

Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or

(2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

This financial performance representation is based upon the historical information from the 25 franchised Fireside Rv Rental Locations that were operational and reported sales the entire year January 1, 2023, through December 31, 2023, and the 37 franchised Fireside Rv Rental Locations that were operational and reported sales the entire year January 1, 2024, through December 31, 2024.

AVERAGE RENTAL LENGTH AND AMOUNT

Year	<u>Average Days</u>	<u>Average Rent</u>
2024	5	\$1,510.72
2023	6	\$1,351.40

MEDIAN RENTAL LENGTH AND AMOUNT

<u>Year</u>	<u>Median Days</u>	<u>Median Rent</u>
2024	4	\$1,645
2023	4	\$1,052

These average rental incomes do not reflect expenses. Expenses will vary widely among franchisees and may include the following: (i) royalty fees; (ii) advertising expense a franchise operator may choose to incur according to perceived needs; (iii) higher staffing expenses (iv) property taxes; (v) accounting, legal and other professional fees; (vi) depreciation and amortization; (vii) interest or finance charges and/or repayment of principal on any funds borrowed for the business. We encourage you to consult with your financial advisors in reviewing this Statement and, in particular, in estimating the categories and amount of expenses that you will incur when you establish and operate your Fireside business.

Some outlets have sold these amounts. Your individual results may differ. There is no assurance that you'll sell as much.

Written substantiation of the information contained in this Item 19 will be made available to prospective franchisees upon reasonable request.

Other than what is included in this Item 19,, we do not make any representations about a franchisee's future financial performance or the past financial performance of company-owned or franchised outlets. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial

organizations associated with our franchise system.

Item 21

FINANCIAL STATEMENTS

Exhibit D contains our audited financial statements for our fiscal years ended December 31, 2022, December 31, 2023, and December 31, 2024 and unaudited balance sheet as of April 30, 2025. Our fiscal year end is December 31.

Item 22

CONTRACTS

Copies of all proposed agreements regarding this franchise offering are attached as the following Exhibits:

- B. Franchise Agreement (with Guaranty and Non-Compete Agreement)
- C. Form of General Release
- H. State Addenda to Agreements

Item 23

RECEIPTS

Detachable documents acknowledging your receipt of this disclosure document are attached as the last two pages of this disclosure document.

THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAD AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THE CONTENT OR FORM.

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Accrual Basis

Fireside RV Franchising
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA income x8116	65,147.04
BOA Opex x3364	100.00
BOA Owner Comp x3393	100.00
BOA Profit x3610	100.00
BOA Tax x3380	100.00
Total Checking/Savings	<u>65,547.04</u>
Total Current Assets	65,547.04
Other Assets	
Deferred Revenue	-631,003.83
Due form	30,000.00
Due From	9,950.00
Due From	44,005.00
Due from	22,375.00
Due From	10,416.76
Due from	40,095.00
Due from	29,005.00
Due from	33,500.00
Due from	19,935.00
Due from	11,404.07
Due from	30,000.00
Due from	20,995.00
Due From	29,005.00
Due from	10,800.00
Due from	12,038.00
Due from	23,205.00
Due from	505.00
Due from	17,000.00
Due from	35,000.00
Due from	21,505.00
Due from	39,200.00
Due from	39,250.00
Due from	16,505.00
Due from	30,000.00
Due from	34,005.00
Due from	21,305.00
Total Other Assets	<u>0.00</u>
TOTAL ASSETS	<u>65,547.04</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Chase CC x4783	1,093.76
Citi Card x6227	-10,000.00
Total Credit Cards	<u>-8,906.24</u>
Other Current Liabilities	
Due to/from Fireside RV	10,352.49
Payroll Liabilities	16,697.87
Total Other Current Liabilities	<u>27,050.36</u>
Total Current Liabilities	<u>18,144.12</u>
Total Liabilities	18,144.12

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Accrual Basis

Fireside RV Franchising
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>
Equity	
Fireside RV	-12,750.74
Members Draw	-246,648.41
Members Equity	277,180.11
Net Income	29,621.96
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Total Equity	47,402.92
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TOTAL LIABILITIES & EQUITY	65,547.04
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