Andrea Folino, LLC
Profit & Loss
January through September 2026

	Jan - Sep 26
Ordinary Income/Expense	
Income	
AF Retail Sales	227,375.84
AF Shipping - Retail	126.52
MaxRetail Sales	987.76
Gift Card Sales	-1,192.28
Sales Discounts	-18,990.17
Total Income	208,307.67
Cost of Goods Sold	
HR Management Fees	32,535.71
CC Processing Fee	5,789.73
Event Supplies	217.36
Merchandise - Wholesale Cost	36,428.12
Packaging - Retail Merchandise	21.46
Retail Consumables Cost	105.69
Shipping Costs - Retail	441.77
Total COGS	75,539.84
Gross Profit	132,767.83
Expense	
Small Tools/Equipment - Janitor	120.83
Shop Pay Fee	-15.00
Legal Fees	660.89
Payroll Service Fee	60.00
Flowers	1,314.40
Bank Service Charges	7.50
Dues and Subscriptions	493.78
Supplies - Consumable - Office	121.40
Supplies - Consumables - Janito	75.47
Supplies - Display	390.00
Total Expense	3,229.27
Net Ordinary Income	129,538.56
Other Income/Expense	
Other Income	
Miscellaneous Income	215.04
Total Other Income	215.04
Other Expense	
Miscellaneous Expense	-7.03
Ask My Accountant	172.00
Total Other Expense	164.97
Net Other Income	50.07
Net Income	**129,588.63**

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The Company is currently in default under the terms of a loan agreement. Management is actively engaged with the lender to negotiate and finalize a workout arrangement and believes progress toward a resolution is ongoing. The ultimate outcome of these discussions has not yet been determined.

Folino Estate LLC
Profit & Loss by Class
January through September 2026

	Jan - Sep 26
Ordinary Income/Expense	
Income	
410000 · Banquet Revenue	1,751,162.72
420000 · Restaurant Revenue	2,156,896.76
450000 · Wine Sales	1,820,457.17
460000 · Distribution/Warehouse Division	-3,591.26
470000 · Retail Sales	154,927.20
480000 · Event Sales	168,041.79
499900 · Miscellaneous Sales	-18,630.52
499998 · Cash Over/Short	-2,418.00
Total Income	6,026,845.86
Cost of Goods Sold	
500000 · Banquet/Restaurant Costs	950,209.63
550000 · Wine Costs	483,829.39
560000 · Distribution/Warehouse Costs	129,061.53
570000 · Retail Costs	20,190.22
580000 · Event Costs	16,046.79
598000 · Wages & Benefits - COGS	2,249,346.94
598910 · Contract Labor - COGs	3,782.05
598920 · Casual Labor - COGs	12,996.00
599110 · Credit Card Fees - Processing	82,466.81
599120 · Credit Card Fees - Other	2,702.32
Total COGS	3,950,631.68
Gross Profit	2,076,214.18
Expense	
600000 · Operating Expenses	292,863.53
700000 · Sales & Marketing Expenses	38,550.70
800000 · General & Admin Expenses	1,457,159.48
900000 · Taxes & Fees	28,622.21
900100 · Professional Fees	29,193.17
Total Expense	1,846,389.09
Net Ordinary Income	229,825.09
Other Income/Expense	
Other Income	
950000 · Other Income	-82.92
960000 · Management Fees	15,386.61
Total Other Income	15,303.69
Other Expense	
988000 · Wages & Benefits Other Payroll	24,709.42
980000 · Depreciation Expense	261,025.06
980500 · Amortization Expense	52,675.60
975000 · Other Expenses	43,289.82

Folino Estate LLC
Profit & Loss by Class
January through September 2026

	Jan - Sep 26
999900 · Bills Paid for Other Entities	2,180.00
Total Other Expense	383,879.90
Net Other Income	-368,576.21
Net Income	**-138,751.12**

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Folino Estate LLC
Balance Sheet by Class
As of September 30, 2026

