

# Holiday RV Park Members

## July 2023 Meeting Packet



Contents are Approved for  
Members Only





# **Agenda**

Holiday RV Park  
Members Association Meeting  
Saturday, July 8, 2022  
9:00 am

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Call to Order  
Flag Salute  
Roll Call  
President's Address  
Minutes to Previous Meeting

Charlie Weeks  
TBD  
Charlie Weeks  
Charlie Weeks  
Charlie Weeks

## **Committee Reports**

Financial Reports  
Collections  
Management  
Park Use  
Correspondence/Public Relations  
Park Maintenance  
Rules & Regulations  
Manager's Report  
Reportable Actions

John Watkins  
Tom Barcellos  
Darin Batty  
Charles Nunes  
Mark Schieber  
Don Smith  
John Watkins  
Aaron Cartwright  
Charlie Weeks

## **Old Business**

1. Cable/Internet – Spectrum

Don Smith

## **New Business**

1. Assembly Bill 1472
2. Transfer Operating Account Funds to CIM
3. Picnic Table Replacement
4. Snowbirds/Monthly Agreements

TBD  
Charlie Weeks  
Aaron Cartwright  
John Watkins

## **Members Comments**

## **Board Member Comments**

## **All Motions**

## **Executive Session**

1. Personnel





### **Board of Directors**

Charlie Weeks (2021 – 2024) – President  
Mark Schieber (2020 – 2023) – Vice President & Public Relations  
Denise Gagliardi (2021 – 2024) – Secretary  
Talley Snow (2022 – 2025) – Treasurer  
Darin Batty (2022 – 2025) – Management  
Tom Barcellos (2021 – 2024) – Collections (Zoom)  
John Watkins (2020 – 2023) – Rules and Regulations  
Don Smith (2023 – 2026) – Maintenance (Zoom)  
Charles Nunes (2019 – 2025) – Park Usage

Members Present – 15

Meeting called to order at 9:02am by Charlie Weeks.

Flag salute led by Darin Batty (Locker 331).

### **President's Address**

- Please silence or turn off all cell phones.
- This meeting is for members. We welcome Non-Members to attend the meetings but they are not allowed to make any comments or ask any questions.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for traveling expenses.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- As stated in the rules, all complaints to Park Management must be in writing and signed by the person making the complaint. Anonymous statements will not be taken into consideration.
- Discussion can become emotional, but all members deserve to be treated with dignity and kindness.
- The Board aims to answer member questions at every meeting. However, responses to specific comments or questions may be deferred for review and placed on next month's agenda.
- Holiday RV Park's meetings and procedures are governed by its bylaws, CC&Rs and rules.

### **Committee Reports**

#### **Financial Report – Talley Snow**

Park Accounts	Balance (5/31/23)	Monthly Comparison	May 2023	May 2022	Difference	% Change
Mechanics Bank-Operating	\$66,270.66	Income	\$92,504.34	\$79,864.41	\$12,639.93	9%
Mech. – Laundry	\$21,136.80	Expense	\$76,918.74	\$75,663.86	\$1,254.88	-6%
Mech. – Dues	\$25,935.27	Net Income	\$11,963.15	-\$10,549.90	\$22,513.05	27%
Mech. – Emergency Reserves	\$81,801.92					
Mech. – CIM Reserves	\$5,531.26					

We have been doing okay in the park. We have been having some great weekends the last couple of weekends and so we are hoping it continues to look up from here!

We are going to continue to transfer money from the operating account into the CIM Reserves account and the Emergency Reserves account so we can continue to build those accounts up through the next couple of months.

## **Collections – Tom Barcellos**

We have collected around \$10,000 in pre-payment of dues since the dues went out on June 1<sup>st</sup>. As a reminder, the dues went out June 1<sup>st</sup> but are not due until July 1<sup>st</sup> and are considered late as of August 1<sup>st</sup>.

We are also continuing to work on the three lockers that are currently in the process of foreclosing. We are currently in contact with the family who owns one of the shares but have not heard or been contacted by anyone from the other two shares. Without any further contact, we will continue the foreclosure process and possibly have them up for auction towards the end of the year. We will have a better update on timeframe next meeting hopefully.

## **Management – Darin Batty**

We don't really have much new to talk about. Obviously all of the staff have been and continue to do an awesome job in the park. Everything is running smooth and we have no complaints about the way they are doing their job. I just want to say thank you to them and tell them we really appreciate everything they do!

## **Park Use – Charles Nunes**

In the month of May in 2022 we had 68.8% occupancy compared to the 66.69% from this year May 2023 which was a little over 2% decrease from last year. Although the last weekend in May, which was Memorial Day weekend, we had 100% occupancy and we brought in about \$20,000 revenue from that weekend. Some of the reservations were of the street guests which always helps us because they contribute to the income of the park. Now for the car show which was this last week and doesn't really pertain to May but we brought about \$13,000. However, the revenue from 2022 to 2023 was up about \$28,000 from last year. We are projected to be 95% full for Father's Day weekend which is really close to 100%. We are doing well and summertime is coming so we are projected to be full going forward. I know July is booked solid as of right now so things are looking up.

*Reply from Charlie Weeks – Good job to Aaron and Jenn on that in the office because I know they have been working really hard to make everyone fit and moving things around in order to fit as many people in the park as possible. I know it hasn't shown in this report yet but it will be shown next month because we are seeing a big jump in occupancy in the coming months. Members are always our goal to get into the park but we will take those off the street guests as well as they help with our revenue.*

## **Correspondence / Public Relations – Mark Schieber**

We received a comment from the Netherlands that said, "clean bathrooms 😊". I believe they were saying we had clean restrooms and they were happy with the facilities. We received a couple of others comments as well regarding the facilities being clean and having a friendly staff as well. From my point of view, I tend to go off of word on the street but it seems to be quieter than normal and I take that as a good sign and that we don't have to worry about anything right now!

**May 2023 Guest Survey Comments:** *Please refer to the attached comments at the end of this document.*

## **Park Maintenance – Don Smith**

I really don't have much to report on right now other than the guys seem to be doing a great job maintaining the outside and all of the sites. They are working on getting everything ready for these busy weekends and are looking forward to a busy summer.

Aaron will be reporting on the status of the BBQs and where we stand with them being delivered and assembled. So, we will hear more on that when it comes to his manager's report.

## **Rules and Regulations – John Watkins**

Aaron followed up with all the notices that went out to everyone and by and far most everyone has complied with the comments left for them. Other than that, everything is good and everyone seems to be following the rules!

## **Manager's Report – Aaron Cartwright**

As Don mentioned at the last meeting I requested the Board make a motion to purchase a new set of BBQ grills for the Magnolia Center because one of the ones we have doesn't work and the other one doesn't work very well. I tried to purchase two new BBQs from Home Depot but they were lost in transit so I ordered two more units at an even more discounted price. They should be new Weber natural gas grills and will be the next tier down from the top of the line. We still have two grill covers which are in good condition so we are able to reuse those and save some money and the new ones should be here by June 22<sup>nd</sup>. We will then have maintenance assemble them and after they are done I will take some pictures and get those up on the website.

Since the last meeting, Spectrum has come out and to the best of my knowledge they have fixed the Cable TV issue. Everyone should have at least the channels we are supposed to have and none should be missing from the lineup. If you do see or have any issues, please let the office know so we can relay the information to Spectrum; it may be an isolated issue at your spot, an issue with the terminal or the cable line may need to be replaced.

As John mentioned, I did reinspect yesterday and by and in large everyone did a great job taking care of the improvements we were asking you to do. So, I just want to say thank you everyone for doing that so quickly and efficiently.

As Tom reported earlier, dues have been sent out and are due July 1<sup>st</sup>. Please make sure the bill is settled up and paid by August 1<sup>st</sup> to avoid losing park privileges. People as what that means; in theory you are not supposed to be able to enjoy the park or any of the programs such as being a snowbird if you haven't paid your dues. If you don't pay by September 1<sup>st</sup>, there is a late fee of 10% assessed on top of it so please pay the dues prior to August.

Now moving onto a big one: PARKING! It is prime time in our park now. We tried something last year and it worked out pretty well where we were more flexible during prime time and allowing parking during prime time especially when Jennifer and I know when we are full and when we aren't close to full. We are going to do our best to take care of everyone and provide better service. The problem is we are having a lot of members and guests that are just parking in sites and those sites are reserved. We had an instance where last night a gentleman had a reservation in a pull thru and had notified the office he would be in after midnight when staff was gone. Unfortunately, a member parked in the site he had reserved so when he arrived at midnight he had nowhere to go. Everybody should know better than to just park in an empty site in the park. If you are going to do it, just ask an employee first and we will give you directive where it is safe to park and where it is not safe to park to not inconvenience other guests who pay a pretty decent amount of money in order to stay and enjoy this place. With that being said, we also had people parking in empty spaces on Memorial Day Weekend and Car Show Weekend where parking wasn't even an option because we were too full in the park. Those people ended up paying the full non-member pricing of \$88 + tax per night because we didn't have any parking available so therefore you will not pay the \$10 fee if you park in an empty site. There is a reason why sometimes parking is not an option altogether because sometimes we just have too few sites available that are rentable to any John Q who wants to come rent a spot for a night in between their travel destinations. So, if someone chooses to make that an option for themselves to park in a site without prior approval than they will be paying the non-member nightly rate for that space. We know who the people are who are doing this parking and we will just start charging you. We will start putting cones in the site in order to make sure people are aware the sites are reserved and will hopefully defer people from parking in those sites.

## **Reportable Actions – Denise Gagliardi**

We had just a couple reportable actions. The board approved \$1069.57 to be paid to Mountaineer IT in order to replace the camera equipment that was damaged in the storms. We approved the changes to reservations as proposed at the May meeting. And we approved up to \$2000 to be used to replace the BBQs in the Magnolia Center.

### 1. Changes to Reservation Rules & Policies – Aaron Cartwright

Since the last meeting and as of June 1st we have officially changed the rules to state all members can book 6 months in advance whereas previously it was only 90 days in advance. This is a pretty big change to the organization because it hasn't changed since the 70s when the park was first incorporated and open. We sent out a letter to each and every member with their dues statements and I will be following up with an email in case anyone didn't happen to see the notice. The reaction has been pretty positive and people are happy they are able to plan their reservations further in advance. The only feedback I have received that was a little less than positive was in order to accommodate this new rule change we had to make some other minor changes. We did have a brief period of time where from 2018 – 2023 the rules stated a member could call in 90 days and on the 90<sup>th</sup> day they were able to choose their site excluding a pull-thru. That was largely interpreted we in the office are not able to change the site or touch your reservation at all. What that means as a business is we were telling people I can't let more people in to use their free time because that member wants that exact site and I can't move his space. So, when it came down to it the board and I felt that is not an adequate reason to tell anyone we don't have room in the park when we actually do if we move some things around. We can entertain possibly adding a fee in order to secure a site which is something other parks in the area have done. We always take into account site requests and also if you are in a group or not and try to keep everyone in the requested area or site.

