

# Blue Heron RV Resort

## 2025 Budget

	<u>Subtotals</u>	<u>2025 Budget</u>	<u>Comments</u>
<b><u>Revenues</u></b>			
Annual Assessment		276,000	2025 - 92 Lots @ \$3000 (Paid Quarterly @ \$750)
Walker Brother's Supplement		12,000	
Total Income		288,000	

### **Expenses**

#### **Yards/Grounds**

Lawn/Fields/Common Areas Contract		51,600	\$4300 per Month
2 Extra Field Cuts per Year		1,030	
Chemical Application		9,000	Fertilizer/Weed Control
Tree and Debris Removal		5,000	
Ponds		1,200	Chemical Application
Erosion Control		6,000	Equipment/Sod work on drainage/ditches/rock/wash areas
<b><u>Facilities</u></b>			
R/M - Pool		5,000	Chemical / Repairs
Cleaning		3,600	Biweekly / Refinish Floors / 1 Deep Clean
			Cleaning Supplies/Trash Bags, Annual Fire Extinguisher/Emergency Light Inspection, Bulbs/Ballast, Toilet Parts, Lock/Door Repair, Ice Machine Repair/Clean
R/M - Buildings/Grounds	\$	87,490	5,060

#### **Utilities**

Electricity		9,800	Clubhouse, 5 Pump Stations
Water		60,000	
Garbage/Fuel Surcharge		16,500	
Pest Control		10	
	\$	86,310	

#### **Repair & Maintenance Infrastructure**

R/M - Roads		10,000	Seal Cracks
R/M - Water		16,000	Curb Stop Repairs, Line Infiltration, Coupling Replacements, Valve Repairs
		4,000	2 Cycles of Leak Detection
R/M - Sewer		15,000	Pumps, Filters, Panels, Lids / Pump Tank Rotation Spare Part Purchase to offset later repairs
	\$	45,000	

Web Hosting / Web Design		200	
Property Tax		6,000	
Insurance		11,000	
	\$	17,200	

Management Fee / Accounting	\$	12,000	12,000
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Contingencies / Budget Overruns	\$	40,000	40,000	Will Transfer to Turnover account if unused
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<b>Total Expenses</b>	\$	<b>288,000</b>	<b>288,000</b>
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