

# Holiday RV Park Members

## November 2025 Meeting Packet



Contents are Approved  
for Members Only



# **Agenda**

Holiday RV Park  
Members Association Meeting  
Saturday, November 8, 2025  
9:00 am

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

Lorena Lemus  
TDB  
Dale Critzer  
Lorena Lemus  
Dale Critzer

## **Committee Reports**

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

Talley Snow  
Don Smith  
Darin Batty  
Mark Schieber  
Frank Polehonki  
Manuel Silva  
John Watkins  
Aaron Cartwright  
Dale Critzer

## **Old Business**

1. Roads

## **New Business**

2. Finalize 2026 Annual Mailing
3. Finalize 2026/2027 Timeline
4. Beach Club Thanksgiving and Christmas Events Donation

## **Members' Comments**

## **Board Members' Comments**

## **All Motions**

## **Executive Session**

1. Review Employee Evaluations
2. Finalize 2026 Annual and Capital Budget
3. 2026 Member 700s Rates
4. Board Reimbursement for Travel



**Holiday RV Park Owners Association  
Board of Directors Meeting  
October 11, 2025**

**Board of Directors**

Lorena Lemus (2024 – 2027) – President  
John Watkins (2023 – 2026) – VP & Rules and Regulations (Absent)  
Dale Critzer (2025 – 2028) – Secretary  
Talley Snow (2025 – 2028) – Treasurer  
Frank Polehonki (2024 – 2027) – Public Relations  
Darin Batty (2025 – 2028) – Management  
Mark Schieber (2023 – 2026) – Park Usage (Absent)  
Don Smith (2023 – 2026) – Collections  
Manuel Silva (2024 – 2027) – Maintenance

Members Present – 22

Meeting called to order at 9:00 am.

Flag salute led by Paul Gutierrez (Locker 63).

**Dale Critzer made a motion to approve the September 2025 meeting minutes, seconded by Darin Batty.**

**President's Address**

- Please silence or turn off all cell phones.
- Members are welcome to participate during the *Member's Comments* section of the agenda.
- To maintain decorum, member comments are limited to two (2) comments per person.
- 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.
- The Board represents the interests of 875 shareholders. While consideration is made for individual concerns, decisions are based on what is best for all members.
- This is a volunteer Board. No one is paid for their time. Directors are reimbursed for out-of-pocket expenses and receive two (2) free days use for their RV when attending a meeting.
- 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 (9/30/25)	Monthly Comparison	September 2025	September 2024	Difference
Mechanics Bank–Operating	\$172,378.55	Income	\$127,462.18	\$102,527.51	\$24,934.67
Mech. – Laundry	\$17,297.25	Expense	\$132,958.81	\$98,252.10	\$34,706.71
Mech. – Dues	\$103,858.80	Net Income	-\$5,496.63	\$4,275.41	-\$9,772.04
Mech. – Emergency Reserves	(\$25.00)				
Mech. – CIM Reserves	\$158,350.11				
First Citizens - CD	\$206,769.09				

The Park has over \$661,000 held between our checking and reserve accounts, through the end of last month.

**Talley Snow made a motion to pay the bills and payroll for September 2025, seconded by Darin Batty.**

## **Collections – Don Smith**

Last month we successfully auctioned Locker #410, which fell into foreclosure because of non-payment of the assessment dues. The new owners are enjoying the share already, and we recently received a payment from another owner that was just on the verge of foreclosure. There was a death in the family, but the younger generation came forward to communicate with the Park Office, get the dues paid and get caught up on business.

## **Management – Darin Batty**

I'd like to thank Aaron and the office staff for putting together the auction because that is a lot of work on their part. Recently the maintenance team has been busy working on projects like painting that are more conducive to work on during this slower time of the year.

## **Park Use – Mark Schieber (Absent) – Aaron Cartwright (Representing)**

Our occupancy for September 2025 was 74% on average, which is up from the same time last year, where we averaged 66% overall occupancy for September 2024. It's good to see a boost in usage, and I can report that we had more owners joining us and enjoying their free days. We are also up on snowbirds across all categories, which helps account for the occupancy gains too.

## **Correspondence / Public Relations – Frank Polehonki**

Thank you very much to everyone for attending today's meeting; it's a great turnout and I appreciate your participation when there are so many other things you could choose to do on a beautiful weekend.

We include our guest satisfaction survey data and recent Google and Yelp reviews in your meeting packet, so you can review that information at your convenience. Generally, we are scoring high in every category except for the dog run; which is something that will always be a challenge because of the small size and flow of use. The high scores speak well for our staff and management, and they're doing a great job.

We are going to raffle a trio of gift bags today during the Manager's Report section of the agenda, because we missed the opportunity in recent meetings. Please look forward to that!

There are a variety of social events happening this month around the Park, including a Halloween dog costume contest and parade hosted by our member Joelyn Lutz. Next week we will have a luncheon and health and wellness workshop here in the clubhouse hosted by the Beach Social Club. There will be a Friendsgiving dinner served next month the week before Thanksgiving, which is always a wonderful get-together.

From the comment cards received since last meeting, I have several remarks about the golf cart charging fees that the Board implemented last year. I see that each person mentioned a specific Board member that once stated that our electric expense for the average golf cart was around \$6. I would like Aaron to provide more details on this subject because it is a bit complicated.

*Comment from Aaron Cartwright – 2 years ago, the Board at that time was reviewing information about electrical use generated by the golf carts the employees were using then. We averaged \$18 to \$24 to keep our maintenance carts charged per month, based on the rates PG&E had at the time. It was the opinion of one Board member during a meeting that a proposed charging fee for guest carts should cost between \$5 to \$6. However, I would chalk that up to one person's opinion. There was a lengthy discussion during an executive session, forgive me if I don't remember the entire conversation, but there were other opinions like the Park isn't here to subsidize people's transportation and fuel, or that just because something may cost the Park a few dollars doesn't mean we shouldn't take our overhead or work incurred during collection of fees into consideration. It doesn't make sense for a business to only charge the bare minimum.*

*Comment from Darin Batty – I have one of the newer carts like the maintenance does, with the lithium batteries, and it does cost a bit more to charge from 0% to 80% capacity. It's more like \$5 or \$6 per charge, not monthly. The Board was trying to establish a fee that also kept us comfortably ahead of rising PG&E costs.*

*Comment from Michelle Blagg (Locker 538) – I used to work for PG&E and have a lot of information about how to understand their rates. My experience included lots of training for RV and mobile home parks, with the meters and everything. Please let me know if you have any questions and I'd be glad to help get your answers!*

Thank you Michelle, my next topic was about welcoming you and Dennis into the Holiday RV Park family. Out of all the different places you could have invested in, it's great to see you join us here. I want to specially thank Jessica and Sarah in the Park Office, because it is my understanding that their positive and welcoming approach was instrumental in making your decision. The Board recently discussed ways to improve public relations during an executive meeting, and the importance of positive interactions was stressed. Had Jessica and Sarah acted differently, perhaps you guys would have looked elsewhere instead of joining this family.

