

			Jan-Dec	Jan-Dec
			2016	2017
Lodging Income				
	Lodging Income		\$0.00	\$8,290.00
	Cabin		\$279,207.00	\$230,477.00
	Full Hook Up Sites		\$30,020.00	\$21,179.00
	Tent Sites		\$21,497.00	\$14,399.00
	RV Sites		\$19,478.00	\$15,113.00
	Extra Person Fee		\$17,915.00	\$18,730.00
	Monthly Rate		\$16,070.00	\$14,222.00
Total Lodging Income			\$384,187.00	\$322,410.00
	Lodging Discounts Given		-\$942.00	-\$332.00
	Discounts/Bad Debt		-\$2,776.00	-\$29.00
	Pet Fees		\$3,410.00	\$3,265.00
	Misc. Extras		\$1,201.00	\$2,318.00
	Boat Rental		\$94,888.00	\$55,321.00
	Shuttle Fees		\$37,053.00	\$33,246.00
	RV Supplies		\$166.00	\$828.00
	Sundries		\$2,556.00	\$1,330.00
	Cancellation Fees		\$10,196.00	\$7,543.00
	Food & Beverage Sales		\$3,560.00	\$2,422.00
	Ice		\$7,368.00	\$6,019.00
	Ice Cream		\$905.00	\$816.00
	Firewood Bundles		\$0.00	\$376.00
	Flies		\$53,287.00	\$36,639.00
	Fishing Tackle & Supplies		\$15,495.00	\$13,557.00
	Fishing License Fees		\$55,965.00	\$58,361.00
	Guide Fees		\$45,193.00	\$76,061.00
	Tips Received		\$0.00	\$25.00
	Guide Discounts		-\$1,621.00	-\$120.00
	Discounts Given		-\$3,012.00	-\$198.00
	Clothing		\$7,949.00	\$5,317.00
	Accessories		\$1,991.00	\$1,516.00
	Parking Pass		\$710.00	\$475.00
	Laundramat		\$949.00	\$1,296.00
	Special Events		\$0.00	\$584.00
Total Income			\$718,678.00	\$629,046.00
Cost of Goods Sold				
	Fishing Licenses Sold		\$54,396.00	\$57,250.00
	Fly Fishing Tackle		\$11,337.00	\$10,306.00
	Flies		\$20,724.00	\$23,932.00
	Parking Pass		\$336.00	\$585.00
	Ice		\$4,622.00	\$3,954.00
	Ice Cream		\$479.00	\$617.00
	Food & Beverage		\$475.00	\$1,500.00

	Clothing		\$1,269.00	\$2,454.00
	RV Supplies		\$59.00	\$816.00
	Sundries		\$7,365.00	\$1,403.00
	Firewood		\$0.00	\$307.00
Total Purchases - Resale Items			\$101,062.00	\$103,124.00
	Less Vendor Discounts		-\$2,774.00	-\$4,378.00
Total Cost of Goods Sold			\$103,836.00	\$107,502.00
Gross Profit			\$614,842.00	\$521,544.00
Expenses				
	Advertising		\$11,096.00	\$5,489.00
	Tradeshows		\$0.00	\$6,366.00
	Fuel Expense		\$9,561.00	\$9,818.00
	Auto Repairs		\$7,721.00	\$7,459.00
	Coach Repairs		\$0.00	\$9,055.00
	Vehicle Registrations		\$774.00	\$2,313.00
	Auto Loan Interest		\$881.00	\$3,723.00
	Solitude Loan Interest		\$3,126.00	\$1,897.00
	Bank Service Charges		\$195.00	\$165.00
	Merchant Account Fees		\$16,880.00	\$16,279.00
	Boat Rental Expense		\$915.00	\$120.00
	Cleaning Expense		\$40.00	\$0.00
	Contributions		\$5,595.00	\$1,068.00
	Pest Control		\$3,675.00	\$4,219.00
	Business Licenses & Permits		\$295.00	\$245.00
	Computer & Internet Expenses		\$5,101.00	\$4,443.00
	Dues & Subscriptions		\$1,510.00	\$1,192.00
	Education Expense		\$750.00	\$746.00
	Insurance, General Liability		\$11,794.00	\$11,962.00
	Umbrella		\$2,636.00	\$3,221.00
	Insurance, Bond		\$100.00	\$0.00
	Insurance, Workers Comp		\$7,153.00	\$7,208.00
	Life Insurance, Key Management		\$0.00	\$6,013.00
	Insurance on Magna		\$0.00	\$670.00
	Interest Expense		\$3,468.00	\$8,192.00
	Waste Management		\$621.00	\$1,664.00
	Landscaping & Groundkeeping		\$6,549.00	\$9,947.00
	Linen Service		\$0.00	\$0.00
	Linens & Lodging Supplies		\$122.00	\$2,024.00
	Office Supplies		\$3,256.00	\$6,037.00
	Printing & Distribution		\$868.00	\$2,322.00
	Guides Subcontractors		\$37,195.00	\$66,400.00
	Payroll Tax		\$2,368.00	\$4,632.00
	Payroll Wages		\$9,989.00	\$4,455.00
	Postage & Delivery		\$1,081.00	\$694.00
	Professional Fees - Accounting		\$4,703.00	\$12,826.00
	Professional Fees - Legal		\$2,650.00	\$500.00

	Propane		\$705.00	\$563.00
	Rent Expense		\$96,400.00	\$96,400.00
	Reconciliation Expense		-\$151.00	\$0.00
	Repairs & Maintenance - Buildings		\$120.00	\$25,073.00
	Repairs & Maintenance - Other		\$16,137.00	\$10,145.00
	Repairs & Maintenance - Cleaning Suplies		\$7,868.00	\$8,097.00
	Storm Damage Expenses - 2017		\$0.00	\$13,931.00
	Reservation System		\$0.00	\$2,415.00
	Accounting Software		\$0.00	\$642.00
	Staff Recruiting & Retention		\$3,588.00	\$1,871.00
	Shuttle Expense		\$1,773.00	\$0.00
	Small Tools & Equipment		\$17,181.00	\$6,632.00
	Travel - Transportation		\$5,948.00	\$1,756.00
	Travel - Lodging		\$6,034.00	\$1,198.00
	Travel - Dining		\$2,923.00	\$343.00
	Uniforms		\$608.00	\$0.00
	Utilities - Telephone		\$3,559.00	\$2,888.00
	Utilities - Electric		\$21,843.00	\$21,392.00
	Utilities - Satelite TV		\$1,295.00	\$943.00
	Wages - Owners		\$0.00	\$0.00
	Wages - Housekeeping		\$30,596.00	\$16,890.00
	Wages - Fly Shop		\$42,751.00	\$59,481.00
	Wages - Maintenance		\$32,543.00	\$16,334.00
	Wages - Shuttles		\$0.00	\$0.00
	Wages - Bonus		\$3,000.00	\$0.00
	Water Testing Expense		\$145.00	\$290.00
	Depreciation Expense		\$111,562.00	\$47,971.00
	Amortization Expose		\$4,320.00	\$4,320.00
Total Expenses			\$573,416.00	\$562,939.00
Net Operating Income			\$41,426.00	-\$41,395.00
	Other Income		\$12.00	\$30,511.00
	Uncategorized		\$0.00	\$0.00
	Gain /Loss on Sale of Assets		\$2,891.00	\$55,000.00
Adjusted NOI			\$44,329.00	\$44,116.00
While the information herein has been from a				
source deemed reliable, accuracy cannot be				
guaranteed. Campground Brokers urges all				
parties entering into an aggreement for the				
purchase of the property to verify all pertanant				
data.				

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