

# Profit and Loss with Class

CKG and Family, LLC

January 1-December 31, 2024

	1120 ALEX DRIVE	SHENANIGANS CRYSTAL BEACH	TOTAL
<b>Income</b>			
Short Term Rental Income		51,441.61	51,441.61
<b>Total for Income</b>		<b>51,441.61</b>	<b>\$51,441.61</b>
<b>Gross Profit</b>			
		<b>51,441.61</b>	<b>\$51,441.61</b>
<b>Expenses</b>			
Advertising & Marketing		3,215.00	3,215.00
Building Insurance		2,016.00	2,016.00
Building Interest Paid			
Interest Shenanigans		25,055.30	25,055.30
<b>Total for Building Interest Paid</b>		<b>25,055.30</b>	<b>\$25,055.30</b>
Depreciation Expense	93,565.00		93,565.00
Furnishings and Decorations for Shor Term Rentals		2,918.97	2,918.97
Legal & Professional Services		1,316.00	1,316.00
Meals & Entertainment		711.26	711.26
Repairs & Maintenance		11,381.93	11,381.93
Taxes & Licenses	-5,220.76		-5,220.76
Travel		93.22	93.22
Utilities		3,274.65	3,274.65
<b>Total for Expenses</b>	<b>88,344.24</b>	<b>49,982.33</b>	<b>\$138,326.57</b>
<b>Net Operating Income</b>	<b>-88,344.24</b>	<b>1,459.28</b>	<b>-\$86,884.96</b>
<b>Other Expenses</b>			
Taxes - Rental		12,666.86	12,666.86
<b>Total for Other Expenses</b>		<b>12,666.86</b>	<b>\$12,666.86</b>
<b>Net Other Income</b>		<b>-12,666.86</b>	<b>-\$12,666.86</b>
<b>Net Income</b>	<b>-88,344.24</b>	<b>-11,207.58</b>	<b>-\$99,551.82</b>

*Purchased Hot Tub and had deck reinforced.  
All exterior furniture sealed*

Transaction Report  
 CKG and Family, LLC  
 January 1-December 31, 2024

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
Repairs & Maintenance								
05/28/2024	Expense			ATM/POS PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 1	Repairs & Maintenance	Checking	363.43	363.43
05/28/2024	Expense			ATM/POS PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 1	Repairs & Maintenance	Checking	308.58	672.01
05/28/2024	Expense			ATM/POS PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 1	Repairs & Maintenance	Checking	98.80	770.81
06/03/2024	Expense			REGULAR CHECK #2003	Repairs & Maintenance	Checking	400.00	1,170.81
06/07/2024	Journal Entry	ABCO 22-71		Repairs to Shenanigans "Willie"	Repairs & Maintenance		1,100.00	2,270.81
06/14/2024	Journal Entry	ABCO 22-78			Repairs & Maintenance		66.82	2,337.63
06/14/2024	Journal Entry	ABCO 22-78			Repairs & Maintenance		85.49	2,423.12
06/14/2024	Journal Entry	ABCO 22-78			Repairs & Maintenance		308.58	2,731.70
06/14/2024	Expense			SIGNED POS ONE-TIME PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 1	Repairs & Maintenance	Checking	85.49	2,817.19
06/14/2024	Expense			SIGNED POS ONE-TIME PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 1	Repairs & Maintenance	Checking	66.82	2,884.01
06/17/2024	Expense			SIGNED POS ONE-TIME PURCHASE PARKER'S BUILDING SUPP CRYSTAL BEACH TX Terminal I	Repairs & Maintenance	Checking	170.96	3,054.97
06/20/2024	Expense			Internet repair	Repairs & Maintenance	Checking	25.00	3,079.97
06/24/2024	Expense			TRANSFER DEBIT VENMO *Kamrin Lilley Visa Direct NY Terminal ID: C	Repairs & Maintenance	Checking	40.00	3,119.97
06/26/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Repairs & Maintenance	Checking	1,173.67	4,293.64
07/09/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Angel Garcia Visa Direct NY Terminal ID: CN	Repairs & Maintenance	Checking	50.00	4,343.64
07/11/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Robert Wegmill Visa Direct NY Terminal ID:	Repairs & Maintenance	Checking	150.00	4,493.64
07/15/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Corey Kowalzek Visa Direct NY Terminal ID:	Repairs & Maintenance	Checking	350.00	4,843.64
07/18/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Angel Garcia Visa Direct NY Terminal ID: 00	Repairs & Maintenance	Checking	100.00	4,943.64
08/08/2024	Expense		Carver Custom Creations	Sealing Bar stools	Repairs & Maintenance	Checking	300.00	5,243.64
08/09/2024	Check	1279		AC Repair Shenanigans	Repairs & Maintenance	Checking (8109)	1,550.00	6,793.64
08/15/2024	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Repairs & Maintenance	Checking	1,000.00	7,793.64
08/19/2024	Expense			SIGNED POS ONE-TIME PURCHASE PARKER'S BUILDING SUPP CRYSTAL BEACH TX Terminal I	Repairs & Maintenance	Checking	67.74	7,861.38
08/19/2024	Expense		The Big Store	ATM/POS PURCHASE THE BIG STORE CRYSTAL BEACH TX Terminal ID: 665254	Repairs & Maintenance	Checking	339.09	8,200.47
08/19/2024	Expense		Parkers Supply	SIGNED POS ONE-TIME PURCHASE PARKER'S BUILDING SUPP CRYSTAL BEACH TX Terminal I	Repairs & Maintenance	Checking	7.03	8,207.50
08/19/2024	Expense		Parkers Supply	SIGNED POS ONE-TIME PURCHASE PARKER'S BUILDING SUPP CRYSTAL BEACH TX Terminal I	Repairs & Maintenance	Checking	73.10	8,280.60
09/11/2024	Expense			repair shingles	Repairs & Maintenance	Checking	520.00	8,800.60
10/24/2024	Journal Entry	clg2023-38		Dune Repair	Repairs & Maintenance		1,248.33	10,048.93
11/12/2024	Expense		Carver Custom Creations	Willie Work on Porch for Hot Tub	Repairs & Maintenance	Checking	1,333.00	11,381.93
<b>Total for Repairs &amp; Maintenance</b>							<b>\$11,381.93</b>	
							<b>\$11,381.93</b>	