### 2. CCRs & Bylaws Points – Mark Schieber

I have nothing to report on that this meeting and I believe I tabled that issue at the last meeting. We can go ahead and remove it from future meeting agendas for now and maybe revisit it in the future.

### 3. Deposit into CIM Account - \$20K Transfer Complete – Talley Snow

So, basically last month we approved in general session to move \$20,000.00 to the CIM account. There was a miscommunication because I thought someone was doing it and they thought I was doing it so basically I caught it and it was completed this month.

*Reply from Charlie Weeks – It was more there was an error of knowing who had access to the accounts and who didn't have access. So, once we were able to have the conversation and figure out who needed to do the transfer, we were able to get it completed quickly and smoothly. We will not see the deposited reflected on May's statement because the transfer was completed after the statement had finished but it will be reflected on June's statement.*

*Comment from John Watkins – Are we going to be moving money this month?*

*Reply from Talley Snow – No, I was not prepared to do that today so I will not be doing it this meeting.*

### 4. Electric Vehicle Charging Committee Report – Don Smith / Denise Gagliardi

We do not have any new information and we aren't in any different of a situation than we were last month. We currently do not have a requirement to have charging stations in our park at this time but we are currently working on a plan so we have a plan of action should we be required to have one in the future. We are continuing to do our research and waiting to hear back from some of the companies we reached out to just to prepare for pricing and get information.

*Reply from Charlie Weeks – These are future plans and not something we are required to do at this time.*

### 5. Cable / Internet – Don Smith

I do not have any news at this time. I am just waiting on the package information to come back from Spectrum and then I will share it with the board and Aaron and then present it to the members hopefully by next meeting.



### 1. Early Check-In Fee – Aaron Cartwright

I spoke to the board a little bit about this in their executive session last month just to see who was interested and here is what I have. So here is the concern: people like to check in very, very early. We had a couple of members who rolled into the park about 10:00am yesterday morning like a little convoy and swore they didn't know check in time was at 2:00pm. So, now we have them here so what are options on how to take care of them? One of our options since we have set a precedence for a late check out fee of \$10.00 which gives any guest an additional 5 hours past check out time and in an effort to better serve our guests and be accommodating while still keeping our interest in mind too; I would like to entertain the idea of having an early check in fee of \$10.00. After discussing with Jenn and working out what would be best, we came up with the idea to have the same swing as our late check out which would be any guest can pay the \$10.00 fee and check in as early as 9:00am. Anything prior to 9:00am in the morning is really not okay with me for a couple of different reasons: Our facilities are not even open yet, we only have one maintenance guy scheduled who is very busy with his normal duties and this would take away from said duties, and of course the common one of the site not being available or ready for the check-in. If the site is empty and available, we are willing to accommodate an early check-in with this minimal fee. We would want to try this out as a trial run and see how it works out; if it works, great but if it doesn't no harm done. If this actually works out we will know by beginning of next year and be able to then put it in the actual rules and regulations for the year. I would like a motion for the board to allow us to do a trial period and try this early check-in fee.

*Reply from John Watkins – I think this is a good idea and I think trying a trial period before making it a rule so we can see how it works out is a great idea. So, I would like to make a motion to approve it.*

*Reply from Darin Batty – And I will second it!*

*Reply from Charles Nunes – Question Aaron: If a party comes in at 1:30pm are we going to charge them the \$10.00?*

*Reply from Aaron Cartwright – The staff and management will use discretion in making those decisions. Probably will not be charging someone the early check in for that close to check in time. It will be more for the guests that will be arriving prior or very close to check out time and far enough away from check in time. That's why it is very important that management and staff be more in control of it because they know the factors as far as if a space is available or not; just because a space is available doesn't mean you will get early check in. And if someone has their trailer towed in by an outside tow agency and they start using the facilities and the trailer prior to check in time, they will also be subject to the same early check in fee.*

### 2. Food Vendor Proposal – Aaron Cartwright

I received a proposal from a family member of one of our members in the park; Lori Couto is a sibling to Lonnie Couto, Alan Couto and Larry and Janice Couto. She has a business called Kudoz2u – Deserts & More which is a food trailer. She would like to do a test run in our park selling deserts and sandwiches preferably on a busy weekend. She is willing to pay a daily fee as well as she would be happy sharing some of her profits with the park. She would only need the use of a 50Amp plug to do her ice cream machine but if one was not available she does have a generator she is able to use in order to keep things going. The total length of the trailer is 5' x 19' so it could fit in employee parking with no inconvenience to guests or the Magnolia Center. She has her own media and signs she can use to advertise and draw a crowd in with and she is licensed, insured, has a good handler's card and is available for July. If she were to work out it would be nice to invite her back for Snowbird Application Day to do the breakfast burritos. So, I would like the board to give a blessing or directive to be able to work with her and see if it works out or not to be able to start a relationship with her for the future.

*Comment from Charlie Weeks – The only thing that I would like to know is if this is something that is going to replace the social club we have here in the park or if it going to be an enhancement to this club? I know something the board has been trying to work on is getting a group back together to start distributing food and put on events during the summer so we want to make sure she would be willing to work around that.*

*Reply from Aaron Cartwright – I don't see this as a replacement to that club but rather a supplement for when there aren't events going on in the park and we can possibly get her booked to be able to set up in the park. I am excited for it and I think it would be something really cool to try out. We aren't the only venue she would book with so it is something we would have to book in advance with her and make sure she has the availability before putting it out there! It is not something she would reach out to us to schedule but instead we would work together to find a time in everyone's schedule to hook up and help each other out!*

*Reply from Charlie Weeks – We are having light discussions with people about bringing those events back so maybe she can be an enhancement to that by providing the deserts while we serve the sandwiches and sides. If we are doing the meal portion, it would be great to have her do the deserts since that is not our strong suit anyways! I would hate for us to do this and block out the opportunity to develop the beach club again. But I am on board for seeing how it works out and definitely giving it a try to see where she can fit in with the park.*

*Reply from Aaron Cartwright – I think with Lori it would definitely be seasonal and not something where we would necessarily have her during the winter months and stuff like that. I would see her wanting to do a couple of things during the summer when she is able to fit us in her schedule.*

*Comment from Mark Schieber – With us putting her up in the employee parking area, are we concerned with any draw this might bring from people off the streets and those people accessing the different facilities? Are we creating a concern that we don't even know yet? I don't have any objections to the trailer; I just want to keep in mind the issues we could run into with having the food truck onsite.*

*Reply from Aaron Cartwright – It wouldn't be any different than when the Beach Club used to host events as well and anyone was welcome off the street. And Jennifer also reminded me we have another facility on site that is open to the public which is our laundry facility and we seem to do alright with that. I can't imagine us drawing in unsavory people into the park with the food trailer. I would think the people that would be coming into the park to experience the food trailer would be people who have already parked their trailers in other parks and are just walking over to get some food and then head back to their campsites in order to relax and enjoy the rest of their vacations. Also, with it being set up in front of the office, office staff is able to keep an eye on it and maintenance is able to keep an eye on it. There would be cameras that would be on them so we would be able to keep an eye on the facilities as well as dispatch maintenance as needed.*

*Comment from Charlie Weeks – Well lets go ahead and wait to make a motion on this until we can hear from the rest of the members in the comment section of the meeting and then we can make a decision about the direction we would like to go from there with the food trailer.*

*Comment from Aaron Cartwright – I wasn't really expecting a motion because there is no cost to us.*

*Reply from Charlie Weeks – Yes it isn't a cost to us but we are going to make a motion either here or in the executive meeting because it is a direction we are deciding to go in with the food truck and so we need to make sure everybody on the board is on the same page and that we all agree it is the direction we would like to go in by allowing the food truck to come into the park. We also want to make sure everyone understands what this means and get some of the opinions of the membership that is in the meeting today.*

### **3. Snowbird Application Review – Aaron Cartwright**

This is on our timeline events where this is the meeting we are supposed to review the snowbird process and procedures. In everyone's packets is basically the same application that we had last year except I have changed the dates to show this for the 2023 – 2024 season instead of the 2022 – 2023 season. I corrected the dates and any other corrections throughout the application that I saw. The process we have for snowbirds has worked really well over the last couple of years and I don't see anything that needs to be changed. Does any of the board feel it needs to be changed?

*Reply from Charlie Weeks & John Watkins – No changes need to be made to the process.*

## Member's Comments

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Jerry Bodine (Locker 005) – When you say we have to wait to make our comments until the comments section after everyone has already done their reports, I already forgot what they talked about and what they said. I would prefer to do it right after they do their reports, so it is in the moment.

*Reply from Charlie Weeks – Thank you Jerry for the feedback.*

Larry Miles (Locker 082) – I think if you allow the food truck to operate here, it's going to make it harder on the workers because they're going to have to keep an eye on the people coming in off the street. I don't think they'll be walking in off the street so that means dealing with more parking issues, golf cars and cars coming into the park when we already have parking issues, and I can see them wanting to go into the pool area as well. Then we are going to have to have park personnel who are going to have to decide who is staying here and who is not staying here, and they are to have to be at the pool area to run security on the people who are going to buy a hamburger and then going to sit in the pool area with their hamburger. People are not just going to come in and buy a hamburger and leave.

*Reply from Charlie Weeks – That is a valid point, and we will absolutely look into that. The good news is we could try it and we can stop it at any time that we want meaning we can shut the food truck down if it gets too out of control. If it doesn't work, we aren't going into a contract with her so we can decide not to do it again.*

*Reply from Talley Snow – And to add to that, the pool should be closed, and all the facilities should be locked with the combination to get in that you only get as a registered guest staying in this park. No one should be allowing people to tag behind them to get into the gate and no one should be giving the code out to people they don't know. And we know it happens but if we all work together, we can maybe prevent that from happening.*

Elsie Metzler (Locker 828) – I just want to apologize to all of the board members for the last meeting because of the comments I said at that last meeting. I was a little upset and I got boisterous and a little bit rude in my comments to the board and I apologize.