*Comment from Dennis Blagg (Locker 78) – You're absolutely right Frank, both Jessica and Sarah were so welcoming, and the Holiday staff was the only team willing to give us the time of day compared to the other RV parks up and down the coast.*

Stay warm, dry and healthy...wash your hands, and if you believe in flu shots, please consider getting one. We are all here to help take care of each other. It's a great family to be a part of, and I wouldn't like to stay anywhere else!

I almost forgot, I got a comment and recommendation from Paul Gutierrez (Locker 63) for a stage to be installed at our Magnolia Center picnic area up front!

**September 2025 Guest Survey Comments:** *Please refer to the attached comments at the end of this document.*

### **Park Maintenance – Manuel Silva**

We have more brand-new members in the audience today that we want to welcome, John and Estella Camara (Locker 539). Thanks to you guys as well for becoming part of our family!

Aaron was sharing with me some information about touchups and improvements the maintenance staff are going to be working on this month, and there will be lots of good work happening soon.

I am continuing the process of collecting estimates on the road repairs, gutter replacement and ADA compliance repairs to present to the Board for review. We are going to focus on this information greatly during executive session today and we will present our findings at a later meeting.

### **Rules and Regulations – John Watkins (Absent) – Lorena Lemus (Representing)**

John Watkins and Aaron worked extensively this year on overhauling the Park's rules and regulations for the first major revision since 2018. Last month the Board approved those rules and we're looking forward to everyone receiving their copy in the annual mailing next year.

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

Alright, I have a bunch of great stuff to give away this morning, and we are picking random entries from today's meeting sign-in sheet. We have prizes for Kathy Hopwood (Locker 677), Bob Nunziato (Locker 115) and Elsie Metzler (Locker 828). Thanks everyone!

Please take care to secure your RV awnings and belongings because we have a storm coming this Tuesday, it just takes a moment.

Recently, the maintenance and I have noticed more RVers pushing the limits of our good graces when it comes to extra parking for temporary reasons. If you need to unload a vehicle or to move your car for more than 30 minutes, please contact the Park Office and see if extra parking is even available rather than moving your vehicles to an empty spot. Using the emergency blinkers on your car helps to communicate the purpose of the vehicle being there to the rest of the staff, and it saves them the trouble of getting parking notices, tagging your car, checking back on it later, etc.

## **Reportable Actions – Dale Critzer**

The Board passed a motion during the September executive session, but it was rescinded during the same meeting, so there is nothing to report today.

## **Old Business**

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### **1. Roads – Manuel Silva**

To recap, we have prices on repairing the roads and replacing the V-gutter that runs along both sides of the Park. Our road conditions on the left side of the Park continue to deteriorate, and the gutter on the right side of the Park wasn't completed to our satisfaction last time the roads were worked on. Based on the information I've received, it would be wise to replace the gutter during winter because concrete can be poured anytime of the year in our climate. The opportunity to repair the asphalt is going to be during the summer or early fall when the weather is much warmer and sunnier, so everything can dry correctly. There are also a number of possible ADA deficiencies with the new construction which the Board wants to address at the same time, so we are looking at that aspect of this project too. We don't want to be out of compliance with any government authority on that.

## **New Business**

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### **1. Announce 2026 Board Openings – Lorena Lemus**

There are 3 seats up for election next year on the Board of Directors, and because of term limits John Watkins and Mark Schieber are ineligible to run for a few years. Also, Don Smith doesn't want to run for reelection next year, so we need volunteers! We encourage you to speak with the Park Manager if you're interested in running for election, the deadline to run for the Board will be at the closing of the December meeting.

### **2. Finalize Annual Meeting Plans – Talley Snow**

We had discussed the Moose Lodge previously as a possible venue for the annual meeting, but the parking is so limited there we are looking at the Elks Lodge again in Oceano for the meeting and dinner. The rental fees are \$825, and we'll need to put \$250 down as a deposit. There are several menu options, and the catering is through the Grover Station Grill.

**Talley Snow made a motion to reserve the Oceano Elks Lodge for the 2026 annual meeting and dinner, and pay for the \$250 deposit, seconded by Manuel Silva.**

**Talley Snow made a motion to approve a \$2,500 budget for annual dinner prizes, seconded by Darin Batty.**

### **3. Appoint Election Chairperson – Lorena Lemus**

Last month I mentioned that I would like Dale Critzer to serve as the chairperson and inspector of next year's election, and I would like Aaron to quickly review what that process looks like.

*Comment from Aaron Cartwright – You got it; this will segue nicely into the next topic!*

#### **4. Review 2026 Annual Mailing Packet – Aaron Cartwright**

Every year the office and I design and print annual packets to mail to all our members, and that will include information like an overview of the previous year from the Park President, information about the annual meeting and party, rules and regulations, a list of the prime days, etc. An important part of this packet is a list of each member that is running for election next year, and some details about them and their qualifications. To submit your vote, all you need to do is mark your chosen candidates on the ballot included with your packet, place that ballot into an unmarked envelope we provide to facilitate a secret vote, then place that smaller envelope inside the larger return envelope. Sign and return that envelope back to the Park Office, we will register which Locker # was received out of 875, then place that ballot into a sealed ballot box until the day before the annual meeting. The evening prior to the meeting, the chairperson will meet with the office staff and any additional volunteers in a public space like the clubhouse to inspect and count the ballots to tabulate the results. Sometimes, if there is a question about the validity of a ballot, the group will discuss the matter together and decide whether to count the vote, or only consider the ballot as being received for the purpose of achieving a quorum. That said, if we don't receive a majority of the ballots returned from our 875 members, we'd need to delay and reschedule the annual meeting until we did. That's never happened before, so let's stick to it!