# Profit and Loss with Class

CKG and Family, LLC

January-December, 2025

	SHENANIGANS CRYSTAL BEACH	TOTAL
<b>Income</b>		
Short Term Rental Income	89,849.12	89,849.12
<b>Total for Income</b>	<b>89,849.12</b>	<b>\$89,849.12</b>
<b>Gross Profit</b>		
	<b>89,849.12</b>	<b>\$89,849.12</b>
<b>Expenses</b>		
Advertising & Marketing	246.81	246.81
Bank Charges & Fees	2,424.59	2,424.59
Building Insurance		
Building Insurance Shenanigans	8,743.27	8,743.27
<b>Total for Building Insurance</b>	<b>8,743.27</b>	<b>\$8,743.27</b>
Building Interest Paid		
Interest Shenanigans	30,838.29	30,838.29
<b>Total for Building Interest Paid</b>	<b>30,838.29</b>	<b>\$30,838.29</b>
Repairs & Maintenance	4,843.81	4,843.81
Supplies for STR	10,665.71	10,665.71
Utilities	8,438.34	8,438.34
<b>Total for Expenses</b>	<b>66,200.82</b>	<b>\$66,200.82</b>
<b>Net Operating Income</b>	<b>23,648.30</b>	<b>\$23,648.30</b>
<b>Net Other Income</b>		
<b>Net Income</b>	<b>23,648.30</b>	<b>\$23,648.30</b>

We have attached a breakdown of supplies and Repair purchases. These mainly were optional upgrades we have made to improve the property.

- ie: new furnitere
- corn hole boards
- privacy wall
- interior paint
- lift
- privacy fence

On this property the management company supplies all disposables

- ie: soaps
- coffee
- trash bags

# Transaction Report

CKG and Family, LLC

January-December, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
<b>Repairs &amp; Maintenance</b>								
05/08/2025	Journal Entry	clg2023-82		Camera repair			158.05	158.05
05/13/2025	Journal Entry	clg2023-89		Exterior Door Replacement			1,715.76	1,873.81
09/03/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Repairs & Maintenance	Checking	1,040.00	2,913.81
09/15/2025	Expense			SIGNED POS ONE-TIME PURCHASE IN *MATTHEW TUMICKI 409-9394073 TX Terminal ID: IN	Repairs & Maintenance	Checking	1,030.00	3,943.81
09/26/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Repairs & Maintenance	Checking	900.00	4,843.81
<b>Total for Repairs &amp; Maintenance</b>							<b>\$4,843.81</b>	
							<b>\$4,843.81</b>	

# Transaction Report

CKG and Family, LLC

January-December, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
Supplies for STR								
01/13/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Supplies for STR	Checking	800.00	800.00
01/14/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE AMAZON MKTPL*Z55FZ8040 Amzn.com/bill WA Terminal I	Supplies for STR	Checking	95.23	895.23
01/14/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE AMAZON MKTPL*ZD33Y8821 Amzn.com/bill WA Terminal I	Supplies for STR	Checking	43.94	939.17
01/28/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE SP EXPEDITION SUB EXPEDITIONSUB MO Terminal ID: OH	Supplies for STR	Checking	269.54	1,208.71
01/28/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE AMAZON MKTPL*Z740550J2 Amzn.com/bill WA Terminal I	Supplies for STR	Checking	127.48	1,336.19
02/04/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Supplies for STR	Checking	658.00	1,994.19
03/03/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Supplies for STR	Checking	1,487.00	3,481.19
03/03/2025	Expense		Carver Custom Creations	TRANSFER DEBIT VENMO *Willie Carver Visa Direct NY Terminal ID: C	Supplies for STR	Checking	2,000.00	5,481.19
04/29/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE AMAZON MKTPL*NB3DL7122 Amzn.com/bill WA Terminal I	Supplies for STR	Checking	100.60	5,581.79
07/01/2025	Expense		Amazon	Ceiling Fans	Supplies for STR	Checking	250.92	5,832.71
07/07/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE Amazon.com*N38IM5US1 Amzn.com/bill WA Terminal ID:	Supplies for STR	Checking	891.73	6,724.44
08/13/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE Amazon.com*483O27CF3 Amzn.com/bill WA Terminal ID:	Supplies for STR	Checking	66.56	6,791.00
08/14/2025	Journal Entry	clg2023-92		Furniture Shenanigans	Supplies for STR		3,023.80	9,814.80
09/08/2025	Expense			SIGNED POS ONE-TIME PURCHASE SP CORNHOLEGAMESUSA CORNHOLEGAMES IL Terminal ID:	Supplies for STR	Checking	811.88	10,626.68
12/12/2025	Expense		Amazon	SIGNED POS ONE-TIME PURCHASE AMAZON.COM SEATTLE WA Terminal ID: 00000101 Serial	Supplies for STR	Checking	39.03	10,665.71
<b>Total for Supplies for STR</b>							<b>\$10,665.71</b>	
							<b>\$10,665.71</b>	