*Reply from Mark Schieber – I honestly don't even remember any rude comments but we appreciate the apology. Thank you.*

Dale Lamb (Locker 351) – I just wanted to thank everyone who was involved in installing the bird spikes on the top of the light posts. It is much cleaner and much more sanitary, and it has been nice not to have the birds flying around on top of the trailers.

*Reply from Aaron Cartwright – You are very welcome. It was a good suggestion, and we were happy to come up with a solution.*

*Reply from Charlie Weeks – Great suggestion! We value those suggestions, and we were able to also utilize the lift to take care of some other things that needed to be done in the park that needed to be done, so it made it worth it!*

Danny Shawn (Locker 396) – I think the lady who is going to be coming in with the food truck is a great idea. I think it is an opportunity to make some extra money for the park and it is someone who knows the park. I don't think they are going to bring any bad people into the park. I think if someone is coming to buy food then they are just going to come into the park and buy the food and then head back out to the park they are staying at, and they aren't going to come prepared to swim or anything like that. I just think it is a great opportunity to make some extra money.

*Reply from John Watkins – Talley, is there any way we can defer this cost and designate this income towards the total cost of the annual meeting?*

*Reply from Talley Snow – I believe that would be something the board would need to discuss and include Liz in it. It is definitely a discussion we can have whether to put it in the CIM account or offset some costs.*

Joelyn Lutz (Locker 369) – Is there any way we can put it in the back of the park so we can deter the outside public from coming into the park and using the facilities? Or possibly we could park it up towards the front of the office and then she can put chairs on the front grass if she has chairs and then people would sit down and eat where she is making the food and wouldn't have a need to go use the facilities or walk through the park which were deter them from going in the pool area.

*Reply from Charlie Weeks – I do like where you are going with that. And in that same line we also have the Magnolia Center which have chairs and tables. We definitely have places where we can do it and ideas to make it work. Thank you!*

Debbie Kindell (Locker 249) – I was hoping Darin could expand a little bit on the parking issue we talked about because the way I thought you were going was with the cars that are parked in front of their trailers and in the middle of the road. We had an incident on Memorial Day weekend where a family came in and they had two cars parked in front of their trailer and it took up space from their neighbor.

*Reply from Darin Batty – That is actually exactly what I am talking about. It is completely unacceptable for the cars to be parked hanging out in the street and parking in partially in your lot and hanging over into your neighbor's lot.*

*Reply from Debbie Kindell (Locker 249) – Okay so I just wanted to know what the process is or is going to be going forward so this isn't an issue? I know all of the maintenance are asking these guests to move several times and they will move but then return ten minutes later after the maintenance is back to doing their daily work.*

*Reply from Darin Batty – Well I think that is something the board needs to sit down and discuss later on this afternoon. We definitely have pictures people have sent us and so we want to show everything we have and discuss it to come up with a long-term solution. What we have always done in the past is if you are going to do that then you are going to pay a tow fee and we are going to tow your car out of the park.*

*Reply from Aaron Cartwright – Definitely towing is an option and then we can also make a note in their account of the problems we have had with them and there is a little button on each person's account that says "DNR" which is do not reserve and so when they call back to reserve again we can make sure to go over our expectation and let them know if they don't follow the rules they will be asked to leave the park and not return or we can even tell them we are full and not reserve them.*

*Reply from Charlie Weeks – We definitely have pictures and information to go over and we don't want to be the police and we want to be within reason with people but at some point, we do get busy, and we get loaded in here with all the spaces full, so we do need to take care of the issue.*

### **Board Member's Comments**

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Don Smith – I do have a comment. I do like Jerry's idea of them members being able to speak while we are making our reports instead of having to wait until the end to make their comments. I had made that request to the board previously about not having to wait until the end to talk about things. We were elected on behalf of them members and I believe this should be a collaborative approach and not wait until the end instead talk through it as we are reporting. I think it is a direction we should talk about and discuss going forward.

Meeting adjourned at 10:00am.

Respectfully Submitted,

Denise Gagliardi  
*Board of Directors – Secretary*

Cc

Jennifer Del Monte  
*Senior Reservation Agent*

## Guest Survey Comments from May 2023

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- Had trouble connecting to Wi-Fi for my tv.
- Abigail has great customer service, and all staff are just exceptional as always. Robertson family loves this park and refer people all the time. May be tight squeeze but that's okay with the way we are greeted and treated when we stay here. Only complaint this time was all the children with no supervision causing mischief.. lol
- Cable has horrible service and parking spaces are way too small.
- The park is great and all the staff are so friendly and always so helpful. We always enjoy our stay in May and October.
- We very much enjoyed our stay! The spots are large and super clean! The pool and jacuzzi were fabulous! Staff is hard-working and very friendly! Very nice guests staying as well!
- I had called at beginning of the week to make sure pool and bathrooms were available and was told "yes". Was very disappointed that pool was NOT available 😞
- Thanks guys 😊
- Spots are very tight. Electric 30watt plug-ins are very loose.
- Thank you so much for your good job.
- Only half of the listed cable stations worked. Five days before we left eight more stations were not working. Otherwise, everything else as previously stated was awesome!
- We have never been disappointed with any aspect of the park, employees, service or the park amenities. Thank you all!
- If the park is not expected to be filled up, why are RVs placed close to one another. When we arrived, there were ample spots but we were squeezed in between two other rigs. Spread us out!

## All Motions

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**Darin Batty made a motion to approve the minutes of the May 2023 meeting, seconded by Talley Snow.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith (Absent), Talley Snow, John Watkins and Charlie Weeks.**

**Talley Snow made a motion to approve paying the bills and payroll, seconded by Mark Schieber.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith (Absent), Talley Snow, John Watkins and Charlie Weeks.**

**John Watkins made a motion to do a trial run on the early check-in fee of \$10.00, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins and Charlie Weeks.**

**Talley Snow made a motion to adjourn to executive session, seconded by Darin Batty.**

**Roll Call: Tom Barcellos, Darin Batty, Denise Gagliardi, Charles Nunes, Mark Schieber, Don Smith, Talley Snow, John Watkins and Charlie Weeks.**



# Holiday RV Park

## Profit & Loss Prev Year Comparison

### June 2023

	Jun 23	Jun 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Non TOT Taxable Revenue</b>			
7200 · Members Dues	37,897.00	59,806.00	-21,909.00
7212 · Late Checkout	200.00	40.00	160.00
7214 · Weekly Rent-No Tax	8,710.60	4,246.00	4,464.60
7220 · Monthly - Members	23,877.00	19,738.22	4,138.78
7242 · Member Daily - Non taxable	26,068.00	18,055.00	8,013.00
7245 · Mobile Home Rental Income	800.00	1,442.00	-642.00
7295 · Washer & Dryer	4,289.75	1,065.00	3,224.75
7310 · Parking Fee	800.00	710.00	90.00
7320 · Water Commission	0.00	30.16	-30.16
7800 · Transfer Fee Income	0.00	125.00	-125.00
7994 · Late Fee on Dues	28.30	47.20	-18.90
<b>Total Non TOT Taxable Revenue</b>	<b>102,670.65</b>	<b>105,304.58</b>	<b>-2,633.93</b>
<b>TOT Taxable Revenue</b>			
7210 · Non-Member Daily	40,502.50	41,318.22	-815.72
7237 · Monthly Rent - Taxable	0.00	1,784.83	-1,784.83
<b>Total TOT Taxable Revenue</b>	<b>40,502.50</b>	<b>43,103.05</b>	<b>-2,600.55</b>
7620 · Escapee- 15% Discounts	-807.75	-1,085.22	277.47
7640 · FMCA/Camp CA - 10% Discounts	-554.40	-426.32	-128.08
7650 · Military/LE Discount - 15%	-396.00	-360.00	-36.00
7660 · Long Weekend Discount	-1,136.09	-72.00	-1,064.09
<b>Total Income</b>	<b>140,278.91</b>	<b>146,464.09</b>	<b>-6,185.18</b>
<b>Gross Profit</b>	<b>140,278.91</b>	<b>146,464.09</b>	<b>-6,185.18</b>
<b>Expense</b>			
<b>Business Promotional Costs</b>			
8050 · Advertising Expense	0.00	135.00	-135.00
9055 · Website Expense	0.00	130.00	-130.00
9381 · Funeral & Flowers	0.00	178.61	-178.61
<b>Total Business Promotional Costs</b>	<b>0.00</b>	<b>443.61</b>	<b>-443.61</b>
<b>Computer IT Dept</b>			
9056 · Software	0.00	144.48	-144.48
9062 · IT Service Labor	1,736.72	2,289.72	-553.00
<b>Total Computer IT Dept</b>	<b>1,736.72</b>	<b>2,434.20</b>	<b>-697.48</b>
<b>Meetings &amp; Events</b>			
9092 · Monthly Meeting Expenses	0.00	186.89	-186.89
9093 · Staff Meeting Expense	0.00	35.77	-35.77
9650 · Travel (Not Meals)	14.41	0.00	14.41
<b>Total Meetings &amp; Events</b>	<b>14.41</b>	<b>222.66</b>	<b>-208.25</b>
<b>Professional Fees</b>			
9120 · Accounting & Auditing	5,800.00	7,921.00	-2,121.00
9130 · Legal Fees	0.00	3,816.84	-3,816.84
9170 · Directors Expense	1,873.69	1,418.04	455.65
<b>Total Professional Fees</b>	<b>7,673.69</b>	<b>13,155.88</b>	<b>-5,482.19</b>
8149 · Auto Expense	0.00	488.68	-488.68
8201 · Bank Fees & Charges			
8240 · Credit Card Processing Costs	1,810.19	1,638.71	171.48
8250 · Bank Charges	0.00	25.00	-25.00
8201 · Bank Fees & Charges - Other	25.00	144.82	-119.82
<b>Total 8201 · Bank Fees &amp; Charges</b>	<b>1,835.19</b>	<b>1,808.53</b>	<b>26.66</b>
8600 · Utilities			
8260 · Cable Television (Park)	5,078.54	4,751.50	327.04

