ANDREW A MATHEW CPA. P.C.

Certified Public Accountant

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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, 2025, 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 09, 2026.

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Revenue & Expenses-Tax Basis
January through December 2025

		Jan - Dec 25
Ordinary Income/Expense		
Income		
Lodging Sales		
Nontaxable Revenue	166,748.40	
Taxable Revenue	313,776.64	
Total Lodging Sales		480,525.04
Total Income		480,525.04
Gross Profit		480,525.04
Expense		
Accounting Expense		2,750.00
Amortization Expense		43,691.00
Automobile Expense		95.24
Bank Service Charges		10.00
Cable Expense		16,164.93
Cleaning Service		2,929.15
Commission		7,725.94
Complementary Breakfast		3,836.14
Credit Card Fee		26,385.51
Depreciation Expense		145,002.00
Dues and Subscriptions		568.61
Extermination		2,694.03
Insurance Expense		50,468.39
Interest Expense		247,999.64
Internet Expense		525.00
Landscaping Expense		3,655.00
Legal Fee		9,926.98
Motel Supplies		43,142.20
Office Supplies		1,913.33
Outside Service		5,999.27
Payroll Tax Expenses		10,262.19
Penalty		104.00
Plumbing Service		3,900.00
Property Tax		17,416.21
Repairs and Maintenance		36,607.92
Royalty Expense		45,907.99
Salaries & Wages		118,069.56
Telephone Expense		4,894.26
Uniforms		68.07
Utilities		33,056.83
Waste Service		10,629.69
Total Expense		896,399.08
Net Ordinary Income		-415,874.04
Net Income		**-415,874.04**

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Assets, Liabilities & Equity-Tax Basis
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Home Bank - 7836	34,442.94
Total Checking/Savings	34,442.94
Total Current Assets	34,442.94
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	137,511.00
Hotel Building	1,883,341.16
Ice Machines	3,000.00
ID Scanner	1,751.00
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	-460,620.00
Total Fixed Assets	2,515,520.23
Other Assets	
Franchise Fee	37,500.00
Goodwill	557,050.75
Loan Closing Cost	51,807.17
Organizational Cost	3,000.00
Accu. Amortization	-142,534.00
Total Other Assets	506,823.92
TOTAL ASSETS	**3,056,787.09**

VITTHAL 4 LLC DBA QUALITY SUITES
Statement of Assets, Liabilities & Equity-Tax Basis
As of December 31, 2025

		Dec 31, 25
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
Capital One		1,461.62
Total Credit Cards		1,461.62
Other Current Liabilities		
N/P Partners		47,248.69
Occupancy Tax Payable - City		1,085.52
Occupancy Tax Payable - County		2,483.58
Occupancy Tax Payable - State		930.44
Payroll Liabilities		1,506.15
Total Other Current Liabilities		53,254.38
Total Current Liabilities		54,716.00
Long Term Liabilities		
N/P Home Bank		2,578,947.21
Total Long Term Liabilities		2,578,947.21
Total Liabilities		2,633,663.21
Equity		
Partners Capital Account		
Ektaben Patel-Contribution		
Ektaben Patel-Distribution	-18,619.06	
Ektaben Patel-Contribution - Other	147,068.56	
Total Ektaben Patel-Contribution	128,449.50	
Hemalata Patel-Contribution		
Hemalata Patel-Distribution	-18,619.06	
Hemalata Patel-Contribution - Other	147,068.56	
Total Hemalata Patel-Contribution	128,449.50	
Hiren Patel-Contribution		
HIren Patel-Distribution	-18,619.06	
Hiren Patel-Contribution - Other	147,068.56	
Total Hiren Patel-Contribution	128,449.50	
Paresh Patel- Contribution		
Paresh Patel -Distribution	-65,602.41	
Paresh Patel- Contribution - Other	519,251.83	
Total Paresh Patel- Contribution	453,649.42	
Total Partners Capital Account		838,997.92
Net Income		-415,874.04
Total Equity		423,123.88
TOTAL LIABILITIES & EQUITY		**3,056,787.09**