	Folino Estate, LLC
ASSETS	
Current Assets	
Checking/Savings	14,989,822.15
Accounts Receivable	-1,216.85
Other Current Assets	
110010 · AR Banquets Clearing Account	-180,726.51
117000 · CC Receipts Receivable from MAF	217,774.96
118000 · Other Receivables	-1,969.77
119000 · ERTC Receivable	-379,450.00
123100 · Intercompany (Closed)	1,150,379.90
123200 · Intercomp-MAF Hosp Holdings LLC	1,208,684.95
123300 · Intercomp-Folino Companies LLC	-1,857,730.51
130000 · Inventory for VT Division	46,357.59
130101 · Inventory - Food & Beverage	
130100 · Kitchen Inventory	33,993.73
130200 · Bar/Beverage Inventory	19,636.76
Total 130101 · Inventory - Food & Beverage	53,630.49
137000 · Inventory - Retail Merchandise	7,272.21
139000 · Inventory - Warehouse	63,123.44
135000 · Inventory - Bottled Wine	992,610.90
136000 · Inventory - WIP Bulk Wine	-4,669,687.92
136900 · Packaging - WINE	140,854.60
140000 · Prepaid Expenses	47,126.50
140100 · Prepaid Insurance	136.30
140300 · Prepaid ST Loan Fees	125,304.74
Total Other Current Assets	-3,036,308.13
Total Current Assets	11,952,297.18
Fixed Assets	7,273,226.90
Other Assets	746,476.67
TOTAL ASSETS	**19,972,000.75**
LIABILITIES & EQUITY	
Liabilities	11,481,270.19
Equity	3,298,584.27
TOTAL LIABILITIES & EQUITY	**14,779,854.46**
UNBALANCED CLASSES	-5,192,146.29

Folino Estate LLC
Balance Sheet by Class
As of September 30, 2026

Filters applied on this Report:

Date: Custom

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Vintners Inn Kutztown LLC-
Profit & Loss
January through September 2026

	Jan - Sep 26
Ordinary Income/Expense	
Income	
401000 · Lodging Revenue	151,948.89
401200 · Guest Service Fees	50.00
401300 · Gift Card Sales	-189.75
403000 · Incidental Revenue	2,269.02
480000 · Event Sales	2,662.27
Total Income	156,740.43
Cost of Goods Sold	
510100 · Complimentary Food & Beverage	4,296.88
550200 · Complimentary Wine	105.37
570000 · Incidental Costs	135.20
580000 · Supplies - Guest Rooms	629.55
598000 · HR Management Fees	46,245.29
599110 · Credit Card Fees - Processing	5,974.35
Total COGS	57,386.64
Gross Profit	99,353.79
Expense	
600500 · Decorations & Flowers	295.00
600600 · Laundry, Linens, Uniforms	2,250.86
600800 · Consumable Supplies	3,371.06
618000 · Repairs & Maintenance	4,481.63
802000 · Advertising/Promotion	1,914.91
805100 · Computer Software Subscriptions	810.00
807000 · Dues and Subscriptions	519.58
816000 · Interest - Loan	2,687.44
816600 · Interest - Other	13,167.00
826000 · Real Estate Tax	18,961.85
829000 · Telephone Expense	691.91
833000 · Utilities	18,503.40
900100 · Professional Fees	11,661.49
900200 · Bank Service Charges	162.50
900600 · License & Misc Fees	103.00
Total Expense	79,581.63
Net Ordinary Income	19,772.16
Other Income/Expense	
Other Income	
950980 · Miscellaneous Income	82.80
Total Other Income	82.80
Other Expense	
979990 · Ask My Accountant	-4,351.81
Total Other Expense	-4,351.81
Net Other Income	4,434.61
Net Income	**24,206.77**

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Vintners Inn Kutztown LLC-
Balance Sheet
As of September 30, 2026

