

Cedar Bend RV Park, LLC  
**Balance Sheet**  
As of September 30, 2024

	<u>Sep 30, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Wells Fargo Checking	1,832.53
Total Checking/Savings	<u>1,832.53</u>
Total Current Assets	1,832.53
Fixed Assets	
1220 CR 321	73,406.20
2020 Cub Cadet Mower	4,237.42
Accumulated Amortization	-921.00
Accumulated Depreciation	-53,597.00
Furniture and Equipment	5,039.04
Loan Costs	16,260.87
RV Dev Sites 9-32	277,157.82
RV Sites 1 - 8	25,638.07
Total Fixed Assets	<u>347,221.42</u>
<b>TOTAL ASSETS</b>	<b><u><u>349,053.95</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
LLC Loan Cedar Bend - SSB	332,646.18
Short Term Loan ProEdge	-14,643.67
Total Other Current Liabilities	<u>318,002.51</u>
Total Current Liabilities	<u>318,002.51</u>
Total Liabilities	318,002.51
Equity	
Members Equity	82,751.32
Owner Draw - Tacia Beaurline	-325,336.47
Owner Investment - Tacia	191,757.56
Net Income	81,879.03
Total Equity	<u>31,051.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>349,053.95</u></u></b>

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Cash Basis

**Cedar Bend RV Park, LLC**  
**Profit & Loss**  
January 1 through October 5, 2024

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	<u>Jan 1 - Oct 5, 24</u>
<b>Income</b>	
Rental Income	167,215.04
<b>Total Income</b>	<u>167,215.04</u>
<b>Expense</b>	
Advertising and Promotion	5,487.19
Bank Service Charges	214.00
Credit Card Processing Fees	5,221.73
Electricity	18,158.55
Insurance Expense	2,462.99
Interest Expense	17,976.15
Internet Service	1,350.00
Legal Fees	44.00
Meals and Entertainment	3,324.94
Propane	40.00
Property Taxes	10,000.11
Repairs and Maintenance	10,570.61
RV Park Supplies	4,794.43
Telephone Expense	1,262.20
Trash	2,171.90
Water	2,267.21
<b>Total Expense</b>	<u>85,346.01</u>
<b>Net Income</b>	<u><u>81,869.03</u></u>