

# Blue Heron RV Resort

## 2024 Budget

	<u>Subtotals</u>	<u>2024 Budget</u>	<u>Comments</u>
<b><u>Revenues</u></b>			
Annual Assessment		273,000	2024 - 91 Lots @ \$3000 (Paid Quarterly @ \$750)
Walker Brother's Supplement		12,000	
Total Income		285,000	
<b><u>Expenses</u></b>			
<b><u>Yards/Grounds</u></b>			
Lawn/Fields/Common Areas		53,000	
Chemical Application		9,000	6 Applications @ \$1500 (Fertilizer/Weed Control)
Tree and Debris Removal		3,500	
Mulch			
Ponds		1,200	
Erosion Control		6,000	Equipment work on drainage/ditches/rock areas
<b><u>Facilities</u></b>			
R/M - Pool		7,500	Maintenance / Deck Work
Cleaning		3,600	Every other Week / Refinish Floors / 1 Deep Clean
			Cleaning Supplies/Trash Bags, Annual Fire Extinguisher/Emergency Light Inspection, Bulbs/Ballast, Toilet Parts, Lock/Door Repair, Ice Machine
R/M - Buildings/Grounds	\$	88,860	5,060 Repair/Clean
<b><u>Utilities</u></b>			
Electricity		9,600	
Water		72,000	
Garbage/Fuel Surcharge		15,000	
Pest Control		540	
	\$	97,140	

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<b><u>Repair &amp; Maintenance Infrastructure</u></b>			
R/M - Roads		10,000	Seal Cracks
R/M - Water		10,000	Curb Stop Repairs, Line Infiltration, Coupling Replacements, Valve Repairs
R/M - Sewer		30,000	PM Pump, Filter, Panels, Lids, Risers Spare Part Purchase to offset later repairs
	\$ 50,000		
<b>Web Hosting / Web Design</b>			
Web Hosting / Web Design		1,000	
Property Tax		6,000	
Insurance		10,000	
	\$ 17,000		
<b>Management Fee / Accounting / Legal</b>			
Management Fee / Accounting / Legal	\$ 12,000	12,000	
<b>Contingencies / Budget Overruns</b>			
Contingencies / Budget Overruns	\$ 20,000	20,000	
<b>Total Expenses</b>	<b>\$ 285,000</b>	<b>285,000</b>	