All that said, if anyone on the Board would like to see something included with the annual mailing packet next year, please let me know before December so I can get that designed and printed in time.

*Comment Jerry Bodine (Locker 290) – If I don't like any of the candidates running for the Board, can I write someone in?*

I don't see why not Jerry, so long as they are a member in good standing. My bigger concern is if that person is interested in volunteering for the Board or not, it might be symbolic in that case.

*Comment from Nataly Silva (Locker 160) – Could you explain who exactly can run for the Board? Is it is owner, or the first person on the deed? Can a husband and wife serve at the same time?*

Great questions! To the best of my knowledge, the Board is comprised of members and not owners, according to the Park's covenants. That is a distinction there, so we can't have more than one person per interest serving on the Board at once. I don't think we could limit an owner that is second or third on the deed from eligibility, and I believe that spouses have served together on the Board before. As long as there were at least 2 deeds (interests) involved I don't see a reason why a couple would be ineligible.

*Comment from Paul Gutierrez (Locker 63) – I think that including an information sheet about AED locations and fire extinguishers around the Park with the annual mailing would be very helpful.*

#### **5. Review 2026/2027 Annual Timeline – Aaron Cartwright**

I have an updated timeline of business events for next year included in your meeting packet today. Unless there are any thoughts on adding or removing items from the timeline, it will be included in the annual mailing next year and it helps the Board keep track of several important items throughout the year. The timeline was made several years ago by previous management, and it has served us well.

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

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Paul Gutierrez (Locker 63) – I think having a stage at the Magnolia Center would be nice to enjoy on pleasant days for having a Board meeting outside like we used to before. There are possibilities to host live music or movie nights there too. I found a nice product for a new deck from a company called DuraLife, and it would cost us around \$2,500. It will be ADA compliant.

*Reply from Darin Batty – It's a great idea, but we're expecting to make several ADA improvements around the Park and taking on another item to consider isn't something we are planning for.*

Elsie Metzler (Locker 828) – I use the dog run daily for my own pet, and the maintenance employees do a great job of keeping it clean. Of course, some days are going to worse than others because of how many dogs are using it, or how many large dogs, etc.

Jerry Bodine (Locker 290) – Thank you to Aaron for getting the meeting minutes out a day or two before the meeting so I can read them and get myself up to speed.

Michelle Blagg (Locker 538) – What are the ADA improvements that we're expecting to make? It's great to see that we are paying attention to these things because having to live a day with a disability would make it extremely clear that all the accessibility requirements in effect are so important to consider.

*Reply from Don Smith – My recommendation to the Board is to hire an ADA consulting firm, like the Board did prior to construction. There are a few items around the laundry, pool and clubhouse area that are out of compliance, and there was no ADA inspection performed. These are having to do with the gate to the swimming pool and the ramps leading up to the facilities. We are trying to avoid safety issues and injuries before they happen, or before we are held responsible. The problem was nearly solved thanks to the construction, but a few critical details need immediate attention. I work professionally in this industry, and that's what we do when there are questions; hire a firm that specializes in ADA compliance and makes reports. It's in our best interest to take their recommendations into consideration.*

Brenda Critzer (Locker 166) – I'm not sure that we are out of compliance with ADA requirements after construction. I was on the Board during construction, and I distinctly remember the Park getting signed off on everything we needed, and how so many of the design choices made were because of ADA compliance. If there is a problem, it must fall on the contractor or architect.

*Reply from Don Smith – We were not inspected for ADA compliance after construction, and the permit cards issued are proof of that. The reason no one ever performed an inspection on the ADA improvements is because someone represented the Park as a private facility and not one that is open to the public; I confirmed that with the inspector who issued our permit card. Bottom line, there were several mistakes made during construction, and it was a driving force in my decision to run for the Board.*

*Reply from Darin Batty – It was a mistake made by the Park, not a contractor or architect. This would have been done by those who requested the permit at the beginning of the process. Don is correct, and no one can produce any proof that we were inspected for ADA compliance because we presented ourselves to the State as a private park. It's just not correct, and it was an easy way to get around certain things, albeit expensive if something goes wrong. It remains a frustration that things weren't done right the first time, but we will take care of what needs to be done even if costs more in the end.*

Steven Wells (Locker 4) – With construction projects you can finesse many aspects of the scope using clever wording, and it can save businesses a lot of money, as others have speculated today. Instead of hitting every single improvement the Park would have liked, it was probably misrepresented because of time and lack of resources.

Nataly Silva (Locker 160) – If we are going to further beautify the Magnolia Center, it would be great to see a nice sign that says "Magnolia Center" to identify that area. I think it would complement the new mural that the Beach Club helped to realize.

Lavena Amaral (Locker 317) – Last weekend I had a disturbance with someone banging on our trailer door very late at night and was wanting to come inside. I called the emergency phone number after he left, and I didn't get a response. I understand that it was late but perhaps that phone can be shared between other people, so it isn't only the responsibility of the manager to answer it. Schools do that when doors need to be unlocked for security. That way someone isn't on-call all the time.



*Reply from Darin Batty – I’m a retired officer, so I have a different perspective on this, but if you don’t get an immediate answer from our staff, please call 911 if someone was trying to get inside of your RV at night. I wouldn’t ask our employees to take on the liability of confronting someone like that. I’m really sorry that it happened, but if anything like that happens again, please give the police a call. The response time in our area is really quick, and they’re probably looking for something to do at that time!*

Brenda Critzer (Locker 166) – I appreciate Paul’s suggestion about safety, and I would like to invite him to speak at a wellness meeting to help educate everyone. We have one coming up soon, or we can schedule another date. I’d like to highlight that the Beach Social Club purchased new benches for the fire pit recently, and we are going to help acquire a shade for the laundromat to keep it cooler inside during the evenings.

### **Board Member’s Comments**

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Talley Snow (Locker 279) – I forgot to mention during my report that this week we paid our property taxes for next year in full, about \$101,000.

Meeting adjourned at 10:40 am.

