

Blue Heron RV Resort

Period Ending June 30, 2023

<u>Subtotals</u>	<u>Spent to</u> <u>Date</u>	<u>Comments</u>
<u>Revenues</u>		
Annual Assessment	163,800	2023 - 91 Lots @ \$1800
Walker Brother's Supplement - Recurring	12,000	Annual Management Fee to Gunter's Landing
Walker Brother's Supplement - Sewer	95,291	Sewer System Contribution
Total Income	271,091	
<u>Expenses</u>		
<u>Yards/Grounds</u>		
Lawn Contract	24,848	
Fields	-	
Chemical Application	3,000	
Tree and Debris Removal	1,750	
Mulch	-	
Ponds	-	
Plants	-	
<u>Facilities</u>		
R/M - Pool	2,798	Weekly Cleaning/Chemical, Motor Replacement
R/M - Pool Deck Project		
Cleaning	1,300	
		Sign Hanger - Website for Entry
		Fire Extinguisher Service, Lock Svc - Change Code Trash
R/M - Buildings/Grounds	\$ 34,610	914
		Bags/Light Bulbs/Paper Towels
<u>Utilities</u>		
Electricity	4,084	
Water	32,204	
Garbage/Fuel Surcharge	6,449	
Pest Control	\$ 43,277	540
		Annual Payment Complete

Repair & Maintenance Infrastructure

R/M - Roads

R/M - Water

235 Leak Repair - Lot 12/18
1,928 Leak Repair - Lot 50
11,002 Leak Repair - Lot 79/80
49 Leak Repair - Lot 86

\$ 13,213.58

R/M - Sewer

3,900 Water Infiltration Detection/Repair System 1
1,935 Water Infiltration Detection
4,252 Repair/Replace Frozen/Shorted Pump Station Panel
73 Caps for Unused Sewer Inlets

\$ 10,160

R/M - Sewer System Install

5,073 Tanks - Locate, Excavate, Pump, Cover - 2 Tanks
47,695 3 Lift Station Basins (Pumps, Guiderails, Hatches)
9,211 Install 3 Lift Station Basins
33,311 Install Control Panels, Connect Lines for Displacement

\$ 95,291

Web Hosting

120

Web Development

600

Property Tax

-

Insurance

\$ 720

Management Fee / Accounting / Legal

\$ 12,000 12,000

Contingencies / Budget Overruns

Turnover Bank Account Commitment

14 Lots with Unpaid Assessments - \$35K for Turnover

Total Expenses

\$ 209,271 209,271