

Blue Heron RV Resort

2022 Financials

	<u>Subtotals</u>	<u>2022 Final</u>	<u>Comments</u>
<u>Revenues</u>			
Annual Assessment		391,300	2022 - 91 Lots @ \$4300 Gained lots 41 and 42
Walker Brother's Supplement		165,770	
Total Income		557,070	
<u>Expenses</u>			
<u>Yards/Grounds</u>			
Lawn Contract		48,000	
Fields		3,600	
Chemical Application		9,000	
Tree and Debris Removal		1,400	
Mulch		1,328	
Ponds		1,070	
Plants		323	
<u>Facilities</u>			
R/M - Pool		4,341	
R/M - Pool Deck Project			
Cleaning		2,600	Cleaning Supplies/Trash Bags, Thermostat Repair, Annual Fire Extinguisher/Emergency Light Inspection, Bulbs/Ballast, Toilet Parts, Keys, JJoye - Replace Door Sweeps, Rebuild 2 Toilets, Roof Leak, Window Leak, Lock/Door Repair, Ice Machine Repair/Clean
R/M - Buildings/Grounds	\$	75,279	3,617
<u>Utilities</u>			
Electricity		8,160	
Water		68,863	
Garbage/Fuel Surcharge		10,170	
Pest Control	\$	87,679	486

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<u>Repair & Maintenance Infrastructure</u>			
R/M - Roads			
R/M - Water	\$	3,603	458 Curbstob Repair #4/#5 3,145 Fiber Bore Repair
R/M - Sewer			610 R/M - Lot 81 Diagnostic 275 Replace Broken Risers 461 Night Call - Switch in Off Position 3,303 Water infulturation detection 9C/9D 531 Filter Cleaning 3,096 Sewer Line Repair Close to #57 Mud in line @ lot 9, Boot, New rail system to pull pump make future repairs less costly - not required
	\$	16,311	8,035
R/M - Sewer System Install			10,500 Engineering 25,000 System A Deposit - Elgen Mats 25,000 System A Completion 25,000 System B Deposit - Elgen Mats 25,000 System B Completion 25,000 System C Deposit - Elgen Mats 25,000 System C Completion 18,377 Sand 54,390 Bore Work 13,487 Pipe 70,721 Pumping 2,605 Grade Work / Project Cleanup 5,472 Condemn 3 Tanks, Fill Spring Hole/Gravel Grade Change Order 1- Add Basin/Tank/Pump - Not Required but will prolong life of pumps with undersised basin 17,076 Change Order 2 - Added electrical panel to match all other stations - Not required
	\$	346,924	4,296

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Web Hosting		240	
Property Tax		5,164	
Insurance	\$ 15,274	9,871	
Management Fee / Accounting / Legal	\$ 12,000	12,000	
Contingencies / Budget Overruns			
Turnover Bank Account Commitment			
Total Expenses	\$ 557,070	557,070	
Budget Remaining		-	(0)