Respectfully Submitted,

Aaron Cartwright  
*Park Manager*

Cc

Dale Critzer  
*Board of Directors – Secretary*

### **Guest Survey Comments from September 2025**

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- “Jessica needs to be taught how to talk to people. Very rude on the phone, in person and she is the main reason we will not be going back.”
- “We love everything about the park! 🥰”
- “Excellent staff”
- “Great park in fabulous location! Will definitely be back again.”
- “Thank you for the texts that we received from your office regarding security, Saturday lunch, and the extended stay until 5 pm option. It would have been nice to receive the extended stay text on the evening before check out. And thank you for the veteran discount ... much appreciated. We really appreciate your American patriotism and how you honor our country and veterans. Thank you!”
- “Holiday RV Park is our go-to location for Pismo Beach. We love the pool and the location by the beach. This time, our truck would not start at the end of the trip, and the staff was very helpful in getting us started on our way. Thanks!”
- “Thank you for our stay, we enjoyed our time and hope to go back in the future”

- “Dog park needs grass or a other park closer to entrance”
- “Went into office Thursday afternoon on the 18th. The only person working there couldn’t help with some of the things I needed. She gladly said that I could come back another day but I was only there 1 day. If they don’t know enough to help customers then they shouldn’t be left alone in the office.”
- “I’ve been coming to Holiday RV Park since the late 1980s and it’s better than ever! The only down side is with all of us with RVs with slide-outs the spaces are a bit cramped, but that’s not the Park’s fault.”

## **All Motions**

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**Dale Critzer made a motion to approve the September 2025 meeting minutes, seconded by Darin Batty.**

**Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Manuel Silva, and Talley Snow voted yes. Don Smith abstained. Mark Schieber and John Watkins were absent. Motion carried.**

**Talley Snow made a motion to pay the bills and payroll for September 2025, seconded by Darin Batty.**

**Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Manuel Silva, Don Smith and Talley Snow voted yes. Mark Schieber and John Watkins were absent. Motion carried.**

**Talley Snow made a motion to reserve the Oceano Elks Lodge for the 2026 annual meeting and dinner, and pay for the \$250 deposit, seconded by Manuel Silva.**

**Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Manuel Silva, Don Smith and Talley Snow voted yes. Mark Schieber and John Watkins were absent. Motion carried.**

**Talley Snow made a motion to approve a \$2,500 budget for annual dinner prizes, seconded by Darin Batty.**

**Roll Call: Darin Batty, Dale Critzer, Lorena Lemus, Frank Polehonki, Manuel Silva, Don Smith and Talley Snow voted yes. Mark Schieber and John Watkins were absent. Motion carried.**

**Dale Ctitzer made a motion to adjourn to executive session, seconded by Talley Snow.**

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### October 2025

	Oct 25	Oct 24	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Non TOT Taxable Revenue</b>			
7200 · Members Dues	855.00	1,402.50	-547.50
7212 · Late Checkout	180.00	140.00	40.00
7214 · Weekly Rent-No Tax	1,176.00	2,278.00	-1,102.00
7220 · Monthly - Members	26,385.58	29,189.00	-2,803.42
7231 · Snowbird - Non-Members	24,152.52	12,431.99	11,720.53
7234 · Snowbirds - Members	32,016.59	37,742.98	-5,726.39
7242 · Member Daily - Non taxable	1,386.00	465.36	920.64
7245 · Mobile Home Rental Income	425.00	800.00	-375.00
7295 · Washer & Dryer	0.00	2,735.80	-2,735.80
7310 · Parking Fee	920.00	940.00	-20.00
7311 · Member Promotional	482.30	0.00	482.30
7320 · Water Commission	0.00	48.41	-48.41
7994 · Late Fee on Dues	85.50	108.50	-23.00
<b>Total Non TOT Taxable Revenue</b>	<b>88,064.49</b>	<b>88,282.54</b>	<b>-218.05</b>
<b>TOT Taxable Revenue</b>			
7210 · Non-Member Daily	18,261.00	21,938.86	-3,677.86
<b>Total TOT Taxable Revenue</b>	<b>18,261.00</b>	<b>21,938.86</b>	<b>-3,677.86</b>
7620 · Escapee- 15% Discounts	-82.90	-332.45	249.55
7640 · FMCA/Camp CA - 10% Discou...	-562.75	-533.34	-29.41
7650 · Military/LE Discount - 15%	-185.70	-373.95	188.25
7660 · Long Weekend Discount	-230.85	-169.20	-61.65
9920 · Credit card transaction fee	1,092.12	1,095.71	-3.59
9921 · Golf Cart Fee	320.00	200.00	120.00
<b>Total Income</b>	<b>106,675.41</b>	<b>110,108.17</b>	<b>-3,432.76</b>
<b>Gross Profit</b>	<b>106,675.41</b>	<b>110,108.17</b>	<b>-3,432.76</b>
<b>Expense</b>			
<b>Business Promotional Costs</b>			
8050 · Advertising Expense	483.75	7,523.71	-7,039.96
8450 · Dues & Subscriptions	0.00	130.00	-130.00
9055 · Website Expense	186.06	282.00	-95.94
<b>Total Business Promotional Costs</b>	<b>669.81</b>	<b>7,935.71</b>	<b>-7,265.90</b>
<b>Computer IT Dept</b>			
9056 · Software	0.00	207.95	-207.95
9062 · IT Service Labor	0.00	1,831.97	-1,831.97
<b>Total Computer IT Dept</b>	<b>0.00</b>	<b>2,039.92</b>	<b>-2,039.92</b>
<b>Meetings &amp; Events</b>			
9092 · Monthly Meeting Expenses	0.00	354.29	-354.29
9650 · Travel (Not Meals)	184.24	56.95	127.29
<b>Total Meetings &amp; Events</b>	<b>184.24</b>	<b>411.24</b>	<b>-227.00</b>
<b>Professional Fees</b>			
9120 · Accounting & Auditing	2,500.00	2,500.00	0.00
9170 · Directors Expense	874.02	1,316.29	-442.27
<b>Total Professional Fees</b>	<b>3,374.02</b>	<b>3,816.29</b>	<b>-442.27</b>
<b>8201 · Bank Fees &amp; Charges</b>			
8240 · Credit Card Processing Costs	1,515.87	1,742.35	-226.48
8201 · Bank Fees & Charges - Other	-25.00	0.00	-25.00
<b>Total 8201 · Bank Fees &amp; Charges</b>	<b>1,490.87</b>	<b>1,742.35</b>	<b>-251.48</b>
<b>8439 · Taxes</b>			
9070 · Property Tax	100,707.44	96,017.04	4,690.40
<b>Total 8439 · Taxes</b>	<b>100,707.44</b>	<b>96,017.04</b>	<b>4,690.40</b>

