

**HV-RV Storage LLC**  
**Profit & Loss**  
 January through December 2025

	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Other Income	926.46
Merchandise Income	167.00
Propane Sales	30,083.53
Rental Space Income	1,682,055.66
<b>Total Income</b>	1,713,232.65
<b>Expense</b>	
Reimbursable Expenses	9,288.97
Internet	1,440.00
Travel	1,170.17
Interest Expense	
2025 Ford Ranger	1,892.21
Ford F-150	1,737.37
Interest Expense - Other	1,670.22
<b>Total Interest Expense</b>	5,299.80
Advertising/Marketing	36,241.40
Bank Service Charges	
Credit Card Merchant Fees	41,678.31
Bank Service Charges - Other	0.00
<b>Total Bank Service Charges</b>	41,678.31
Computer Expense	570.00
Donations	9,609.10
Dues & Subscriptions	5,566.06
Electrical	14,827.98
Insurance	
Worker's Comp	638.00
<b>Total Insurance</b>	638.00
Licenses & Fees	1,092.66
Meals & Entertainment	4,783.50
Office Expense	5,037.44
Office Supplies	3,769.14
Payroll Expenses	
Payroll Processing Fees	1,760.01
Payroll Taxes	
Taxes 940	234.60
Taxes 941	21,271.59
Taxes AZ State	0.00
Taxes AZ SUI	17.70
<b>Total Payroll Taxes</b>	21,523.89
Payroll Wages	215,960.00
<b>Total Payroll Expenses</b>	239,243.90
Postage	450.60
Printing	61.14
Professional Fees	3,760.00
Propane Gas	11,416.54
Rent Expense	1,185,000.00
Repairs & Maintenance	4,170.20
Sanitation	4,470.24
Security	99,475.12
Small Tools & Equipment	2,420.02
Telephone	3,242.77
TPT Taxes	1,910.02
Utilities	11,966.10

**HV-RV Storage LLC**  
**Profit & Loss**  
January through December 2025

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	<u>Jan - Dec 25</u>
Vehicle Expense	
Insurance	2,903.64
Vehicle Tags	3,707.24
Vehicle Maintenance	5,435.81
Vehicle Expense - Other	4,768.63
<b>Total Vehicle Expense</b>	<u>16,815.32</u>
<b>Total Expense</b>	<u>1,725,414.50</u>
<b>Net Ordinary Income</b>	-12,181.85
Other Income/Expense	
Other Income	
U-Haul Commissions	34,204.92
<b>Total Other Income</b>	<u>34,204.92</u>
<b>Net Other Income</b>	<u>34,204.92</u>
<b>Net Income</b>	<u><u>22,023.07</u></u>

**HV-RV Storage LLC**  
**Balance Sheet**  
As of December 31, 2025

	<u>Dec 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
WaFd Checking #4758	58,222.89
<b>Total Checking/Savings</b>	<u>58,222.89</u>
Other Current Assets	
Due From 303 Storage	125,000.00
<b>Total Other Current Assets</b>	<u>125,000.00</u>
<b>Total Current Assets</b>	<u>183,222.89</u>
<b>Fixed Assets</b>	
2025 Ford Ranger	90,285.61
Portable Starlink	2,523.00
2 Mini RCRs	13,825.88
2023 Ford F150	63,361.80
2023 Polaris Ranger	24,000.00
Accumulated Depreciation	-49,660.62
Furniture & Equipment	29,061.05
Security Equipment	41,491.62
<b>Total Fixed Assets</b>	<u>214,888.34</u>
Other Assets	
Due From Taylor	100,000.00
Due From US 60	34,736.00
<b>Total Other Assets</b>	<u>134,736.00</u>
<b>TOTAL ASSETS</b>	<u><u>532,847.23</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Loan - 2025 Ranger	88,326.36
Loan - Ford F-150	42,460.83
Loan - 2023 Ranger	15,928.62
Customer Security Deposits	196,729.34
Deferred Income	32,267.01
<b>Total Other Current Liabilities</b>	<u>375,712.16</u>
<b>Total Current Liabilities</b>	<u>375,712.16</u>
<b>Total Liabilities</b>	375,712.16
<b>Equity</b>	
TV Distribution Account	-26,822.00
Aaron Equity	30,000.00
Retained Earnings	131,934.00
Net Income	22,023.07
<b>Total Equity</b>	<u>157,135.07</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>532,847.23</u></u>

