

2025 INCOME AND EXPENSE STATEMENT

427 N 15th St, Cottonwood, Arizona 86326

RV Park and House | Calendar Year 2025 | Self-Managed Property

Gross Revenue	Operating Expenses	Net Operating Income
\$66,720.00	\$14,069.76	\$52,650.24

Income

Income Source	Calculation / Description	Annual Amount
RV Spaces 1-9	9 spaces x \$450/month x 12 months	\$48,600.00
RV Space 10	\$300/month x 12 months	\$3,600.00
House Rent	\$1,100/month x 12 months	\$13,200.00
Coin-Operated Washer/Dryer	\$110 average/month x 12 months	\$1,320.00
TOTAL REVENUE		\$66,720.00

House utility note: The house is not separately metered for all utilities. The owner estimates the utility component attributable to the house averages approximately \$50 to \$80 per month and is included within the property utility expenses shown below; it is not presented as additional income.

Operating Expenses

Expense	Description	Annual Amount
Yavapai County Property Tax	Annual property tax	\$1,006.76
Annual Backflow Test	Once per year	\$120.00
Trash Service - Taylor Hauling	Weekly service	\$1,200.00
UNS Gas	BBQ, house hot water and furnace	\$193.00
City of Cottonwood Water/Sewer	Annual total	\$3,000.00
APS Electric	Average annual park miscellaneous use	\$150.00
Insurance	General liability, park, house and laundry room coverage	\$3,000.00

Expense	Description	Annual Amount
On-Site Compensation - Space 10	Sweeping, yard care and trash pickup	\$3,600.00
On-Site Compensation - Space 5	Meter reading and payment-envelope assistance	\$600.00
Landscaping	Three visits per year at \$400 per visit	\$1,200.00
TOTAL OPERATING EXPENSES		\$14,069.76

Self-Management and Collection Procedures

Property management: The property is self-managed by the owner. No third-party property management company is currently engaged, and no property management fee is included in the operating expenses above.

Monthly meter reading: The occupant of Space 5 reads the applicable meters on the first day of each month at approximately 7:00 a.m. and reports the readings to the owner's billing assistant. The billing assistant confirms the current electric rate and calculates each tenant's monthly charge.

Billing and payment collection: Payment envelopes are placed at the RV spaces when needed. Eight RV spaces generally pay by Zelle, two occupants deposit payment in the secure payment slot located in the laundry room, and the house tenant typically mails a company check by approximately the 25th day of the preceding month.

Administrative support: A privately compensated administrative assistant assists with monthly tenant billing and Arizona motor-vehicle/RV monitoring paperwork. This compensation is paid separately by the owner and is not included as a property operating expense in this statement.

On-site assistance: The occupants of Spaces 5 and 10 receive the compensation shown in the expense schedule for specified meter-reading, payment-envelope, sweeping, yard-care and trash-pickup duties.

Landscaping: A cash-basis landscaper visits approximately three times per year to trim hedges and trees and haul leaves, at approximately \$400 per visit.

Expense Reconciliation Note

The individual expenses originally provided total \$12,869.76 before landscaping. Including the stated landscaping expense of \$1,200.00 produces total 2025 operating expenses of \$14,069.76. Accordingly, this statement uses \$14,069.76 rather than the separately stated total of \$9,719.76.

GENERAL DISCLAIMER

This statement has been prepared from information supplied by the owner for general informational and due-diligence purposes. It is not an audited financial statement, tax return, appraisal, representation, warranty, or guarantee of future income, occupancy, collections, utility costs, operating expenses, or profitability. Certain amounts are estimates, averages, cash-basis payments, or rounded annual figures and may not include every nonrecurring, capital, personal, financing, depreciation, income-tax, or owner-specific expense. Buyer and Buyer's advisors should independently verify all rents, leases, deposits, payment histories, utility allocations, meter readings, invoices, insurance, taxes, permits, licenses, expenses, management requirements, and all other facts and figures before closing. Future ownership may require different staffing, management, accounting, maintenance, insurance, utility, tax, legal, or regulatory costs. No broker or agent is responsible for independently auditing or verifying the information contained herein.