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### June 2023

	Jun 23	Jun 22	\$ Change
8650 · Garbage	2,690.87	2,208.92	481.95
8660 · Gas	4,949.49	793.96	4,155.53
8670 · Water & Sewer	5,281.59	0.00	5,281.59
8680 · Electric	10,737.54	11,155.51	-417.97
9600 · Telephone & Internet	234.96	33.00	201.96
9602 · Internet	0.00	139.98	-139.98
<b>Total 8600 · Utilities</b>	<b>28,972.99</b>	<b>19,082.87</b>	<b>9,890.12</b>
8700 · Insurance Expense			
8702 · Insurance - General Liability	4,562.79	2,951.30	1,611.49
8770 · Insurance - Employee Health	1,149.84	2,165.80	-1,015.96
8772 · Insurance - Employee Vision	171.67	341.36	-169.69
<b>Total 8700 · Insurance Expense</b>	<b>5,884.30</b>	<b>5,458.46</b>	<b>425.84</b>
9001 · Payroll			
9060 · Payroll Tax	1,936.33	1,981.72	-45.39
9075 · Payroll Service Fees	0.00	387.09	-387.09
9350 · Salary & Wages	23,465.78	23,774.86	-309.08
<b>Total 9001 · Payroll</b>	<b>25,402.11</b>	<b>26,143.67</b>	<b>-741.56</b>
9002 · Repairs & Maintenance			
8152 · Golf Carts	0.00	107.70	-107.70
9020 · Pool/Spa Regular Maintenance	2,924.54	0.00	2,924.54
9030 · General	0.00	1,329.52	-1,329.52
9033 · Plumbing	0.00	1,773.00	-1,773.00
9081 · Water Salt Softner	257.80	35.39	222.41
<b>Total 9002 · Repairs &amp; Maintenance</b>	<b>3,182.34</b>	<b>3,245.61</b>	<b>-63.27</b>
9050 · Office Expenses			
9051 · Office Expense	0.00	727.67	-727.67
9052 · Office Supplies	0.00	678.01	-678.01
9059 · Printing, Copy Expenses	277.94	607.80	-329.86
9071 · Customer Amenities	0.00	295.05	-295.05
9100 · Postage & Delivery	0.00	17.99	-17.99
9050 · Office Expenses - Other	0.00	200.00	-200.00
<b>Total 9050 · Office Expenses</b>	<b>277.94</b>	<b>2,526.52</b>	<b>-2,248.58</b>
9370 · Supplies			
9023 · Janitorial Supplies	0.00	1,168.26	-1,168.26
9026 · Park & Grounds Supplies	536.95	0.00	536.95
9371 · Clubhouse Supplies	0.00	338.21	-338.21
<b>Total 9370 · Supplies</b>	<b>536.95</b>	<b>1,506.47</b>	<b>-969.52</b>
9400 · Safety & Security			
9402 · Locks & Keys	0.00	192.91	-192.91
<b>Total 9400 · Safety &amp; Security</b>	<b>0.00</b>	<b>192.91</b>	<b>-192.91</b>
<b>Total Expense</b>	<b>75,516.64</b>	<b>76,710.07</b>	<b>-1,193.43</b>
<b>Net Ordinary Income</b>	<b>64,762.27</b>	<b>69,754.02</b>	<b>-4,991.75</b>
Other Income/Expense			
Other Income			
9870 · Interest Income	3.46	1.12	2.34
<b>Total Other Income</b>	<b>3.46</b>	<b>1.12</b>	<b>2.34</b>
Other Expense			
9820 · Foreclosure Expenses	0.00	1,202.38	-1,202.38
9911 · Garnishment Payable	382.79	0.00	382.79
9922 · Interest Expense	3,175.39	3,860.83	-685.44
<b>Total Other Expense</b>	<b>3,558.18</b>	<b>5,063.21</b>	<b>-1,505.03</b>



Holiday RV Park  
Profit & Loss Prev Year Comparison  
June 2023

	Jun 23	Jun 22	\$ Change
Net Other Income	-3,554.72	-5,062.09	1,507.37
Net Income	61,207.55	64,691.93	-3,484.38

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of June 30, 2023

	Jun 30, 23	Jun 30, 22
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
1001 · Cash Accounts		
1010 · Petty Cash	200.00	200.00
1030 · Cash on Hand	800.00	800.00
1040 · Bill Changer	500.00	500.00
1050 · Mechanics-Operating Acct - 0802	70,811.09	25,468.19
1060 · Mechanics-Laundry Room - 7211	19,563.26	2,488.62
1063 · Mechanics- Dues Account - 6422	51,122.77	35,076.77
<b>Total 1001 · Cash Accounts</b>	142,997.12	64,533.58
1065 · Reserves		
1070 · Mechanics Emergency Reserves	81,804.61	6,908.95
1075 · Mechanics CIM Reserves	25,722.94	13,327.92
<b>Total 1065 · Reserves</b>	107,527.55	20,236.87
<b>Total Checking/Savings</b>	250,524.67	84,770.45
<b>Accounts Receivable</b>		
11000 · Accounts Receivable	-13,573.32	-1,176.20
<b>Total Accounts Receivable</b>	-13,573.32	-1,176.20
<b>Other Current Assets</b>		
12000 · Undeposited Funds	746.78	0.00
2010 · A/R Member Dues	-1,965.50	-1,965.50
2301 · Deposit-Workers Comp	1,557.60	1,557.60
2400 · Prepaid Insurance	21,105.38	20,585.00
2410 · Prepaid Expenses	4,104.00	0.00
2460 · Prepaid IncomeTaxes	2,000.00	0.00
2461 · Prepaid Expenses Annual Meeting	1,050.00	1,050.00
2462 · Prepaid Holiday Dinner	500.00	500.00
3150 · Deposits - Other	41,370.00	41,370.00
<b>Total Other Current Assets</b>	70,468.26	63,097.10
<b>Total Current Assets</b>	307,419.61	146,691.35
<b>Fixed Assets</b>		
<b>Electrical Upgrades</b>		
4044 · Electrical Phase 1	141,996.13	141,996.13
4045 · Electrical Phase 2	37,527.00	37,527.00
4046 · Electrical Phase 3	49,008.16	49,008.16
4047 · Electrical Phase 4	28,357.00	28,357.00
4048 · Electrical Phase 5	25,183.57	25,183.57
4049 · Electrical Phase 6	42,375.50	42,375.50
Electrical Upgrades - Other	919.42	919.42
<b>Total Electrical Upgrades</b>	325,366.78	325,366.78
4015 · Clubhouse Improvements		
4019 · Other FF&E	2,600.00	2,600.00
<b>Total 4015 · Clubhouse Improvements</b>	2,600.00	2,600.00
4038 · Office Remodel		
4036 · New Office Furniture	4,141.19	4,141.19
<b>Total 4038 · Office Remodel</b>	4,141.19	4,141.19
4039 · Improvements		
4033 · Camera Security System	13,446.35	13,446.35
4034 · Magnolia Center Refurbish	16,309.65	16,309.65
4035 · Outside Lighting	5,458.00	5,458.00
4040 · Improvements Prior to 2015	288,961.17	288,961.17
4042-1 · Capital Improvements 2017	51,113.97	51,113.97
4042 · Capital Improvements (2014)	8,768.55	8,768.55

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of June 30, 2023

	Jun 30, 23	Jun 30, 22
<b>Total 4039 · Improvements</b>	384,057.69	384,057.69
<b>4052 · Pool &amp; Spa Upgrades</b>		
4030 · Pool Chair Lifts	11,277.10	11,277.10
4050 · Spa	12,603.30	12,603.30
4053 · Pool Construction	84,636.00	84,636.00
4054 · Pool Furniture	5,064.20	5,064.20
4055 · Pool Re-Wiring	1,291.00	1,291.00
4056 · Pool Heaters	15,090.00	15,090.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00
4052 · Pool & Spa Upgrades - Other	3,347.64	3,347.64
<b>Total 4052 · Pool &amp; Spa Upgrades</b>	139,599.24	139,599.24
<b>4058 · Submersible Pump (2)</b>	41,985.44	25,116.84
<b>4059 · Buildings</b>		
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48
4022 · Portable Restrooms and Showers	17,440.00	97,440.00
4051 · CIP	1,710,869.91	1,624,586.28
4059 · Buildings - Other	122,802.00	122,802.00
<b>Total 4059 · Buildings</b>	1,869,889.39	1,863,605.76
<b>4070 · Laundry Facility</b>	98,880.26	86,637.83
<b>4080 · Equipment</b>		
4081 · Laptop	1,800.71	1,800.71
4082 · Office Equipment	4,060.21	2,155.10
4080 · Equipment - Other	43,335.43	43,335.43
<b>Total 4080 · Equipment</b>	49,196.35	47,291.24
<b>4090 · Vehicles</b>	28,717.89	30,217.89
<b>4999 · Accumulated Depreciation</b>		
4220 · Accum Depr. - Building	-114,451.04	-114,451.04
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00
4233 · Accum Depr- Security Sysytem	-10,564.96	-10,564.96
4240 · Accum Depr - Improvements	-279,456.04	-279,456.04
4241 · Accum Depr- Land Improvements	-14,990.96	-14,990.96
4242 · Accum Depr- Capital Improve	-7,187.96	-7,187.96
4250 · Accum Depr-Spa	-10,778.00	-10,778.00
4253 · Accum Derp- Pool	-42,536.04	-42,536.04
4260 · Accum Depr - Furniture & Fixtur	-5,438.06	-5,438.06
4270 · Accum Depre-Washer/Dryer	-54,898.00	-54,898.00
4280 · Accum Depr - Equipment	-46,822.04	-46,822.04
4290 · Accum Depr - Vechicles	-30,218.00	-30,218.00
4300 · Accum Depr - Phase 1	-50,093.08	-50,093.08
4301 · Accum Depr - Phase 2	-12,509.04	-12,509.04
4302 · Accum Depr - Phase 3	-15,792.00	-15,792.00
4303 · Accum Depr - Phase 4	-26,938.96	-26,938.96
4304 · Accum Depr - Phase 5	-21,406.00	-21,406.00
4305 · Accum Depr - Submersible Pumps	-226.96	-226.96
4306 · Accum Dep - Phase 6	-157.00	-157.00
<b>Total 4999 · Accumulated Depreciation</b>	-751,851.14	-751,851.14
<b>5000 · Mobile Home-Furniture &amp; Fixture</b>	11,013.97	11,013.97
<b>Total Fixed Assets</b>	2,203,597.06	2,167,797.29
<b>Other Assets</b>		
4500 · Unrealized Gain/Loss Investment	-772.85	-772.85
4510 · Suspense	12,750.00	0.00
<b>Total Other Assets</b>	11,977.15	-772.85
<b>TOTAL ASSETS</b>	<b>2,522,993.82</b>	<b>2,313,715.79</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of June 30, 2023