303 Storage LLC  
Profit & Loss  
January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Interest Income	320.28
Other Income	130,098.00
Rental Income	1,185,000.00
Total Income	1,315,418.28
Gross Profit	1,315,418.28
Expense	
Auto and Truck Expenses	
Registration Fees	2,000.49
Total Auto and Truck Expenses	2,000.49
Fees & Licenses	1,484.59
Insurance Expense	24,535.16
Interest Expense	
America First Loan 1	12,722.44
America First Loan 2	12,722.44
Interest Expense - Other	413,712.78
Total Interest Expense	439,157.66
Payroll Expenses	
Payroll Processing Fees	1,192.24
Payroll Taxes	
AZ SUI	691.18
Taxes 940	84.00
Taxes 941	6,087.48
Total Payroll Taxes	6,862.66
Payroll Wages	79,579.08
Total Payroll Expenses	87,633.98
Professional Fees	46,789.41
Property Taxes	138,075.50
Total Expense	739,676.79
Net Ordinary Income	575,741.49
Net Income	575,741.49

303 Storage LLC  
Balance Sheet  
As of December 31, 2025

	<u>Dec 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
WaFd Checking 6261	75,760.49
<b>Total Checking/Savings</b>	<u>75,760.49</u>
<b>Total Current Assets</b>	75,760.49
<b>Fixed Assets</b>	
2019 DX3 Motorhome	205,000.00
2019 Trailer	44,000.00
2022 Entegra Motorhome	205,000.00
AC Pave	1,191,575.08
Accumulated Amortization	-10,453.00
Accumulated Depreciation	-709,826.99
Aggregate Base Course	610,000.00
Architecture & Engineering	190,139.20
Clubhouse & Buildings	439,400.35
CMU Wall	185,568.55
Computer/Hardware	215,247.22
Concrete Grading	22,000.00
Covered Awnings	1,709,103.43
Drainage Retention	800,000.00
Electrical	404,474.06
Equipment	16,502.77
Finish Grading	136,000.00
Furniture and Equipment	9,780.05
Land	2,673,968.24
Landscaping-Irrigation	50,000.00
Organizational Costs	10,132.00
Other Construction Costs	6,705.05
Retainage Expense	167,713.37
Semi-Trailer	3,500.00
Site Prep	356,978.90
Start Up Costs	63,218.32
Utilities & Mechanical	70,000.00
Video Surveillance	115,530.22
Website	5,050.00
<b>Total Fixed Assets</b>	9,186,306.82
<b>Other Assets</b>	
Due From Taylor	80,000.00
<b>Total Other Assets</b>	<u>80,000.00</u>
<b>TOTAL ASSETS</b>	<u><u>9,342,067.31</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Shareholder Loan (Aaron)	83,860.32
<b>Total Other Current Liabilities</b>	<u>83,860.32</u>
<b>Total Current Liabilities</b>	83,860.32