	Sep 30, 26	
ASSETS		
Current Assets		
Checking/Savings		
102000 · M&T Bank Checking/POS/5040	2,101.87	
101000 · Fleetwood Checking/1684	373.63	
Total Checking/Savings	2,475.50	
Other Current Assets		
140000 · Prepaid Expenses	-604.00	
Total Other Current Assets	-604.00	
Total Current Assets	1,871.50	
Fixed Assets		
150000 · Building	810,000.00	
150101 · Building Improvements	47,625.56	
150102 · Signage	1,905.88	
150103 · House Remodel/Renovation	10,982.29	
150700 · Furniture/Fixtures	7,461.08	
169900 · Accumulated Depreciation	-46,232.00	
Total Fixed Assets	831,742.81	
Other Assets		
170100 · Land	90,000.00	
170200 · Building Settlement Costs	18,918.00	
171000 · Loan Origination Fleetwood/8185	3,150.00	
175200 · Trademark Costs	350.00	
189900 · Amortized Costs	-930.00	
Total Other Assets	111,488.00	
TOTAL ASSETS	**945,102.31**	
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
201000 · Accounts Payable	47,933.63	
Total Accounts Payable	47,933.63	
Credit Cards		
203000 · Credit Card Payable		
203500 · Chase CC/#8719 Amy Maura	10,948.21	
203510 · Chase CC/#8701 Marco Folino	76,491.96	
203000 · Credit Card Payable - Other	-85,447.11	
Total 203000 · Credit Card Payable	1,993.06	
Total Credit Cards	1,993.06	
Other Current Liabilities		
228000 · Guest Ledger	2,309.47	
229000 · Deposit Liability	2,076.15	
256000 · PA Sales Tax Payable	1,185.57	
256100 · Berks Hotel Tax Payable	942.30	
263200 · Intercom-MAF Hosp Holdings LLC		
263212 · Folino Estate LLC	303,616.96	
262000 · MAF Construction Mgmt LLC	3,500.00	
263200 · Intercom-MAF Hosp Holdings LLC - Other	-32,500.00	
Total 263200 · Intercom-MAF Hosp Holdings LLC	274,616.96	
Total Other Current Liabilities	281,130.45	
Total Current Liabilities	331,057.14	

Vintners Inn Kutztown LLC-
Balance Sheet
As of September 30, 2026

	Sep 30, 26
Long Term Liabilities	
271000 · Loan Fleetwood Bank/8185	560,630.90
285080 · Private LT Investment Loans	
285081 · Angelo & Pam Corrado	155,000.00
Total 285080 · Private LT Investment Loans	155,000.00
Total Long Term Liabilities	715,630.90
Total Liabilities	1,046,688.04
Equity	
303340 · Distributions, Corrado	-10,000.00
303400 · Equity MAF HH LLC	
303420 · Start Equity, MAF HH LLC	-109,887.71
Total 303400 · Equity MAF HH LLC	-109,887.71
305000 · Earnings Allocated	-6,591.54
Net Income	24,893.52
Total Equity	-101,585.73
TOTAL LIABILITIES & EQUITY	**945,102.31**

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Andrea Folino, LLC
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
M&T Bank POS/5057	39,090.93
M&T Bank Checking/5032	36.29
Checking - Fleetwood 2333	117.05
Shopify Clearing	9,957.18
Total Checking/Savings	49,201.45
Other Current Assets	
Inventory - Retail Merchandise	20,037.77
Inventory - Retail Packaging	62.90
Total Other Current Assets	20,100.67
Total Current Assets	69,302.12
TOTAL ASSETS	**69,302.12**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,371.35
Total Accounts Payable	4,371.35
Other Current Liabilities	
Store Credit - Shopify	-42.97
Intercompany-MAF Companies LLC	
Folino Estate LLC	-10,494.86
MAF Hosp Holdings LLC	-77,100.00
Total Intercompany-MAF Companies LLC	-87,594.86
PA Sales Tax Liability	1,404.36
Total Other Current Liabilities	-86,233.47
Total Current Liabilities	-81,862.12
Total Liabilities	-81,862.12
Equity	
Members Equity	21,575.61
Net Income	129,588.63
Total Equity	151,164.24
TOTAL LIABILITIES & EQUITY	**69,302.12**

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