5:45 PM

11/06/25

Cash Basis

# Holiday RV Park

## Profit & Loss Prev Year Comparison

### October 2025

	Oct 25	Oct 24	\$ Change
<b>8600 · Utilities</b>			
8260 · Cable Television (Park)	5,762.54	5,405.57	356.97
8650 · Garbage	3,786.22	2,708.45	1,077.77
8660 · Gas	2,293.35	3,974.67	-1,681.32
8670 · Water & Sewer	0.00	7,902.24	-7,902.24
8680 · Electric	20,614.99	17,792.76	2,822.23
9600 · Telephone & Internet	151.25	302.44	-151.19
<b>Total 8600 · Utilities</b>	<b>32,608.35</b>	<b>38,086.13</b>	<b>-5,477.78</b>
<b>8700 · Insurance Expense</b>			
8702 · Insurance - General Liability	8,019.53	5,833.00	2,186.53
8770 · Insurance - Employee Health	2,212.11	2,142.71	69.40
8771 · Insurance - Employee Life	45.00	16.00	29.00
8772 · Insurance - Employee Vision	319.36	319.36	0.00
8790 · Insurance - Worker's Comp	15,628.00	8,451.00	7,177.00
<b>Total 8700 · Insurance Expense</b>	<b>26,224.00</b>	<b>16,762.07</b>	<b>9,461.93</b>
<b>9001 · Payroll</b>			
9060 · Payroll Tax	2,158.35	2,169.58	-11.23
9075 · Payroll Service Fees	232.60	595.05	-362.45
9350 · Salary & Wages	26,619.83	24,944.30	1,675.53
9352 · Hiring Expenses	0.00	0.00	0.00
<b>Total 9001 · Payroll</b>	<b>29,010.78</b>	<b>27,708.93</b>	<b>1,301.85</b>
<b>9002 · Repairs &amp; Maintenance</b>			
9003 · Pest Control Services	210.00	100.00	110.00
9020 · Pool/Spa Regular Maintena...	3,774.50	650.00	3,124.50
9022 · Laundry	0.00	0.00	0.00
9030 · General	145.00	0.00	145.00
9032 · Electrical	0.00	254.00	-254.00
9033 · Plumbing	0.00	775.00	-775.00
9035 · Clubhouse	0.00	0.00	0.00
<b>Total 9002 · Repairs &amp; Maintenance</b>	<b>4,129.50</b>	<b>1,779.00</b>	<b>2,350.50</b>
<b>9050 · Office Expenses</b>			
9037 · Timeclock Machine & Softw...	30.00	30.00	0.00
9051 · Office Expense	0.00	1,643.94	-1,643.94
9052 · Office Supplies	0.00	1,986.52	-1,986.52
9059 · Printing, Copy Expenses	357.91	132.90	225.01
<b>Total 9050 · Office Expenses</b>	<b>387.91</b>	<b>3,793.36</b>	<b>-3,405.45</b>
<b>9370 · Supplies</b>			
9023 · Janitorial Supplies	0.00	149.84	-149.84
9026 · Park & Grounds Supplies	0.00	9,129.84	-9,129.84
9371 · Clubhouse Supplies	0.00	510.22	-510.22
<b>Total 9370 · Supplies</b>	<b>0.00</b>	<b>9,789.90</b>	<b>-9,789.90</b>
<b>9400 · Safety &amp; Security</b>			
9401 · Fire Prevention	0.00	195.00	-195.00
<b>Total 9400 · Safety &amp; Security</b>	<b>0.00</b>	<b>195.00</b>	<b>-195.00</b>
<b>Total Expense</b>	<b>198,786.92</b>	<b>210,076.94</b>	<b>-11,290.02</b>
<b>Net Ordinary Income</b>	<b>-92,111.51</b>	<b>-99,968.77</b>	<b>7,857.26</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
9810 · Foreclosure Income	11,316.00	0.00	11,316.00
9870 · Interest Income	13.22	14.75	-1.53
<b>Total Other Income</b>	<b>11,329.22</b>	<b>14.75</b>	<b>11,314.47</b>
<b>Other Expense</b>			

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11/06/25

Cash Basis

**Holiday RV Park**  
**Profit & Loss Prev Year Comparison**  
**October 2025**

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	Oct 25	Oct 24	\$ Change
9820 · Foreclosure Expenses	0.00	1,298.00	-1,298.00
9911 · Garnishment Payable	0.00	0.00	0.00
9922 · Interest Expense	1,251.58	1,138.05	113.53
<b>Total Other Expense</b>	<b>1,251.58</b>	<b>2,436.05</b>	<b>-1,184.47</b>
<b>Net Other Income</b>	<b>10,077.64</b>	<b>-2,421.30</b>	<b>12,498.94</b>
<b>Net Income</b>	<b>-82,033.87</b>	<b>-102,390.07</b>	<b>20,356.20</b>

