$14,236.77	\$31,507.04	\$ 5,495.11	\$16,551.65	\$ 6,243.20	\$21,041.20	\$18,690.53	\$11,605.55	\$- 5,092.18	\$16,478.53	\$ 4,111.96	\$139,287.42