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Cash Basis

**303 Storage LLC**  
**Balance Sheet**  
As of December 31, 2025

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	<u>Dec 31, 25</u>
<b>Long Term Liabilities</b>	
Due to HV-RV Storage	125,000.00
Due To Storage Brokers LLC	1,123,699.83
Loan - America First RV Loan 1	139,150.04
Loan - America First RV Loan 2	139,150.06
Loan Payable - WaFd (9482)	5,764,642.43
Loan Payable to WaFd (6335)	3,910,556.22
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<b>Total Long Term Liabilities</b>	11,202,198.58
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<b>Total Liabilities</b>	11,286,058.90
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<b>Equity</b>	
Capital Contribution - Aaron	92,899.64
Capital Contribution - Taylor	42,899.64
Member 1 Equity (Aaron)	-111,260.60
Member 2 Equity (Brad)	-3,100,000.00
Retained Earnings	555,728.24
Net Income	575,741.49
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<b>Total Equity</b>	-1,943,991.59
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,342,067.31</b>
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**US 60 Storage LLC**  
**Profit & Loss**  
 January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Rental Income	250,000.00
Total Income	250,000.00
Cost of Goods Sold	
Building Structure	267,279.69
Engineering Fees	149,749.94
Tools and Small Equipment	2,200.00
Total COGS	419,229.63
Gross Profit	-169,229.63
Expense	
Advertising/Marketing	1,333.60
Auto and Truck Expenses	878.57
Bank Service Charges	30.00
Business Licenses and Permits	33,457.48
Canopies	1,570,038.00
Fencing	55,874.01
Framing	13,276.00
Gate	32,000.00
Insurance Expense	5,914.00
Interest Expense	
Term Loans 4200 & 3848	527,021.03
Total Interest Expense	527,021.03
Internet	752.88
Meals and Entertainment	85.72
Office Expense	1,765.82
Office Supplies	249.58
Painting	16,810.00
Paving	1,492,216.26
Payroll Expenses	
Payroll Processing Fees	455.49
Payroll Taxes	
AZ State	0.00
AZ SUI	160.00
Taxes 940	42.00
Taxes 941	963.90
Total Payroll Taxes	1,165.90
Payroll Wages	12,600.00
Total Payroll Expenses	14,221.39
Printing	172.50
Professional Fees	16,463.00
Repairs and Maintenance	4,006.00
Security	49,445.98
Taxes	
Property Taxes	5,490.14
Total Taxes	5,490.14
Total Expense	3,841,501.96
Net Ordinary Income	-4,010,731.59
Net Income	-4,010,731.59

US 60 Storage LLC  
Balance Sheet  
As of December 31, 2025

	<u>Dec 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings WaFd (#8827)	242,046.01
Total Checking/Savings	<u>242,046.01</u>
Total Current Assets	242,046.01
Other Assets	
Escrow Deposit - 29 Palms	100,000.00
Escrow Payment to DHI Title	1,052,515.34
Land Purchase 503-57-026A	50,258.04
Total Other Assets	<u>1,202,773.38</u>
<b>TOTAL ASSETS</b>	<b><u>1,444,819.39</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Due To HV-RV Storage	34,736.00
Term Loan 4200 & 3848 Combined	3,977,298.09
Total Long Term Liabilities	<u>4,012,034.09</u>
Total Liabilities	4,012,034.09
Equity	
Aaron Equity	1,869,015.34
Retained Earnings	-480,498.45
Taylor Equity	55,000.00
Net Income	-4,010,731.59
Total Equity	<u>-2,567,214.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>1,444,819.39</u></b>

**HV-RV Storage - Surprise LLC**  
**Profit & Loss**  
 January through December 2025

	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Rental Income	252,172.84
<b>Total Income</b>	252,172.84
<b>Expense</b>	
Credit Card Fees	3,682.81
Dues & Subscriptions	911.07
<b>Insurance Expense</b>	
Worker's Comp	332.24
<b>Total Insurance Expense</b>	332.24
<b>Payroll Expenses</b>	
Payroll Processing Fees	473.13
<b>Payroll Taxes</b>	
Taxes 940	84.00
Taxes 941	2,417.40
Taxes AZ State	0.00
Taxes AZ SUI	320.00
<b>Total Payroll Taxes</b>	2,821.40
Payroll Wages	93,700.00
<b>Total Payroll Expenses</b>	96,994.53
Rent Expense	160,000.00
Repairs and Maintenance	1,300.00
Sanitation	4,502.05
Security	663.17
Utilities	1,221.98
<b>Total Expense</b>	269,607.85
<b>Net Ordinary Income</b>	-17,435.01
<b>Other Income/Expense</b>	
<b>Other Income</b>	
U-Haul Commissions	31,908.89
<b>Total Other Income</b>	31,908.89
<b>Net Other Income</b>	31,908.89
<b>Net Income</b>	14,473.88

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Accrual Basis

# HV-RV Storage - Surprise LLC

## Balance Sheet

As of December 31, 2025

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	<u>Dec 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
WaFd (#8876)	47,159.44
<b>Total Checking/Savings</b>	<u>47,159.44</u>
<b>Total Current Assets</b>	<u>47,159.44</u>
<b>Fixed Assets</b>	
Container	2,500.00
Furniture and Equipment	18,300.00
<b>Total Fixed Assets</b>	<u>20,800.00</u>
<b>TOTAL ASSETS</b>	<u><u>67,959.44</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Aaron Equity	5,000.00
Retained Earnings	48,485.56
Net Income	14,473.88
<b>Total Equity</b>	<u>67,959.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>67,959.44</u></u>