	Jun 30, 23	Jun 30, 22
<b>Accounts Payable</b>		
20000 · Accounts Payable	-0.01	-0.01
<b>Total Accounts Payable</b>	-0.01	-0.01
<b>Credit Cards</b>		
Bank of America- 0282 Julie	0.00	13,315.19
Home Depot - 3600	-283.37	0.00
Mechanics Bank CC	2,830.45	0.00
<b>Total Credit Cards</b>	2,547.08	13,315.19
<b>Other Current Liabilities</b>		
5001 · Snowbird Deposits	4,884.16	4,884.16
5002 · Mobile Home Security Deposit	-11.96	-11.96
5030 · Accrued Payroll	8,118.96	8,118.96
5032 · Accrued Compensated Abs	4,801.73	4,801.73
5037 · Loan - Westwood Capital	339,797.81	415,257.76
5040 · Gift Certificate Payable	-157.50	-157.50
5170 · T.O.T. Payable	-10,509.00	-6,406.67
5240 · Corp Income Tax Payable	616.00	616.00
5250 · Garnishments	1,023.70	1,023.70
5300 · Deferred Tax Liability	23,200.00	23,200.00
5325 · Calsavers	-59.49	0.00
<b>Total Other Current Liabilities</b>	371,704.41	451,326.18
<b>Total Current Liabilities</b>	374,251.48	464,641.36
<b>Total Liabilities</b>	374,251.48	464,641.36
<b>Equity</b>		
6800 · Capital Contributions	32,300.00	32,300.00
6900 · Retained Earnings	1,957,470.15	1,674,426.02
Net Income	158,972.19	142,348.41
<b>Total Equity</b>	2,148,742.34	1,849,074.43
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,522,993.82</b>	<b>2,313,715.79</b>

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

As of June 30, 2023

	\$ Change
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · Cash Accounts	
1010 · Petty Cash	0.00
1030 · Cash on Hand	0.00
1040 · Bill Changer	0.00
1050 · Mechanics-Operating Acct - 0802	45,342.90
1060 · Mechanics-Laundry Room - 7211	17,074.64
1063 · Mechanics- Dues Account - 6422	16,046.00
<b>Total 1001 · Cash Accounts</b>	78,463.54
1065 · Reserves	
1070 · Mechanics Emergency Reserves	74,895.66
1075 · Mechanics CIM Reserves	12,395.02
<b>Total 1065 · Reserves</b>	87,290.68
<b>Total Checking/Savings</b>	165,754.22
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	-12,397.12
<b>Total Accounts Receivable</b>	-12,397.12
<b>Other Current Assets</b>	
12000 · Undeposited Funds	746.78
2010 · A/R Member Dues	0.00
2301 · Deposit-Workers Comp	0.00
2400 · Prepaid Insurance	520.38
2410 · Prepaid Expenses	4,104.00
2460 · Prepaid IncomeTaxes	2,000.00
2461 · Prepaid Expenses Annual Meeting	0.00
2462 · Prepaid Holiday Dinner	0.00
3150 · Deposits - Other	0.00
<b>Total Other Current Assets</b>	7,371.16
<b>Total Current Assets</b>	160,728.26
<b>Fixed Assets</b>	
<b>Electrical Upgrades</b>	
4044 · Electrical Phase 1	0.00
4045 · Electrical Phase 2	0.00
4046 · Electrical Phase 3	0.00
4047 · Electrical Phase 4	0.00
4048 · Electrical Phase 5	0.00
4049 · Electrical Phase 6	0.00
Electrical Upgrades - Other	0.00
<b>Total Electrical Upgrades</b>	0.00
4015 · Clubhouse Improvements	
4019 · Other FF&E	0.00
<b>Total 4015 · Clubhouse Improvements</b>	0.00
4038 · Office Remodel	
4036 · New Office Furniture	0.00
<b>Total 4038 · Office Remodel</b>	0.00
4039 · Improvements	
4033 · Camera Security System	0.00
4034 · Magnolia Center Refurbish	0.00
4035 · Outside Lighting	0.00
4040 · Improvements Prior to 2015	0.00
4042-1 · Capital Improvements 2017	0.00
4042 · Capital Improvements (2014)	0.00

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of June 30, 2023

	\$ Change
Total 4039 · Improvements	0.00
4052 · Pool & Spa Upgrades	
4030 · Pool Chair Lifts	0.00
4050 · Spa	0.00
4053 · Pool Construction	0.00
4054 · Pool Furniture	0.00
4055 · Pool Re-Wiring	0.00
4056 · Pool Heaters	0.00
4057 · New Pool Cover (020117)	0.00
4052 · Pool & Spa Upgrades - Other	0.00
Total 4052 · Pool & Spa Upgrades	0.00
4058 · Submersible Pump (2)	16,868.60
4059 · Buildings	
4021 · Pre Construction 2020 - 10/31	0.00
4022 · Portable Restrooms and Showers	-80,000.00
4051 · CIP	86,283.63
4059 · Buildings - Other	0.00
Total 4059 · Buildings	6,283.63
4070 · Laundry Facility	12,242.43
4080 · Equipment	
4081 · Laptop	0.00
4082 · Office Equipment	1,905.11
4080 · Equipment - Other	0.00
Total 4080 · Equipment	1,905.11
4090 · Vehicles	-1,500.00
4999 · Accumulated Depreciation	
4220 · Accum Depr. - Building	0.00
4230 · Accum Depr- Pool Chair Lifts	0.00
4233 · Accum Depr- Security Sysytem	0.00
4240 · Accum Depr - Improvements	0.00
4241 · Accum Depr- Land Improvements	0.00
4242 · Accum Depr- Capital Improve	0.00
4250 · Accum Depr-Spa	0.00
4253 · Accum Derp- Pool	0.00
4260 · Accum Depr - Furniture & Fixtur	0.00
4270 · Accum Depre-Washer/Dryer	0.00
4280 · Accum Depr - Equipment	0.00
4290 · Accum Depr - Vechicles	0.00
4300 · Accum Depr - Phase 1	0.00
4301 · Accum Depr - Phase 2	0.00
4302 · Accum Depr - Phase 3	0.00
4303 · Accum Depr - Phase 4	0.00
4304 · Accum Depr - Phase 5	0.00
4305 · Accum Depr - Submersible Pumps	0.00
4306 · Accum Dep - Phase 6	0.00
Total 4999 · Accumulated Depreciation	0.00
5000 · Mobile Home-Furniture & Fixture	0.00
Total Fixed Assets	35,799.77
Other Assets	
4500 · Unrealized Gain/Loss Investment	0.00
4510 · Suspense	12,750.00
Total Other Assets	12,750.00
<b>TOTAL ASSETS</b>	<b>209,278.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	

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Cash Basis

# Holiday RV Park

## Balance Sheet Prev Year Comparison

As of June 30, 2023

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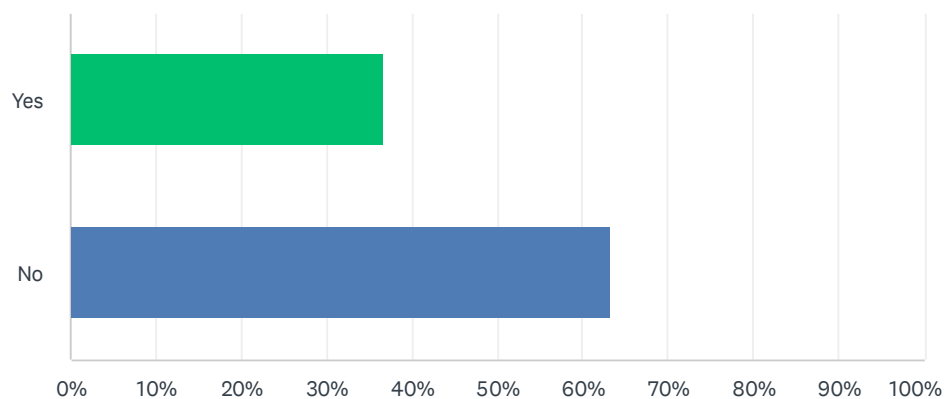
	\$ Change
<b>Accounts Payable</b>	
20000 · Accounts Payable	0.00
<b>Total Accounts Payable</b>	0.00
<b>Credit Cards</b>	
Bank of America- 0282 Julie	-13,315.19
Home Depot - 3600	-283.37
Mechanics Bank CC	2,830.45
<b>Total Credit Cards</b>	-10,768.11
<b>Other Current Liabilities</b>	
5001 · Snowbird Deposits	0.00
5002 · Mobile Home Security Deposit	0.00
5030 · Accrued Payroll	0.00
5032 · Accrued Compensated Abs	0.00
5037 · Loan - Westwood Capital	-75,459.95
5040 · Gift Certificate Payable	0.00
5170 · T.O.T. Payable	-4,102.33
5240 · Corp Income Tax Payable	0.00
5250 · Garnishments	0.00
5300 · Deferred Tax Liability	0.00
5325 · Calsavers	-59.49
<b>Total Other Current Liabilities</b>	-79,621.77
<b>Total Current Liabilities</b>	-90,389.88
<b>Total Liabilities</b>	-90,389.88
<b>Equity</b>	
6800 · Capital Contributions	0.00
6900 · Retained Earnings	283,044.13
Net Income	16,623.78
<b>Total Equity</b>	299,667.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>209,278.03</b>





