

	Jan-Dec	Jan-Dec	Jan-Dec
	2018	2019	2020
<u>Revenue</u>			
Laundry	\$9,517.00	\$8,405.00	\$7,180.00
Propane Sales	<u>\$30,517.00</u>	<u>\$23,639.00</u>	<u>\$14,308.00</u>
RV Site Rental	\$685,580.00	\$746,189.00	\$637,594.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
<u>Total Income</u>	\$725,614.00	\$778,233.00	\$659,082.00
<u>Expense</u>			
Auto Expense	\$1,729.00	\$2,106.00	\$696.00
Bank Service Fees	\$20.00	\$0.00	\$65.00
Dues and Subscriptions	\$576.00	\$181.00	\$414.00
General Maintenance	\$17,543.00	\$17,263.00	\$10,099.00
Insurance	\$13,992.00	\$14,114.00	\$15,288.00
Licenses and Permits	\$120.00	\$50.00	\$60.00
Marketing and Advertising	\$1,508.00	\$2,394.00	\$3,811.00
Merchant Fees	\$19,928.00	\$26,631.00	\$26,269.00
Office Expense	<u>\$2,987.00</u>	<u>\$4,518.00</u>	<u>\$3,293.00</u>
Payroll	\$77,748.00	\$91,079.00	\$109,561.00
Pool Expense	\$1,109.00	\$6,286.00	\$867.00
Professional Fees	\$2,307.00	\$2,521.00	\$2,857.00
Propane	\$18,759.00	\$12,313.00	\$6,843.00
Repairs and Maintenance	\$8,025.00	\$5,818.00	\$4,268.00
Property Taxes	\$15,000.00	\$15,000.00	\$15,000.00
Telephone	\$2,849.00	\$2,848.00	\$2,904.00
Utilities	<u>\$188,551.00</u>	<u>\$194,492.00</u>	<u>\$197,655.00</u>
<u>Total Expense</u>	<u>\$372,751.00</u>	<u>\$397,614.00</u>	<u>\$399,950.00</u>
Adjusted NOI	\$352,863.00	\$380,619.00	\$259,132.00

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.