

HARMONY LAKESIDE RV PARK

	<u>Jan-Dec</u>	<u>Jan-Dec</u>	<u>Jan-Dec</u>
	<u>2019</u>	<u>2020</u>	<u>2021</u>
		52%	25%
<u>Revenue</u>			
RV Park Income	\$392,957	\$597,295	\$746,618
Cabins	\$151,756	\$230,669	\$288,336
Boat rentals	\$52,018	\$79,067	\$98,834
Boat dock rental	\$19,240	\$29,245	\$36,556
Store Sales	\$5,500	\$9,350	\$11,688
<u>Total Income</u>	<u>\$621,471</u>	<u>\$945,626</u>	<u>\$1,182,032</u>
<u>Cost of Goods Sold</u>			
Store merchandise	\$5,791	\$5,791	\$5,791
Linens	\$4,411	\$4,411	\$4,411
Sales Tax	\$54,210	\$54,210	\$54,210
<u>Total Cost of Goods Sold</u>	<u>\$64,412</u>	<u>\$64,412</u>	<u>\$64,412</u>
<u>Gross Profit</u>	<u>\$557,059</u>	<u>\$881,214</u>	<u>\$1,117,621</u>
<u>Expense</u>			
Advertising (TL)	\$13,000	\$13,000	\$13,000
Credit Card Charges	\$27,000	\$27,000	\$33,750 *
Contract Labor /1099	\$22,953	\$22,953	\$22,953
Cleaning supplies	\$5,000	\$5,000	\$6,250
Fuel	\$2,160	\$2,160	\$2,700
Insurance	\$13,000	\$13,000	\$16,250 *
Landscaping/trees	\$2,000	\$2,000	\$2,000
Licenses & Permits	\$1,712	\$1,712	\$1,712
Miscellaneous	\$7,500	\$7,500	\$3
Office Supplies	\$4,125	\$4,125	\$4,125
Reservation system	\$1,800	\$1,800	\$2,250 *
Repairs & Maintenance	\$21,879	\$21,879	\$27,349
Rock / road mainenance	\$750	\$750	\$750
Property Tax	\$12,000	\$24,000	\$24,000
Shoreline Lease	\$5,593	\$5,593	\$5,593
Utilities - Electric/PUD	\$23,851	\$23,851	\$29,814 *
Utilities - Water	\$1,200	\$1,200	\$1,200
Utilities - Telephone	\$9,779	\$9,779	\$9,779
Utilities - Cable TV	\$9,497	\$9,497	\$9,497
Utilities - Propane	\$3,850	\$3,850	\$3,850
Utilities - Trash	\$6,099	\$6,099	\$7,623
Utilities - Portapottys	\$4,415	\$4,415	\$4,415
Wages	\$110,474	\$110,474	\$138,093 *
Payroll expenses	\$10,206	\$10,206	\$12,758 *
WiFi & Internet	\$6,534	\$6,534	\$6,534
<u>Total Expense</u>	<u>\$326,376</u>	<u>\$338,376</u>	<u>\$386,247</u>
Adjusted NOI	<u><u>\$230,683</u></u>	<u><u>\$542,838</u></u>	<u><u>\$731,374</u></u>

While the information herein has been from a source deemed reliable, accuracy cannot be guaranteed. Campground Brokers urges all parties entering into an agreement for the purchase of the property to verify all pertinent data.

==> 2019 Expenses are actual - adjusted to estimated 2021.