## Q1 Is this your first visit?

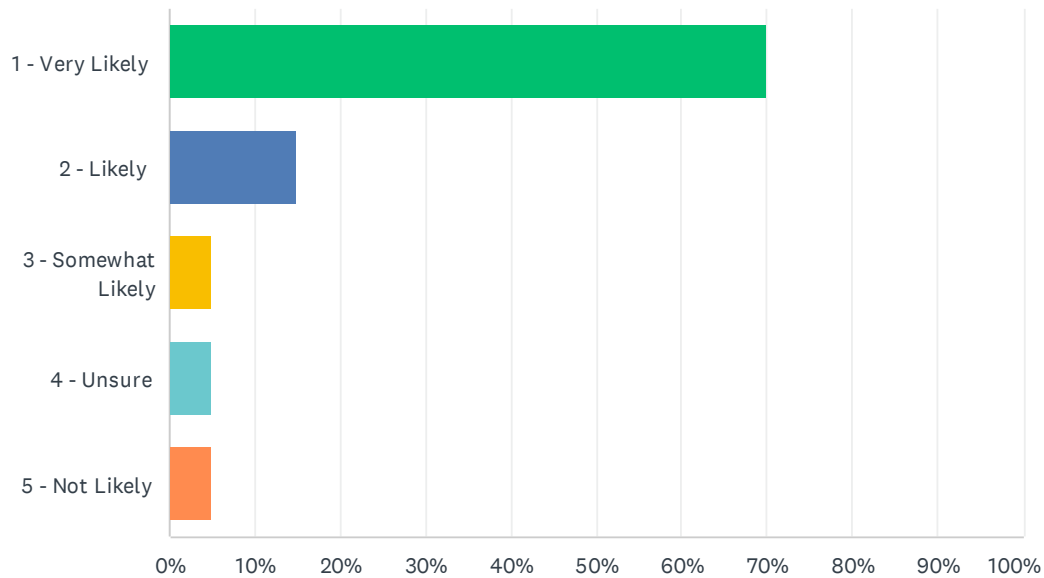
Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	36.67%	22
No	63.33%	38
TOTAL		60

## Q2 How likely would you be to stay at this Park again?

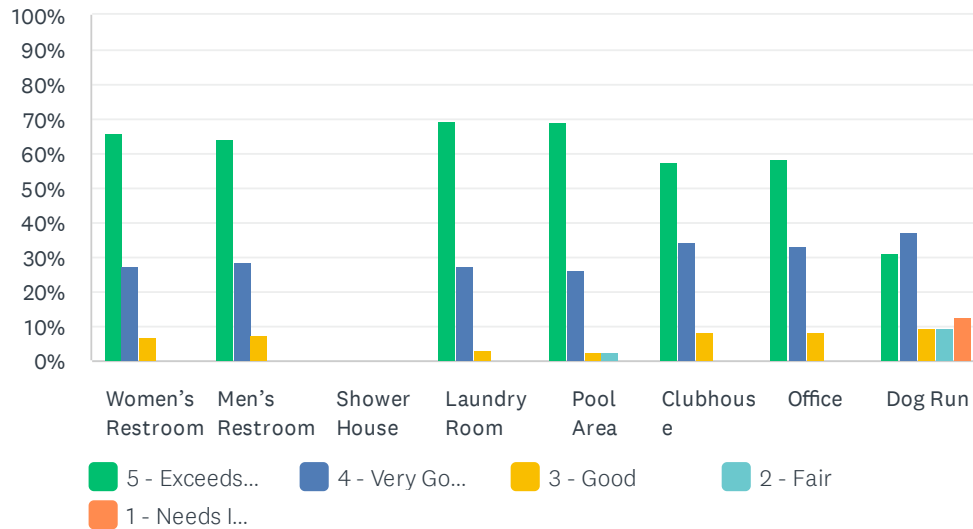
Answered: 60 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	70.00%	42
2 - Likely	15.00%	9
3 - Somewhat Likely	5.00%	3
4 - Unsure	5.00%	3
5 - Not Likely	5.00%	3
TOTAL		60

### Q3 If you used the following facilities, please rate their cleanliness from 1 - 5 , with "5" exceeding your expectations:

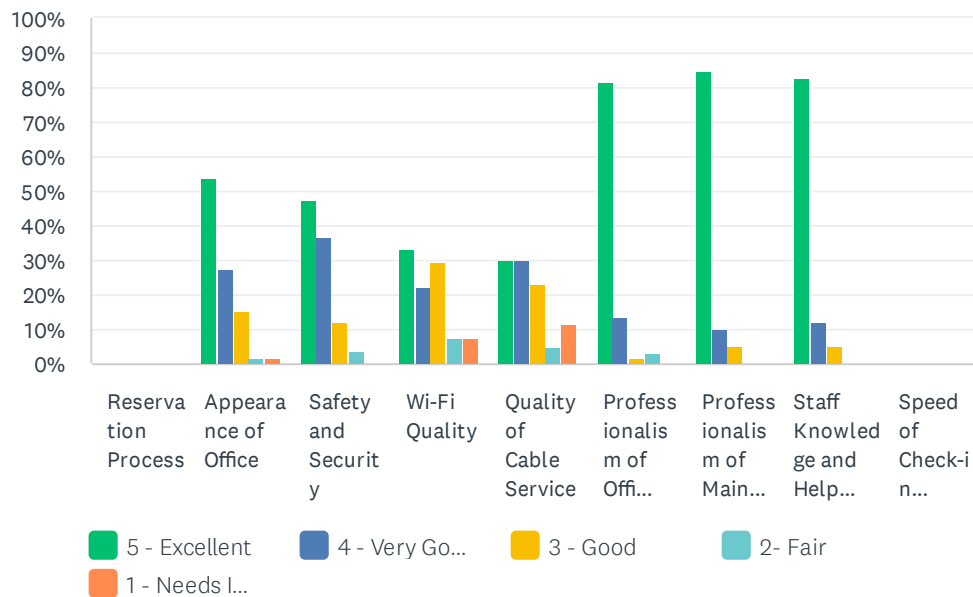
Answered: 54 Skipped: 6



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	65.91% 29	27.27% 12	6.82% 3	0.00% 0	0.00% 0	44	1.41
Men's Restroom	64.29% 27	28.57% 12	7.14% 3	0.00% 0	0.00% 0	42	1.43
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	69.70% 23	27.27% 9	3.03% 1	0.00% 0	0.00% 0	33	1.33
Pool Area	69.05% 29	26.19% 11	2.38% 1	2.38% 1	0.00% 0	42	1.38
Clubhouse	57.14% 20	34.29% 12	8.57% 3	0.00% 0	0.00% 0	35	1.51
Office	58.33% 28	33.33% 16	8.33% 4	0.00% 0	0.00% 0	48	1.50
Dog Run	31.25% 10	37.50% 12	9.38% 3	9.38% 3	12.50% 4	32	2.34

## Q4 Please rate your satisfaction with our Park's services:

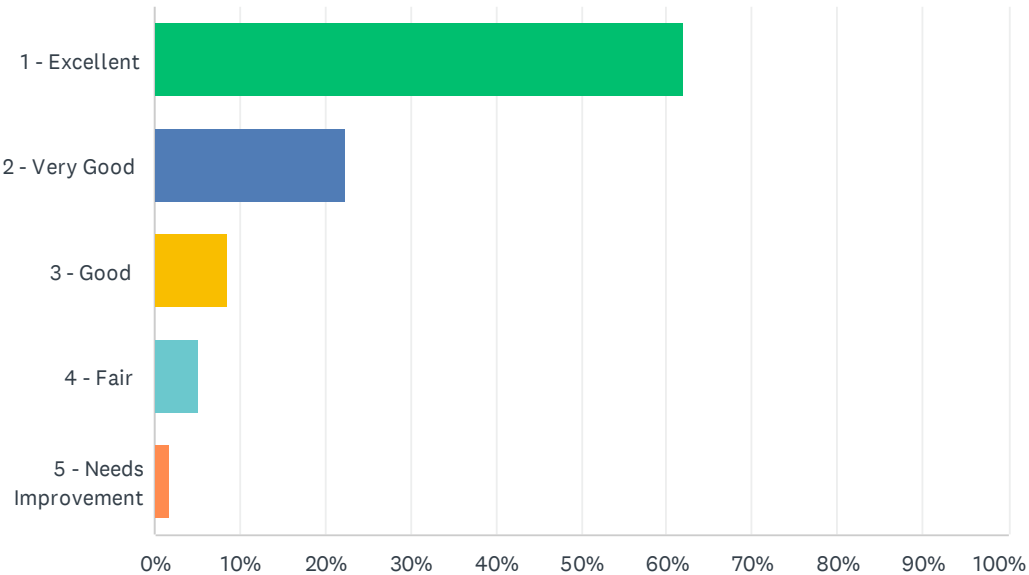
Answered: 59 Skipped: 1



	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2- FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	53.45% 31	27.59% 16	15.52% 9	1.72% 1	1.72% 1	58	1.71
Safety and Security	47.37% 27	36.84% 21	12.28% 7	3.51% 2	0.00% 0	57	1.72
Wi-Fi Quality	33.33% 18	22.22% 12	29.63% 16	7.41% 4	7.41% 4	54	2.33
Quality of Cable Service	30.23% 13	30.23% 13	23.26% 10	4.65% 2	11.63% 5	43	2.37
Professionalism of Office Staff	81.36% 48	13.56% 8	1.69% 1	3.39% 2	0.00% 0	59	1.27
Professionalism of Maintenance Staff	84.75% 50	10.17% 6	5.08% 3	0.00% 0	0.00% 0	59	1.20
Staff Knowledge and Helpfulness	82.46% 47	12.28% 7	5.26% 3	0.00% 0	0.00% 0	57	1.23
Speed of Check-in Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00

## Q5 Please rate your overall satisfaction with your most recent stay at Holiday RV Park:

Answered: 58 Skipped: 2



ANSWER CHOICES	RESPONSES	
1 - Excellent	62.07%	36
2 - Very Good	22.41%	13
3 - Good	8.62%	5
4 - Fair	5.17%	3
5 - Needs Improvement	1.72%	1
TOTAL		58

## Q6 Do you have any other comments, questions, or concerns? Please include your contact information if you wish to be contacted by Park Management.

