

ANDREW A MATHEW CPA. P.C.

Certified Public Accountant

12822 Willow Center Dr, Ste C, Houston, Texas 77066

Tel: 281-397-9796. Fax: 281-866-7955

Accountant's Compilation Report

To The Management,

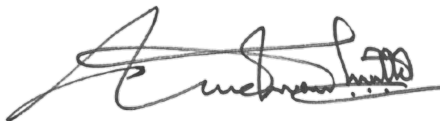
Vitthal 4 LLC.

Houston, Texas.

Management is responsible for the accompanying financial statements of Vitthal 4 LLC (a partnership), which comprise the statements of assets, liabilities, and equity-income tax basis as of December 31st, 2024, and the related statements of revenues and expenses -income tax basis, for the period of twelve months from January to December then ended in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. I have performed compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenue and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.



Houston, Texas
April 24, 2025.

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Revenue & Expenses -Tax Basis
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Lodging Sales	
Miscellaneous Revenue	38,669.05
Nontaxable Revenue	426,835.28
Taxable Revenue	638,009.17
Total Lodging Sales	1,103,513.50
Total Income	1,103,513.50
Gross Profit	1,103,513.50

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Revenue & Expenses -Tax Basis
January through December 2024

	Jan - Dec 24
Expense	
Accounting Expense	2,750.00
Amortization Expense	43,691.00
Automobile Expense	38.63
Business Licenses and Permits	20.00
Cable Expense	8,746.08
Cleaning Service	1,727.67
Commission	9,746.13
Complementary Breakfast	902.34
Credit Card Fee	18,541.71
Depreciation Expense	245,507.00
Dues and Subscriptions	194.76
Employee Gift	203.62
Extermination	815.16
Insurance Expense	52,431.41
Interest Expense	250,865.35
Internet Expense	1,211.51
Landscaping and Groundskeeping	1,800.00
Meal & Entertainment	8.75
Motel Supplies	81,792.61
Office Supplies	4,370.58
Outside Service	762.00
Payroll Tax Expenses	16,836.82
Penalty	508.73
Postage	266.00
Property Tax	24,627.28
Repairs and Maintenance	71,936.04
Royalty Expense	139,119.18
Salaries & Wages	156,584.72
Telephone Expense	9,905.83
Utilities	31,541.46
Waste Service	3,134.51
Total Expense	1,180,586.88
Net Ordinary Income	-77,073.38
Net Income	-77,073.38

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Assets, Liabilities & Equity -Tax Basis
As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Home Bank - 7836	157,656.96
Total Checking/Savings	157,656.96
Total Current Assets	157,656.96
Fixed Assets	
2024 Building Improvement	80,276.00
Beddings	47,000.00
Boilers	40,000.00
Computer	3,571.17
Computer & Printer	5,000.00
Dryers	3,484.88
Fridges	8,100.00
Furniture and Equipment	111,111.00
Hotel Building	1,883,341.16
Ice Machines	3,000.00
Land	325,000.00
Locks and Keys	18,671.93
Microwave	6,791.93
Parking Lot	240,000.00
Refrigerator	3,500.00
Security Camera	8,500.00
Sign	16,210.65
Sprinkler Systems	5,000.00
Swimming Pool	75,000.00
Table and Chairs	22,500.00
Washer Dryer	5,903.08
Washing Machines	2,161.72
Wifi Equipment	16,865.71
Wire Fence	17,000.00
Accumulated Depreciation	-315,618.00
Total Fixed Assets	2,632,371.23
Other Assets	
Franchise Fee	37,500.00
Goodwill	557,050.75
Loan Closing Cost	51,807.17
Organizational Cost	3,000.00
Accu. Amortization	-98,843.00
Total Other Assets	550,514.92
TOTAL ASSETS	3,340,543.11

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Assets, Liabilities & Equity - Tax Basis
As of December 31, 2024

	Dec 31, 24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Capital One	2,088.11
Total Credit Cards	2,088.11
Other Current Liabilities	
Occupancy Tax Payable - City	1,198.53
Occupancy Tax Payable - County	9,558.75
Occupancy Tax Payable - State	1,027.31
Payroll Liabilities	1,897.20
Total Other Current Liabilities	13,681.79
Total Current Liabilities	15,769.90
Long Term Liabilities	
N/P Home Bank	2,615,775.29
Total Long Term Liabilities	2,615,775.29
Total Liabilities	2,631,545.19
Equity	
Partners Capital Account	
Ektaben Patel-Contribution	
Ektaben Patel-Distribution	-7,058.05
Ektaben Patel-Contribution - O...	124,568.56
Total Ektaben Patel-Contribution	117,510.51
Hemalata Patel-Contribution	
Hemalata Patel-Distribution	-7,058.05
Hemalata Patel-Contribution - ...	124,568.56
Total Hemalata Patel-Contribution	117,510.51
Hiren Patel-Contribution	
Hiren Patel-Distribution	-7,058.05
Hiren Patel-Contribution - Other	124,568.56
Total Hiren Patel-Contribution	117,510.51
Paresh Patel- Contribution	
Paresh Patel -Distribution	-23,212.06
Paresh Patel- Contribution - Ot...	456,751.83
Total Paresh Patel- Contribution	433,539.77
Total Partners Capital Account	786,071.30
Net Income	-77,073.38
Total Equity	708,997.92

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Assets, Liabilities & Equity -Tax Basis
As of December 31, 2024

	Dec 31, 24
TOTAL LIABILITIES & EQUITY	<u>3,340,543.11</u>