

	Jan-Dec	Adjusted Jan-Dec
	2017	2017
<u>Revenue</u>		
Mobile Home Rentals	\$35,250.00	\$35,250.00
Deposit Forfeited	\$12,461.00	\$12,461.00
Laundry Vending	\$81,275.00	\$81,275.00
Value Kard Income	\$6,435.00	\$6,435.00
Propane Sales	\$9,828.00	\$9,828.00
Registration Daily	\$507,519.00	\$507,519.00
Kamping Kabin 1 Room	\$62,101.00	\$62,101.00
Kamping Kabin 2 Room	\$14,466.00	\$14,466.00
Kamping Kottage	\$750.00	\$750.00
Monthly	\$70,262.00	\$70,262.00
Store Sales Camping Supplies	\$24.00	\$24.00
Candy & Gum	\$365.00	\$365.00
Dairy Products	\$36.00	\$36.00
Fountain Drinks	\$1,055.00	\$1,055.00
General Merchandise	\$531.00	\$531.00
Groceries Taxable	\$9,592.00	\$9,592.00
Health & Beauty Aids	\$286.00	\$286.00
Ice Sales	\$4,846.00	\$4,846.00
Pool Merchandise	\$2.00	\$2.00
Postcards, Books & DVDs	\$61.00	\$61.00
RV Accessories	\$2,902.00	\$2,902.00
Single Serving Snack Items	\$251.00	\$251.00
Soft Drinks	\$1,541.00	\$1,541.00
Wood Sales	\$1,798.00	\$1,798.00
Store Sales - Other	\$6,355.00	\$6,355.00
Facility Rent	\$6,476.00	\$6,476.00
Other Income - Other	\$277.00	\$277.00
Discounts	-\$19.00	-\$19.00
<u>Total Income</u>	\$836,726.00	\$836,726.00
<u>Cost of Goods Sold</u>		
Food Sales	\$3,889.00	\$3,889.00
Drink Vending Sales	\$1,634.00	\$1,634.00
Laundry Soap Sales	\$1,378.00	\$1,378.00
Propane Sales	\$6,596.00	\$6,596.00
Souvenir Sales	\$448.00	\$448.00
Purchases - Resale Items	\$2,190.00	\$2,190.00
Store Sales	\$5,587.00	\$5,587.00
<u>Total Cost of Goods Sold</u>	\$21,722.00	\$21,722.00
<u>Gross Profit</u>	\$815,004.00	\$815,004.00
<u>Expense</u>		
Meals & Entertainment	\$143.00	\$143.00
VKRC Campground Expense	\$1,275.00	\$1,275.00
Work Kamper Campground Expense	\$82.00	\$82.00
Licenses & Permits	\$225.00	\$225.00

KOA Royalty	\$80,206.00	\$80,206.00
Payroll Tax Expense	\$6,240.00	\$6,240.00
Payroll Expenses	\$36,615.00	\$36,615.00
Equipment Rental	\$209.00	\$209.00
Repairs & Maint Cottage Repairs	\$37.00	\$37.00
Equipment Repairs	\$1,986.00	\$1,986.00
Golf Cart Repairs	\$62.00	\$62.00
Grounds	\$7,361.00	\$7,361.00
Painting	\$159.00	\$159.00
Plumbing	\$1,088.00	\$1,088.00
Roads	\$11,660.00	\$11,660.00
Other	\$21,351.00	\$0.00 <i>Personal and one time expenses</i>
Landscaping & Groundskeeping	\$493.00	\$493.00
Operating Suppl Pool	\$2,866.00	\$2,866.00
Store Supplies	\$301.00	\$301.00
Repairs & Maintenance	\$788.00	\$788.00
Office	\$433.00	\$433.00
Operating	\$4,944.00	\$4,944.00
Advertising & Promotion	\$2,572.00	\$2,572.00
Travel Expense	\$282.00	\$282.00
Other	\$327.00	\$327.00
Laundry Repairs & Maintenance	\$11,311.00	\$0.00 <i>He bought new laundry machines</i>
Utilities Cable TV	\$4,492.00	\$4,492.00
Electricity	\$53,340.00	\$33,340.00 <i>Charging electricity to the monthlies</i>
Garbage	\$1,898.00	\$1,898.00
Internet	\$983.00	\$983.00
Natural Gas & Propane	\$13,626.00	\$13,626.00
Water	\$10,838.00	\$10,838.00
Utilities Other	\$4,723.00	\$4,723.00
Telephone Expe Campground Cell Phone	\$3,336.00	\$3,336.00
Telephone - Other	\$3,759.00	\$3,759.00
Office Supplies	\$403.00	\$403.00
Postage Delivery	\$341.00	\$341.00
Bank & Credit Card Charge	\$14,435.00	\$14,435.00
Insurance Campground	\$8,752.00	\$8,752.00
Workers Comp	\$652.00	\$652.00
Professional Fee Accounting	\$1,004.00	\$1,004.00
Legal	\$662.00	\$662.00
Property Taxes	\$19,835.00	\$19,835.00
Automobile Exp Automobile Repairs	\$1,517.00	\$0.00 <i>Owners personal expenses</i>
Fuel	\$7,024.00	\$0.00 <i>Owners personal expenses</i>
Automobile Expense	\$91.00	\$0.00 <i>Owners personal expenses</i>
Total Expense	<u>\$344,727.00</u>	<u>\$283,433.00</u>
	<u>\$815,004.00</u>	<u>\$815,004.00</u>
Adjusted NOI	<u><u>\$470,277.00</u></u>	<u><u>\$531,571.00</u></u>

While the information herein has been from a source deemed reliable, accuracy cannot be guaranteed. Campground Brokers urges all parties entering into an agreement for the purchase of the property to verify all pertinent data.