Answered: 28 Skipped: 32

#	RESPONSES	DATE
1	Would love to stay there more often, but prices are little expensive. It's easier for me to go and camp at Lopez Lake for two days compared to your one day. This is my favorite place, thank you for everything.	6/28/2023 10:32 AM
2	Had a wonderful stay. Your remodeling efforts were top notch. Everything looks fresh and clean. Office staff and around the park staff were great. Thumbs up all around.	6/27/2023 8:37 PM
3	Spaces WAY TO CLOSE Felt too confined	6/27/2023 11:52 AM
4	Spot right next to the club house has a light that shines right on our trailer all night long and the noise coming from the electrical closet was constant all night. Not the quietest night.	6/25/2023 7:48 PM
5	Can you please consider visitor to park in employee parking when not in use!	6/25/2023 5:37 PM
6	Keep up the good work. We love this place	6/25/2023 2:55 PM
7	Our stay is always great, however it would be so nice to have Visitor Parking	6/25/2023 2:28 PM
8	Sites are too small	6/23/2023 12:17 PM
9	We are first-time RVers and had no idea what we were doing. Mike helped us set up and take down and was amazing! He is a gift and should get a raise!	6/21/2023 2:17 PM
10	Parking: not enough or wide enough to fit the trailer and truck.	6/19/2023 7:08 PM
11	The park is way too crowded for my liking and the 700s space we stayed in had a lot of traffic noise.	6/19/2023 2:33 PM
12	Thank you for letting us stay at a moments notice! Appreciate it and the walk to the beach was amazing! We enjoyed everything!	6/18/2023 5:57 PM
13	It is obvious that you have several permanent trailers in the park, it would make more sense if they were all together instead of throughout the park. We were sandwiched between 2 of these units. It made for a very tight and really unpleasant appearance.	6/18/2023 4:52 PM
14	Everyone was great as they always are. Very helpful in every way possible. Thanks Danny	6/18/2023 10:08 AM
15	None	6/16/2023 3:51 PM
16	The pleasant and professional demeanor of Jenifer, Abigale and Arron, along with Lukes help too, always brings me back to my home away from home. Maybe someday I'll have a few shares. Thank you everyone from Michael Hoolihan and family for everything.	6/14/2023 6:37 AM
17	Essay in and out Great location friendly people loved our stay 🌸	6/13/2023 2:17 PM
18	The sites are way too small. There is barely any room between trailers.	6/13/2023 10:22 AM
19	Love this place	6/12/2023 3:13 PM
20	Hospitality is great en staff very friendly axenhar@kpnmail.nl	6/9/2023 6:27 PM
21	As usual the parking could be better. Mining more room. Thanks	6/6/2023 1:52 PM
22	Other than the fact that the spaces are too close and perpendicular so a bit difficult to get into, we enjoyed being close to the car show in Pismo.	6/6/2023 1:48 PM
23	Office and maintenance staff is very professional and helpful. They helped me with my set up, as well as my departure	6/6/2023 9:01 AM

24	Keep up the good work!!	6/5/2023 4:48 PM
25	Can you tell me when the snow bird applications will be available and whether they will be online?	6/5/2023 8:52 AM
26	Your parking stalls are too close together and insufficient slant to back in.	6/4/2023 2:42 PM
27	Telling a customer that the paper they signed told them that there was no guarantee that they would be able to park their vehicle does not suffice. There is always an expectation that if you are pulling a trailer that you will have space to park your tow vehicle.	6/3/2023 6:59 PM
28	I have stayed at the park many times, as a member it was nice to see the pool open again, the great work done to restrooms along with laundry room. The front office was great to work with along with any interaction with park maintenance. It was also very nice that with the second reservation they were both located very close to one another. Thank you and will see you guys again soon.	6/1/2023 11:06 AM





## Holiday RV Park

### Occupancy By Site Type

From 01 Jun 2023 To 30 Jun 2023

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1170	0	975	195	33.39	83.33	2,730.17	0.00	39,063.44	39,063.44	40.07	40.07	6.82	0.00	271
Back-in 33ft Site (30/50 Amp)	Days	43	1290	0	1033	257	23.66	80.08	1,151.54	0.00	30,515.21	30,515.21	29.54	29.54	6.62	0.00	289
Back-in 36ft Site (30 Amp)	Days	8	240	0	198	42	30.15	82.50	158.40	0.00	7,235.44	7,235.44	36.54	36.54	6.83	0.00	59
Back-in 36ft Site (30/50 Amp)	Days	47	1410	0	1252	158	28.83	88.79	2,196.11	0.00	40,647.07	40,647.07	32.47	32.47	7.54	0.00	345
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	412	38	176	236	47.68	42.72	1,278.27	0.00	19,645.92	19,645.92	111.62	111.62	2.93	0.00	119
700s Oversized Back-in Site (30/50 Amp)	Days	4	120	0	98	22	68.11	81.67	497.20	0.00	8,173.40	8,173.40	83.40	83.40	5.76	0.00	37
Pull-Thru (30/50 Amp)	Days	15	450	0	165	285	11.76	36.67	140.80	0.00	5,290.35	5,290.35	32.06	32.06	5.89	0.00	56
Monthly	Days	39	1170	0	1169	1	20.92	99.91	0.00	0.00	24,476.02	24,476.02	20.94	20.94	29.97	0.00	78
Grand Total:		210	6262	38	5066	1196	27.95	80.90	8,152.49	0.00	175,046.85	175,046.85	34.55	34.55	7.94	0.00	1254

## Holiday RV Park

# Occupancy By Site Type

From 01 Jun 2022 To 30 Jun 2022

Description	Period	Site	Avail	Maint	Used	Unused	RevPAR	Occ %	Discount	Taxes	Gross Revenue	Nett Revenue	Gross Avg (RevPOR)	Nett Avg (RevPOR)	Avg LOS	Conf %	Occupants
Back-in 33ft Site (30 Amp)	Days	39	1170	0	963	207	21.46	82.31	995.34	0.00	25,109.30	25,109.30	26.07	26.07	6.38	0.00	280.5
Back-in 33ft Site (30/50 Amp)	Days	42	1260	0	1002	258	25.40	79.52	896.00	0.00	31,998.40	31,998.40	31.93	31.93	6.07	0.00	316.5
Back-in 36ft Site (30 Amp)	Days	8	240	0	205	35	18.26	85.42	144.00	0.00	4,382.40	4,382.40	21.38	21.38	7.32	0.00	56
Back-in 36ft Site (30/50 Amp)	Days	48	1440	0	1344	96	19.61	93.33	1,150.39	0.00	28,235.46	28,235.46	21.01	21.01	9.81	0.01	275
Narrow Back-in Site (No Slides - 30 Amp)	Days	15	450	0	185	265	27.70	41.11	208.00	0.00	12,463.62	12,463.62	67.37	67.37	3.43	0.00	106
700s Oversized Back-in Site (30/50 Amp)	Days	4	120	0	70	50	22.04	58.33	36.00	0.00	2,645.18	2,645.18	37.79	37.79	5.00	0.00	28
Pull-Thru (30/50 Amp)	Days	15	450	0	138	312	6.72	30.67	96.00	0.00	3,026.16	3,026.16	21.93	21.93	5.52	0.00	49
Monthly	Days	39	1170	0	1154	16	18.46	98.63	0.00	0.00	21,597.79	21,597.79	18.72	18.72	28.15	0.00	82
Grand Total:		210	6300	0	5061	1239	20.55	80.33	3,525.73	0.00	129,458.31	129,458.31	25.58	25.58	8.23	0.00	1193

## Holiday RV Park

### Occupancy By Rate

From 01 Jun 2023 To 30 Jun 2023

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	5	6262	14	0.28	0.22	40.00	40.00	0.02
Member Daily (No Charge)	290	6262	2315	45.70	36.97	100.00	100.00	0.06
Member Rate - Pull-Thru (Non-Prime)	3	6262	78	1.54	1.25	4,452.00	4,452.00	2.54
Member Rate (Non-Prime)	56	6262	714	14.09	11.40	35,412.09	35,412.09	20.23
Member Rate (Prime)	0	6262	0	0.00	0.00	561.10	561.10	0.32
Monthly	40	6262	1199	23.67	19.15	25,106.02	25,106.02	14.34
Non-Member	201	6262	649	12.81	10.36	108,405.64	108,405.64	61.93
Parking	43	6262	97	1.91	1.55	970.00	970.00	0.55
<b>Grand Total:</b>	<b>638</b>	<b>6262</b>	<b>5066</b>	<b>100.00</b>	<b>80.90</b>	<b>175,046.85</b>	<b>175,046.85</b>	<b>100.00</b>

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.

## Holiday RV Park

### Occupancy By Rate

From 01 Jun 2022 To 30 Jun 2022

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Board Meeting	1	6300	2	0.04	0.03	0.00	0.00	0.00
Construction	1	6300	5	0.10	0.08	0.00	0.00	0.00
Member Daily (No Charge)	302	6300	2740	54.14	43.49	25.00	25.00	0.02
Member Rate - Pull-Thru (Non-Prime)	6	6300	30	0.59	0.48	2,520.96	2,520.96	1.95
Member Rate (Non-Prime)	25	6300	461	9.11	7.32	22,941.24	22,941.24	17.72
Member Rate (Prime)	1	6300	2	0.04	0.03	148.06	148.06	0.11
Monthly	42	6300	1184	23.39	18.79	22,108.32	22,108.32	17.08
Non-Member	206	6300	559	11.05	8.87	80,924.73	80,924.73	62.51
Parking	31	6300	78	1.54	1.24	790.00	790.00	0.61
<b>Grand Total:</b>	<b>615</b>	<b>6300</b>	<b>5061</b>	<b>100.00</b>	<b>80.33</b>	<b>129,458.31</b>	<b>129,458.31</b>	<b>100.00</b>

NOTE: Revenue figures represent Tariff Quoted For all reservations. Sundries, Periodic And Repeat Charges are Not included. Rooms marked as maintenance are not counted as available on this report unless you have chosen the option 'Include Maintenance in Avail for Occupancy' under Property Information. Day use reservations are Not counted As used unless you have chosen the Option 'Include Day Use in Used for Occupancy' under Property Information.