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1001 · Cash Accounts			
1010 · Petty Cash	200.00	200.00	0.00
1030 · Cash on Hand	800.00	800.00	0.00
1040 · Bill Changer	500.00	500.00	0.00
1050 · Mechanics-Operating Acct - 0...	83,296.54	-50,909.06	134,205.60
1060 · Mechanics-Laundry Room - 7...	17,297.25	36,552.25	-19,255.00
1063 · Mechanics- Dues Account - 6...	103,858.80	52,898.02	50,960.78
<b>Total 1001 · Cash Accounts</b>	<b>205,952.59</b>	<b>40,041.21</b>	<b>165,911.38</b>
1065 · Reserves			
1070 · Mechanics Emergency Reserv...	0.00	151,998.45	-151,998.45
1075 · Mechanics CIM Reserves	158,579.24	54,162.00	104,417.24
1076 · First Citizens CD	206,769.09	0.00	206,769.09
<b>Total 1065 · Reserves</b>	<b>365,348.33</b>	<b>206,160.45</b>	<b>159,187.88</b>
<b>Total Checking/Savings</b>	<b>571,300.92</b>	<b>246,201.66</b>	<b>325,099.26</b>
<b>Accounts Receivable</b>			
11000 · Accounts Receivable	-2,476.00	-655.50	-1,820.50
<b>Total Accounts Receivable</b>	<b>-2,476.00</b>	<b>-655.50</b>	<b>-1,820.50</b>
<b>Other Current Assets</b>			
12000 · Undeposited Funds	0.00	305.50	-305.50
2400 · Prepaid Insurance	20,319.26	5,833.00	14,486.26
2410 · Prepaid Expenses	4,104.00	4,104.00	0.00
2460 · Prepaid IncomeTaxes	11,670.57	49,500.57	-37,830.00
<b>Total Other Current Assets</b>	<b>36,093.83</b>	<b>59,743.07</b>	<b>-23,649.24</b>
<b>Total Current Assets</b>	<b>604,918.75</b>	<b>305,289.23</b>	<b>299,629.52</b>
<b>Fixed Assets</b>			
<b>Electrical Upgrades</b>			
4044 · Electrical Phase 1	141,996.13	141,996.13	0.00
4045 · Electrical Phase 2	37,527.00	37,527.00	0.00
4046 · Electrical Phase 3	49,008.16	49,008.16	0.00
4047 · Electrical Phase 4	28,357.00	28,357.00	0.00
4048 · Electrical Phase 5	25,183.57	25,183.57	0.00
4049 · Electrical Phase 6	544.00	1,202.00	-658.00
Electrical Upgrades - Other	14,840.00	14,840.00	0.00
<b>Total Electrical Upgrades</b>	<b>297,455.86</b>	<b>298,113.86</b>	<b>-658.00</b>
4015 · Clubhouse Improvements			
4019 · Other FF&E	5,620.00	5,620.00	0.00
<b>Total 4015 · Clubhouse Improvements</b>	<b>5,620.00</b>	<b>5,620.00</b>	<b>0.00</b>
4038 · Office Remodel			
4036 · New Office Furniture	4,141.19	4,141.19	0.00
<b>Total 4038 · Office Remodel</b>	<b>4,141.19</b>	<b>4,141.19</b>	<b>0.00</b>
4039 · Improvements			
4034 · Magnolia Center Refurbish	18,634.24	17,995.44	638.80
4035 · Outside Lighting	5,458.00	5,458.00	0.00
4040 · Improvements Prior to 2015	326,558.55	326,558.55	0.00
4042-1 · Capital Improvements 2017	51,113.97	51,113.97	0.00
4042 · Capital Improvements (2014)	8,768.55	8,768.55	0.00
<b>Total 4039 · Improvements</b>	<b>410,533.31</b>	<b>409,894.51</b>	<b>638.80</b>
4052 · Pool & Spa Upgrades			
4030 · Pool Chair Lifts	7,387.00	7,387.00	0.00
4050 · Spa	10,898.00	10,898.00	0.00

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change
4053 · Pool Construction	121,719.86	121,719.86	0.00
4054 · Pool Furniture	8,225.68	8,225.68	0.00
4055 · Pool Re-Wiring	1,291.00	1,291.00	0.00
4056 · Pool Heaters	19,180.00	19,180.00	0.00
4057 · New Pool Cover (020117)	6,290.00	6,290.00	0.00
4052 · Pool & Spa Upgrades - Other	3,383.63	3,383.63	0.00
<b>Total 4052 · Pool &amp; Spa Upgrades</b>	<b>178,375.17</b>	<b>178,375.17</b>	<b>0.00</b>
4058 · Submersible Pump (2)	18,767.00	18,767.00	0.00
4059 · Buildings			
4021 · Pre Construction 2020 - 10/31	18,777.48	18,777.48	0.00
4059 · Buildings - Other	1,728,272.00	1,728,272.00	0.00
<b>Total 4059 · Buildings</b>	<b>1,747,049.48</b>	<b>1,747,049.48</b>	<b>0.00</b>
4060 · Furniture & Fixtures (2015)	467.72	0.00	467.72
4070 · Laundry Facility	58,452.59	56,211.34	2,241.25
4080 · Equipment			
4081 · Laptop	1,800.71	1,800.71	0.00
4082 · Office Equipment	4,577.29	4,577.29	0.00
4080 · Equipment - Other	62,088.00	62,088.00	0.00
<b>Total 4080 · Equipment</b>	<b>68,466.00</b>	<b>68,466.00</b>	<b>0.00</b>
4090 · Vehicles	59,126.24	18,631.89	40,494.35
4200 · Intangibles	8,350.00	8,350.00	0.00
4350 · Accumulated Amortization	-1,809.00	-1,809.00	0.00
4999 · Accumulated Depreciation			
4220 · Accum Depr. - Building	-159,180.00	-159,180.00	0.00
4230 · Accum Depr- Pool Chair Lifts	-7,387.00	-7,387.00	0.00
4240 · Accum Depr - Improvements	-274,927.00	-274,927.00	0.00
4241 · Accum Depr- Land Improveme...	-33,009.00	-33,009.00	0.00
4242 · Accum Depr- Capital Improve	-4,239.00	-4,239.00	0.00
4250 · Accum Depr-Spa	-4,603.00	-4,603.00	0.00
4253 · Accum Depr- Pool	-59,138.00	-59,138.00	0.00
4260 · Accum Depr - Furniture & Fixtur	-17,244.00	-17,244.00	0.00
4270 · Accum Depr-Washer/Dryer	-38,855.00	-38,855.00	0.00
4280 · Accum Depr - Equipment	-54,271.00	-54,271.00	0.00
4290 · Accum Depr - Vehicles	-18,632.00	-18,632.00	0.00
4300 · Accum Depr - Phase 1	-59,559.00	-59,559.00	0.00
4301 · Accum Depr - Phase 2	-15,011.00	-15,011.00	0.00
4302 · Accum Depr - Phase 3	-19,059.00	-19,059.00	0.00
4303 · Accum Depr - Phase 4	-28,356.96	-28,356.96	0.00
4304 · Accum Depr - Phase 5	-25,184.00	-25,184.00	0.00
4305 · Accum Depr - Submersible Pu...	-3,659.00	-3,659.00	0.00
4306 · Accum Dep - Phase 6	-501.00	-501.00	0.00
<b>Total 4999 · Accumulated Depreciation</b>	<b>-822,814.96</b>	<b>-822,814.96</b>	<b>0.00</b>
5000 · Mobile Home-Furniture & Fixture	62,033.81	62,033.81	0.00
<b>Total Fixed Assets</b>	<b>2,094,214.41</b>	<b>2,051,030.29</b>	<b>43,184.12</b>
<b>Other Assets</b>			
4510 · Suspense	0.00	200,000.00	-200,000.00
<b>Total Other Assets</b>	<b>0.00</b>	<b>200,000.00</b>	<b>-200,000.00</b>
<b>TOTAL ASSETS</b>	<b>2,699,133.16</b>	<b>2,556,319.52</b>	<b>142,813.64</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
20000 · Accounts Payable	242.48	242.48	0.00
<b>Total Accounts Payable</b>	<b>242.48</b>	<b>242.48</b>	<b>0.00</b>
<b>Credit Cards</b>			

