

MOUNTAIN VIEW ARCO

Updated 05/23/24

INCOME

		<u>2023</u>	<u>2022</u>
	5th Wheel Rental		\$ 5,078
	Dump		\$ 42
Restaurant Sales	Alcohol Sales	\$ 21,911	\$ 14,094
	Food Sales	\$ 107,562	\$ 61,775
	Restaurant Tips made by ownership	\$ 15,434	
RV Park Income	Cancellation Fees	\$ 921	\$ 2,125
	Class A Rental	\$ 1,828	
	Long Term Rentals	\$ 66,279	\$ 32,974
	Propane Sale	\$ 12,039	\$ 8,050
	Retail Purchases	\$ 895	\$ 1,093
	RV Sites	\$ 125,299	\$ 130,203
	Tenant Power Bills	\$ 7,047	\$ 556
TOTAL GROSS INCOME		<u>\$ 359,215</u>	<u>\$ 255,990</u>

COST OF GOODS

	Cost of Food Sales	\$ 55,257	\$ 52,072
	Cost of Propane Sales	\$ 7,114	\$ 5,531
	Cost of Store Sales	\$ 627	\$ 1,377
	Cost of Sales - Alcohol	\$ 8,511	\$ 5,614
TOTAL COST OF GOODS		<u>\$ 71,509</u>	<u>\$ 64,594</u>

TOTAL ADJUSTED GROSS INCOME > >**\$ 287,706** **\$ 191,396****EXPENSES**

		<u>2023</u>	<u>2022</u>
Adverising & Marketing	Adverising & Marketing	\$ 128	
	Digital Marketing	\$ 341	\$ 268
	Good Sam	\$ 3,335	\$ 2,033
	Print Marketing	\$ 2,843	\$ 4,502
	Website & Reservation System	\$ 1,939	\$ 2,230
	AirBnb Rentals for Class A	\$ 1,953	
Bank Fees	Bank Charges & Fees	\$ 21	
	Business Checking Monthly Maint.	\$ 11	\$ 166
	Credit Card Interest	\$ 213	
	Reservation Merchant Acct. Fees	\$ 6,330	\$ 5,571
	Restaurant Merchat Account	\$ 5,358	\$ 3,317
	Title One Escro Management Fee		\$ 72
	Bath House Supplies	\$ 785	\$ 1,513
	Contractors		\$ 210
	Customer Refunds		\$ 784
	Depreciation		\$ 37,946

	Donations	\$ 550	\$ 50
	Insurance	\$ 7,131	\$ 5,073
	Fuel	\$ 2,291	\$ 1,296
Interest	Total Interest Paid	\$ 10,787	\$ 11,641
	Legal and Professional Services	\$ 1,368	\$ 2,076
	Meals & Entertainment	\$ 552	\$ 202
Office Supplies & Software	Membership Fees	\$ 60	\$ 177
	Microsoft/Norton/Malware	\$ 115	\$ 125
	Office Supplies	\$ 1,258	\$ 480
	Quickbooks Online Subscription	\$ 1,755	\$ 1,241
Payroll	Campworkers Pay		\$ 723
	Restaurant Tips to Employee 1	\$ 2,297	
	Restaurant Tips to Employee 2	\$ 3,264	
	Restaurant Tips to ownership	\$ 9,859	
	Taxes	\$ 657	\$ 219
	Wages	\$ 6,500	\$ 2,277
	Postage		\$ 29
Repair & Maintenance	5th Wheel Expense	\$ 1,192	\$ 3,635
	General Park Maintenance	\$ 16,815	\$ 4,068
	Restaurant General Maint/Equipment	\$ 7,948	\$ 2,802
	Tools	\$ 1,579	\$ 455
	Truck Maintenance	\$ 2,412	\$ 2,589
	Restaurant Furniture Upgrades	\$ 2,958	
	Security Service	\$ 770	\$ 624
	Sling TV for 5th Wheel		\$ 275
Taxes and Licenses	City, County & State Licensing	\$ 1,467	\$ 1,925
	Occupancy Tax	\$ 2,525	\$ 2,540
	Real Estate Tax	\$ 6,174	\$ 6,041
	Sales Tax	\$ 14,828	\$ 12,606
Utilities	Telephone & Internet	\$ 7,690	\$ 5,983
	Power	\$ 22,630	\$ 18,179
	TV for Restaurant	\$ 108	\$ 84
	Propane (Restaurant/Bathhouse)	\$ 3,207	\$ 2,084
	Water/Sewer/Trash	\$ 3,663	\$ 3,490
	Travel	\$ 1,594	
	Work Clothes/Boots	\$ 118	
TOTAL EXPENSES > > > >		\$ 169,379	\$ 151,601
NET OPERATING INCOME > >		\$ 118,327	\$ 39,795
ADJUSTMENTS	Credit Card Interest	\$ 213	
	Title One Escrow Management Fee		\$ 72
	Customer Refunds		\$ 784

	Donations	\$ 550	\$ 50
	Total Interest Paid	\$ 10,787	\$ 11,641
	Meals & Entertainment	\$ 552	\$ 202
	Travel	\$ 1,594	
	Depreciation		\$ 37,946
	5th Wheel Expense	\$ 1,192	
	Restaurant Furniture Upgrades	\$ 2,958	
	General Park Maintenance	\$ 9,634	
	Restaurant General Maint/Equipment	\$ 5,744	\$ 1,725
	Restaurant Tips to ownership	\$ 9,859	
TOTAL ADJUSTMENTS		\$ 43,083	\$ 52,420
NOI AFTER ADJUSTMENTS		\$ 161,410	\$ 92,215

Category adjusted from expenses

Partially adjusted from expenses