AMENDED IN ASSEMBLY APRIL 20, 2023  
AMENDED IN ASSEMBLY APRIL 10, 2023

CALIFORNIA LEGISLATURE— 2023–2024 REGULAR SESSION

ASSEMBLY BILL

NO. 1472

Introduced by Assembly Member Alvarez

February 17, 2023

~~An act to add and repeal Section 799.47 of the Civil Code, relating to recreational vehicle parks.~~ *An act to add Section 799.47 to the Civil Code, relating to recreational vehicle parks.*

## LEGISLATIVE COUNSEL'S DIGEST

AB 1472, as amended, Alvarez. ~~City of Imperial Beach: recreational vehicle parks: rent caps.~~ *Recreational vehicle parks: registration requirements.*

*Existing law, the Recreational Vehicle Park Occupancy Law, prescribes various terms and conditions applicable to recreational vehicle park tenancies.*

*The bill would prohibit a person from requiring an occupant, tenant, or resident, as defined, in a recreational vehicle park to reregister if the purpose of the reregistration requirement is to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident, and would make a person who violates these provisions liable for a civil penalty of \$500, as specified.*

~~Existing law, the Recreational Vehicle Park Occupancy Law, prescribes various terms and conditions applicable to recreational vehicle park tenancies.~~

~~Existing law, the Mobilehome Residency Law, prescribes various terms and conditions of tenancies to mobilehome parks. Existing law, until January 1, 2030, prohibits the management of a qualified mobilehome park, as defined, from increasing the gross rental rate for a tenancy for a mobilehome space by more than 3% plus the percentage change in the cost of living, as defined, or by 5% of the lowest gross rental rate charged at any time during the immediately preceding 12 months, whichever is lower. Existing law prohibits management of a qualified mobilehome park from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains a tenancy over a 12-month period.~~

~~This bill would add provisions similar to the ones described above to the Recreational Vehicle Park Occupancy Law, applicable to qualified recreational vehicle parks. The bill would prohibit a person from requiring an occupant, tenant, or resident, as defined, in a qualified recreational vehicle park to reregister if the purpose of the reregistration requirement is to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident, and would make a person who violates these provisions liable for a civil penalty of \$500, as specified. The bill would define “qualified recreational vehicle park” as a recreational vehicle park located within the City of Imperial Beach. The bill would repeal these provisions on January 1, 2030.~~

~~This bill would make legislative findings and declarations as to the necessity of a special statute for the City of~~

## Digest Key

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

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## Bill Text

# THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** *Section 799.47 is added to the Civil Code, immediately following Section 799.46, to read:*

*799.47. (a) A person shall not require an occupant, tenant, or resident in a recreational vehicle park to reregister if the purpose of the reregistration requirement is to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident.*

*(b) A person who violates subdivision (a) shall be liable for a civil penalty of five hundred dollars (\$500).*

*(c) In an action brought pursuant to this section, if it is established by a preponderance of the evidence that an occupant, tenant, or resident was required to reregister, there shall be a rebuttable presumption that the purpose of that requirement was to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident.*

*(d) In an action brought pursuant to this section, the court shall award reasonable attorney's fees and costs to the prevailing party.*

*(e) For the purposes of this section, notwithstanding Section 799.32, "resident" means a tenant who has occupied a lot in a park for at least 9 months in a 12-month period.*

~~SECTION 1. Section 799.47 is added to the Civil Code, to read:~~

~~799.47.(a)(1)Subject to subdivision (b), management shall not, over the course of any 12-month period, increase the gross rental rate for a tenancy in a qualified recreational vehicle park by more than 3 percent plus the percentage change in the cost of living, or by 5 percent, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase.~~

~~(2)If the same resident maintains a tenancy over any 12-month period, the gross rental rate for the tenancy shall not be increased in more than two increments over that 12-month period, subject to the other restrictions of this subdivision governing gross rental rate increases.~~

~~(b)For a new tenancy in which no resident from the prior tenancy remains in lawful possession of the recreational vehicle lot in the same recreational vehicle park, management may establish the initial rental rate not subject to subdivision (a), unless the applicable local agency or jurisdiction has adopted an ordinance, rule, regulation, or initiative measure that limits the allowable rental rate for a new tenancy, in which case that ordinance, rule, regulation, or initiative measure shall apply. Subdivision (a) shall be applicable to subsequent increases after that initial rental rate has been established, except as otherwise provided in this section.~~

~~(c)(1)A person shall not require an occupant, tenant, or resident in a qualified recreational vehicle park to reregister if the purpose of the reregistration requirement is to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident.~~

~~(2)A person who violates paragraph (1) shall be liable for a civil penalty of five hundred dollars (\$500).~~

~~(3)In an action brought pursuant to this subdivision, if it is established by a preponderance of the evidence that an occupant, tenant, or resident was required to reregister, there shall be a rebuttable presumption that the purpose of that requirement was to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident.~~

~~(4)In an action brought pursuant to this subdivision, the court shall award reasonable attorney's fees and costs to the prevailing party.~~

~~(d)A local governing body may establish inspection, reporting, or recordkeeping requirements to ensure compliance with this section.~~

~~(e)For the purposes of this section:~~

~~(1)(A)“Percentage change in the cost of living” means the percentage change in the Consumer Price Index for All Urban Consumers for All Items for the San Diego-Carlsbad metropolitan area covering the County of San Diego, or any successor metropolitan area index to that index, and computed pursuant to subparagraph (B).~~

~~(B)(i)For rent increases that take effect before August 1 of any calendar year, the following shall apply:~~

~~(I)The percentage change shall be the percentage change in the amount published for April of the immediately preceding calendar year and April of the year before that.~~

~~(II)If there is not an amount published in April for the applicable geographic area, the percentage change shall be the percentage change in the amount published for March of the immediately preceding calendar year and March of the year before that.~~

~~(ii)For rent increases that take effect on or after August 1 of any calendar year, the following shall apply:~~

~~(I)The percentage change shall be the percentage change in the amount published for April of that calendar year and April of the immediately preceding calendar year.~~

~~(II)If there is not an amount published in April for the applicable geographic area, the percentage change shall be the percentage change in the amount published for March of that calendar year and March of the immediately preceding calendar year.~~

~~(iii)The percentage change shall be rounded to the nearest one-tenth of 1 percent.~~

~~(2)“Qualified recreational vehicle park” means a recreational vehicle park, as defined in Section 799.30, that is located within the City of Imperial Beach.~~

~~(3)Notwithstanding Section 799.32, “resident” means a tenant who has occupied a lot in a park for at least 9 months in a 12-month period.~~

~~(f)This section shall remain in effect only until January 1, 2030, and as of that date is repealed.~~

~~SEC. 2.The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique impact of rising rents in recreational vehicle parks in the City of Imperial Beach as compared to neighboring cities.~~





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Item 1902245

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Shipping & Handling Included\*

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  - Rough Cut Texture
  - Seats Eight Comfortably
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#### Product Details

Product details have been supplied by the manufacturer and are hosted by a third party.

#### PROP.65

CA PROP. 65 WARNING: This product can expose you to chemicals including Nickel, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to [www.P65Warnings.ca.gov](#).



FLAT-FOLDING DESIGN



LOCKING FRAME



SEATS EIGHT



UV PROTECTED



UMBRELLA HOLE AND CAP  
(UMBRELLA NOT INCLUDED)



STEEL FRAME

6 FT. PICNIC TABLE SPECIFICATIONS

- Bench Dimensions:

5 ft. 11.6 in. L x 10 in. W x 18.7 in. H
- Bench Weight Capacity:

900 lb.
- Dimensions (Folded):

5 ft. 11.9 in. L x 4 ft. 9.6 in. W x 3.15 in. H
- Dimensions (Open):

5 ft. 11.9 in. L x 4 ft. 9.6 in. W x 2 ft. 4.9 in. H
- Frame Color:

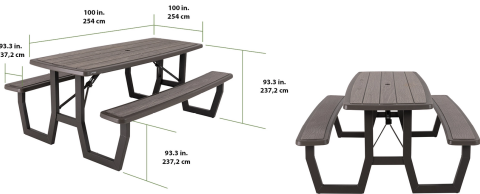
Bronze Sand
- Frame Material:

Powder-Coated Steel
- Table Top Dimensions:

5 ft. 11.9 in. L x 2 ft. 4.9 in. W x 2 ft. 4.9 in. H
- Umbrella Hole Diameter:

1.99 in.
- Warranty:

2-Year Limited



#### TABLE DIMENSIONS



\$199.99

[Leisure Line Outdoor Rocking Chair by Tangent](#)

★★★★★ (520)



\$269.99

[Portside Shellback Adirondack Rocking Chair](#)

★★★★★ (335)



\$1,099.99

[Prescott Chaise Lounge 2-pack](#)

★★★★★ (61)



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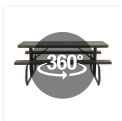
Internet #204720808 Model #60105 UPC Code #841101004876 Store SKU #100031755

Best Seller

Lifetime

## 6 ft. Wood Grain Folding Picnic Table

★★★★★ (354) ▼ Questions & Answers (46)



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## Classic Folding Picnic Table - 6', Brown



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Three-season seating. Stores easily when the temps drop.

- Folds to 4" thickness for convenient storage and transport.
- Low-maintenance polyethylene with powder-coated steel frame.
- UV protected. Weather, stain and rust resistant.



SPECIFY COLOR:



MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-9417BR	6' Folding	72 x 57 x 29"	83	\$320	\$305	Brown	1 <input type="button" value="ADD"/>

SHIPS UNASSEMBLED VIA MOTOR FREIGHT

[Additional Info](#)

[Shopping Lists](#)

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### DIMENSIONS:

- Tabletop: 72 x 30 x 1 1/2" (L x W x H)
- Umbrella Hole: 1.7"
- Bench: 72 x 9 x 1 1/2" (L x W x H)
- Folded: 72 x 4 x 56 1/4" (L x H x W)
- Distance Across from One Bench to Other: 56 1/4"
- Height:
  - Ground to Top of Table (Actual): 29 1/2"
  - Ground to Top of Bench: 18 1/2"

### THICKNESS:

- Frame: 1 5/8"

### COMPATIBILITY:

- Umbrella: [H-8158](#)

### CAPACITY:

- Top: 500 lbs evenly distributed
- Each Bench: 900 lbs evenly distributed

**Ships Via Motor Freight**

Availability: **In Stock**  
Unit Weight: 82 lbs.

[Instructions](#)

[Catalog Page 408](#)

[Email Item](#)

## Folding Picnic Table - 6', Brown



[Enlarge & Video](#)

Stores easily when the snow flies. Three-season seating.

- Folds to 4" thickness for convenient storage and transport.
- Sturdy polyethylene with powder-coated steel frame.
- UV-protected, weather and rust resistant.



SPECIFY COLOR:



MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-5164BR	6' Folding	72 x 57 x 29"	100	\$370	\$350	Brown ▾	<input type="text" value="1"/> <input type="button" value="ADD"/>

SHIPS UNASSEMBLED VIA MOTOR FREIGHT

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### DIMENSIONS:

- Tabletop: 72 x 30 x 1 1/2" (L x W x H)
- Umbrella Hole: 1.7"
- Bench: 72 x 9 x 1 1/2" (L x W x H)
- Folded: 72 x 4 x 56 1/4" (L x H x W)
- Distance Across from One Bench to Other: 56 1/4"
- Height:
  - Ground to Top of Table (Actual): 29 1/2"
  - Ground to Top of Bench: 18 1/2"

### THICKNESS:

- Frame: 3"

### COMPATIBILITY:

- Umbrella: [H-8158](#)

### CAPACITY:

- Top: 500 lbs evenly distributed
- Each Bench: 900 lbs evenly distributed

**Ships Via Motor Freight**

Availability: **In Stock**  
Unit Weight: 100 lbs.

[Instructions](#)

[Email Item](#)