# Holiday RV Park

## Balance Sheet Prev Year Comparison

### As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change
Home Depot - 3600	-3,122.00	4,523.16	-7,645.16
<b>Total Credit Cards</b>	<b>-3,122.00</b>	<b>4,523.16</b>	<b>-7,645.16</b>
<b>Other Current Liabilities</b>			
5030 · Accrued Payroll	12,629.43	12,629.43	0.00
5032 · Accrued Compensated Abs	4,953.00	4,953.00	0.00
5037 · Loan - Westwood Capital	111,256.91	210,708.07	-99,451.16
5170 · T.O.T. Payable	27,439.86	28,344.69	-904.83
5300 · Deferred Tax Liability	48,735.00	48,735.00	0.00
5325 · Calsavers	348.26	-498.54	846.80
5400 · Payable to the State of CA	34,878.32	34,878.32	0.00
<b>Total Other Current Liabilities</b>	<b>240,240.78</b>	<b>339,749.97</b>	<b>-99,509.19</b>
<b>Total Current Liabilities</b>	<b>237,361.26</b>	<b>344,515.61</b>	<b>-107,154.35</b>
<b>Total Liabilities</b>	<b>237,361.26</b>	<b>344,515.61</b>	<b>-107,154.35</b>
<b>Equity</b>			
6800 · Capital Contributions	32,300.00	32,300.00	0.00
6900 · Retained Earnings	2,191,139.45	1,956,934.01	234,205.44
Net Income	238,332.45	222,569.90	15,762.55
<b>Total Equity</b>	<b>2,461,771.90</b>	<b>2,211,803.91</b>	<b>249,967.99</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,699,133.16</b>	<b>2,556,319.52</b>	<b>142,813.64</b>



## Holiday RV Park

### Occupancy By Site Type

From 01 Oct 2025 To 31 Oct 2025

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
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	39	1209	0	924	285	24.54	76.43	331.35	0.00	29,674.12	29,674.12	32.11	32.11	11.13	0.00	154
Back-in 33-36ft Site (30/50 Amp)	Days	43	1333	0	1085	248	17.49	81.40	629.58	0.00	23,311.45	23,311.45	21.49	21.49	12.92	0.00	154
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	193	55	11.23	77.82	36.59	0.00	2,784.96	2,784.96	14.43	14.43	9.65	0.00	40
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1278	179	21.41	87.71	423.40	0.00	31,190.92	31,190.92	24.41	24.41	13.45	0.00	190
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	461	4	235	226	14.87	50.98	96.80	0.00	6,853.82	6,853.82	29.17	29.17	8.70	0.00	54
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	36	88	48.73	29.03	79.20	0.00	6,041.93	6,041.93	167.83	167.83	4.50	0.00	16
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	78	387	9.53	16.77	190.50	0.00	4,430.31	4,430.31	56.80	56.80	6.00	0.00	26
Monthly	Days	39	1209	0	1192	17	20.69	98.59	0.00	0.00	25,013.80	25,013.80	20.98	20.98	30.56	0.00	78
Grand Total:		210	6506	4	5021	1485	19.87	77.17	1,787.42	0.00	129,301.31	129,301.31	25.75	25.75	13.61	0.00	712

## Holiday RV Park

### Occupancy By Site Type

From 01 Oct 2024 To 31 Oct 2024

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
Expand / Collapse All																	
Back-in 33-39ft Site (30 Amp)	Days	39	1209	0	791	418	17.38	65.43	387.30	0.00	21,014.43	21,014.43	26.57	26.57	10.27	0.00	148
Back-in 33-36ft Site (30/50 Amp)	Days	43	1333	0	937	396	16.81	70.29	596.48	0.00	22,410.49	22,410.49	23.92	23.92	10.65	0.00	163
Back-in 36-39ft Site (30 Amp)	Days	8	248	0	183	65	29.04	73.79	8.80	0.00	7,201.94	7,201.94	39.35	39.35	7.32	0.00	50
Back-in 36-39ft Site (30/50 Amp)	Days	47	1457	0	1163	294	17.24	79.82	276.95	0.00	25,121.54	25,121.54	21.60	21.60	14.01	0.00	174
Narrow 30-34ft Back-in Site (No Slides - 30 Amp)	Days	15	465	0	129	336	6.48	27.74	171.50	0.00	3,013.31	3,013.31	23.36	23.36	3.91	0.00	65
700s 41-50ft Back-in Site (30/50 Amp)	Days	4	124	0	52	72	39.69	41.94	360.80	0.00	4,921.87	4,921.87	94.65	94.65	3.25	0.00	36
Pull-Thru 70-73ft Site (30/50 Amp)	Days	15	465	0	78	387	15.37	16.77	705.00	0.00	7,147.28	7,147.28	91.63	91.63	6.50	0.00	24
Monthly	Days	39	1209	0	1209	0	21.58	100.00	0.00	0.00	26,093.34	26,093.34	21.58	21.58	31.00	0.00	78
Grand Total:		210	6510	0	4542	1968	17.96	69.77	2,506.83	0.00	116,924.20	116,924.20	25.74	25.74	12.18	0.00	738

