

Blue Heron RV Resort

Period Ending September 30, 2023

	<u>Subtotals</u>	<u>Spent to 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		120,023	Sewer System Contribution
Total Income		295,823	
<u>Expenses</u>			
<u>Yards/Grounds</u>			
Lawn Contract		39,029	
Chemical Application		4,500	
Tree Removal		3,550	
<u>Facilities</u>			
R/M - Pool		3,815	Weekly Cleaning/Chemical, Motor Replacement
Cleaning		2,000	
			Sign Hanger - Website for Entry Fire
			Extinguisher Service, Lock Svc - Change Code/Repair Lock
R/M - Buildings/Grounds	\$ 54,781	1,887	Trash Bags/Light Bulbs/Paper Towels
<u>Utilities</u>			
Electricity		6,511	
Water		51,685	
Garbage/Fuel Surcharge		9,852	
Pest Control	\$ 68,588	540	Annual Payment Complete
<u>Repair & Maintenance Infrastructure</u>			
R/M - Roads		235	Leak Repair - Lot 12/18
R/M - Water		1,928	Leak Repair - Lot 50
		11,002	Leak Repair - Lot 79/80
		150	Leak Repair - Lot 86

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	\$ 13,315		
R/M - Sewer		3,900	Water Infiltration Detection/Repair System 1
		1,180	Water Infiltration Detection
		4,727	Repair/Replace Frozen/Shorted Pump Station Panel
		2,373	Repair Broken Crossover System 1
		8,000	Sod/Seed, Irrigation Repair, Ditch Work from Sewer Install
		1,869	Repair Lot 78 - Adapter Connection
		120	Fitting Repair on Blowout - no labor
		73	Caps for Unused Sewer Inlets
	\$ 22,241		
R/M - Sewer System Install		6,533	Tanks - Locate, Excavate, Pump, Cover - 2 Tanks
		47,695	3 Lift Station Basins (Pumps, Guiderails, Hatches)
		9,211	Install 3 Lift Station Basins
		32,846	Install Control Panels, Connect Lines for Displacement
		12,195	Tie in new pump stations to ABC Systems, Pump while off
		11,850	Dodd - Underground Service, Bases, Supplies
		151	Carbon Filter, Lime on Effluent
	\$ 120,483		
Web Hosting		180	
Web Development		1,038	
Property Tax		-	
Insurance			
	\$ 1,218		
Management Fee / Accounting / Legal	\$ 12,000	12,000	
Contingencies / Budget Overruns			
Turnover Bank Account Commitment			
Total Expenses	\$ 292,625	292,625	