

RC Cabins LLC
Balance Sheet
As of June 20, 2025

	Jun 20, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Cash In Bank-Checking	3,516.06
Total Checking/Savings	3,516.06
Other Current Assets	
125 · Due from LTD	9,562.56
Total Other Current Assets	9,562.56
Total Current Assets	13,078.62
Fixed Assets	
150 · Equipmment	5,355.19
151 · Buildings and Improvements	344,348.89
152 · Furnishings and Fixtures	23,956.37
160 · Accumulated Depreciation	-161,006.00
Total Fixed Assets	212,654.45
Other Assets	
190 · Startup Cost	3,553.00
191 · Accumulated Amortization	-3,553.00
Total Other Assets	0.00
TOTAL ASSETS	225,733.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
205 · Due To Partners	2,156.34
Total Other Current Liabilities	2,156.34
Total Current Liabilities	2,156.34
Long Term Liabilities	
251 · Note Payable-FNB of Steelville	256,662.35
Total Long Term Liabilities	256,662.35
Total Liabilities	258,818.69
Equity	
301 · Capital-Ed	-10,261.50
302 · Capital-Nancy	-10,261.50
303 · Draw-Ed	-37,216.09
304 · Draw-Nancy	-37,216.10
305 · Partners Capital	61,869.57
Total Equity	-33,085.62
TOTAL LIABILITIES & EQUITY	225,733.07

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Cash Basis

RC Cabins LLC
Profit & Loss Prev Year Comparison
January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
401 · Rental Income	33,111.34	33,169.18	-57.84	-0.2%
490 · Miscellaneous Income	2,225.00	0.00	2,225.00	100.0%
Total Income	35,336.34	33,169.18	2,167.16	6.5%
Expense				
605 · Bank Fees	102.00	1,094.00	-992.00	-90.7%
617 · Dues and Subscriptions	0.00	151.00	-151.00	-100.0%
631 · Depreciation Expense	13,651.00	13,997.00	-346.00	-2.5%
632 · Interest Expense	9,832.13	8,999.56	832.57	9.3%
635 · Real Estate Taxes	4,184.28	3,473.18	711.10	20.5%
Total Expense	27,769.41	27,714.74	54.67	0.2%
Net Ordinary Income	7,566.93	5,454.44	2,112.49	38.7%
Net Income	7,566.93	5,454.44	2,112.49	38.7%

Rocky Comfort Cabins Ltd.

Balance Sheets

December 31, 2024 and 2023

	2024	2023
Assets		
Current assets		
Cash In Bank-Checking	\$ 6,935.11	\$ 3,157.31
Cash In Bank-KASASA	0.74	9.34
Due From Shareholders	22,155.46	13,178.21
Total current assets	<u>29,091.31</u>	<u>16,344.86</u>
Property plant and equipment		
Equimpment	20,876.40	20,876.40
Accumulated Depreciation	(18,840.44)	(17,157.44)
Total property plant and equipment	<u>2,035.96</u>	<u>3,718.96</u>
Total assets	<u>\$ 31,127.27</u>	<u>\$ 20,063.82</u>
Liabilities and Equity		
Current liabilities		
Due To Shareholder	\$ 0.00	\$ (8,450.00)
Due To RC Cabins LLC	9,562.56	9,190.31
FIT/FICA Payable	2,279.19	2,349.20
SIT Payable	326.06	690.51
Unemployment Tax Payable	49.64	0.00
Occupancy Tax Payable	1,920.16	1,739.16
Customer Deposits	57,808.40	50,807.85
Total current liabilities	<u>71,946.01</u>	<u>56,327.03</u>
Long-term liabilities		
Note Payable-SBA	22,045.48	22,998.51
Total long-term liabilities	<u>22,045.48</u>	<u>22,998.51</u>
Equity		
Capital Stock	1,000.00	1,000.00
Shareholder Distributions	(277.73)	(277.73)
Retained earnings	(63,586.49)	(59,983.99)
Total equity	<u>(62,864.22)</u>	<u>(59,261.72)</u>
Total liabilities and equity	<u>\$ 31,127.27</u>	<u>\$ 20,063.82</u>

See accountant's compilation report

Rocky Comfort Cabins Ltd.

Income Statements

For the years ended December 31, 2024 and 2023

	2024	2023
Operating revenue		
Rental Fees	\$ 231,675.25	\$ 253,729.23
Refunds	(12,412.48)	(5,022.63)
Other Income	0.00	875.13
Interest Income	0.37	0.00
Total operating revenue	<u>219,263.14</u>	<u>249,581.73</u>
Operating expenses		
Wages and Salaries	70,598.00	61,087.00
Payroll Taxes	5,400.95	4,673.41
Unemployment Tax	564.69	409.54
Bank and Credit Card Fees	337.37	663.40
Office Supplies	739.48	327.13
Telephone Expense	4,102.74	3,306.84
Utilities	9,232.69	9,960.36
Licenses	150.00	0.00
Dues and Subscriptions	2,988.95	2,994.80
Repairs and Maintenance	5,241.74	2,183.95
Donations	30.00	0.00
Booking Fees	10,981.67	14,828.19
Advertising and Promotion	6,226.80	3,557.70
Insurance Expense	6,250.72	5,397.16
Professional Fees	2,475.00	2,100.00
Insurance	0.00	799.06
Depreciation Expense	1,683.00	2,272.00
Interest Expense	846.97	879.01
Miscellaneous	350.00	0.00
Taxes-Occupancy	18,643.88	22,447.26
Rent	60,165.92	50,101.61
Operating Supplies	13,647.48	7,759.30
Trash Service	384.00	416.00
State Replacement Tax	811.00	157.73
Penalties	0.00	393.89
Non-Deductible Expenses	1,012.59	0.00
Total operating expenses	<u>222,865.64</u>	<u>196,715.34</u>
Net income (loss)	\$ <u>(3,602.50)</u>	\$ <u>52,866.39</u>

See accountant's compilation report