## Holiday RV Park

# Occupancy By Rate

From 01 Oct 2025 To 31 Oct 2025

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Board Meeting	3	6506	6	0.12	0.09	0.00	0.00	0.00
Member Daily (No Charge)	122	6506	1091	21.73	16.77	66.84	66.84	0.05
Member Rate (Non-Prime)	10	6506	80	1.59	1.23	3,677.98	3,677.98	2.84
Monthly	40	6506	1223	24.36	18.80	25,651.66	25,651.66	19.84
Non-Member	81	6506	254	5.06	3.90	39,965.05	39,965.05	30.91
Parking	39	6506	162	3.23	2.49	1,230.00	1,230.00	0.95
Snowbird (Member)	48	6506	1427	28.42	21.93	34,672.70	34,672.70	26.82
Snowbird (Non-Member)	23	6506	685	13.64	10.53	20,980.04	20,980.04	16.23
Snowbird P/T (Member)	3	6506	93	1.85	1.43	3,057.04	3,057.04	2.36
<b>Grand Total:</b>	<b>369</b>	<b>6506</b>	<b>5021</b>	<b>100.00</b>	<b>77.17</b>	<b>129,301.31</b>	<b>129,301.31</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.

## Holiday RV Park

# Occupancy By Rate

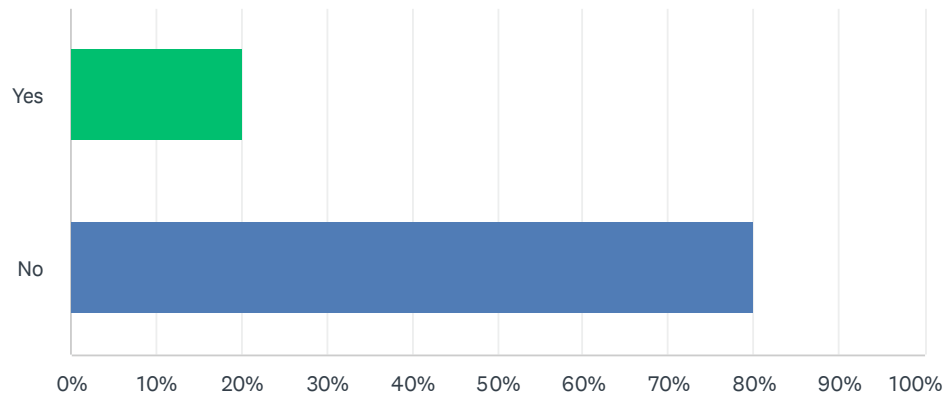
From 01 Oct 2024 To 31 Oct 2024

Description	Total Res	Available Nights	Used Nights	% Total of Report Reservations	% Used Against	Gross Revenue	Nett Revenue	% of Total Reports
Expand / Collapse All Groups								
Board Meeting	4	6510	10	0.22	0.15	0.00	0.00	0.00
Member Daily (No Charge)	113	6510	1105	24.33	16.97	40.00	40.00	0.03
Member Rate (Non-Prime)	4	6510	20	0.44	0.31	9,447.14	9,447.14	8.08
Mid-Week Special	3	6510	10	0.22	0.15	868.22	868.22	0.74
Monthly	40	6510	1240	27.30	19.05	26,775.34	26,775.34	22.90
Non-Member	96	6510	304	6.69	4.67	37,020.42	37,020.42	31.66
Parking	56	6510	130	2.86	2.00	1,060.90	1,060.90	0.91
Snowbird (Member)	44	6510	1333	29.35	20.48	30,282.68	30,282.68	25.90
Snowbird (Non-Member)	10	6510	297	6.54	4.56	8,461.50	8,461.50	7.24
Snowbird P/T (Member)	3	6510	93	2.05	1.43	2,968.00	2,968.00	2.54
<b>Grand Total:</b>	<b>373</b>	<b>6510</b>	<b>4542</b>	<b>100.00</b>	<b>69.77</b>	<b>116,924.20</b>	<b>116,924.20</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.

## Q1 Is this your first visit?

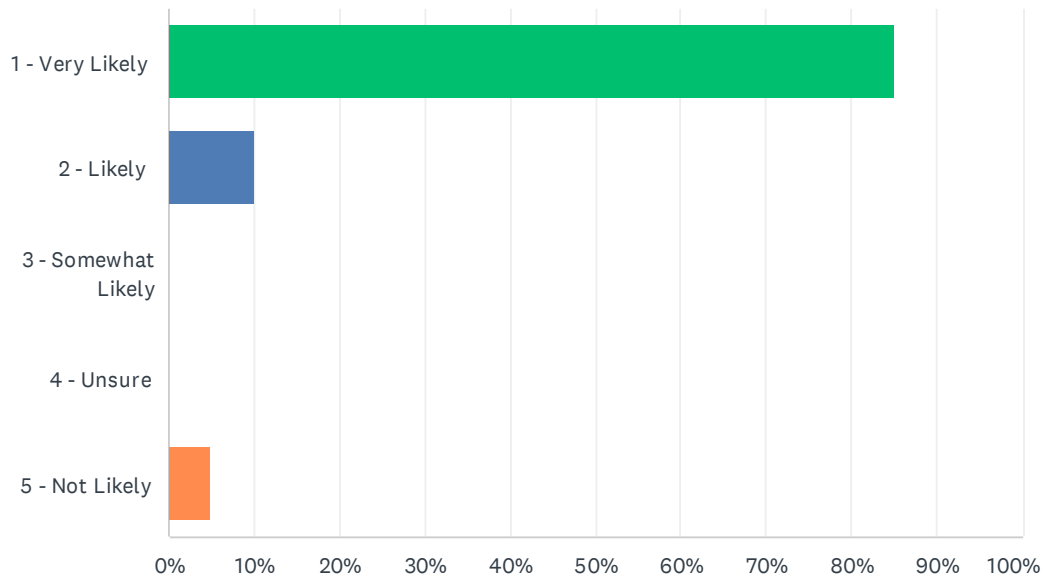
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	20.00%	4
No	80.00%	16
TOTAL		20

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

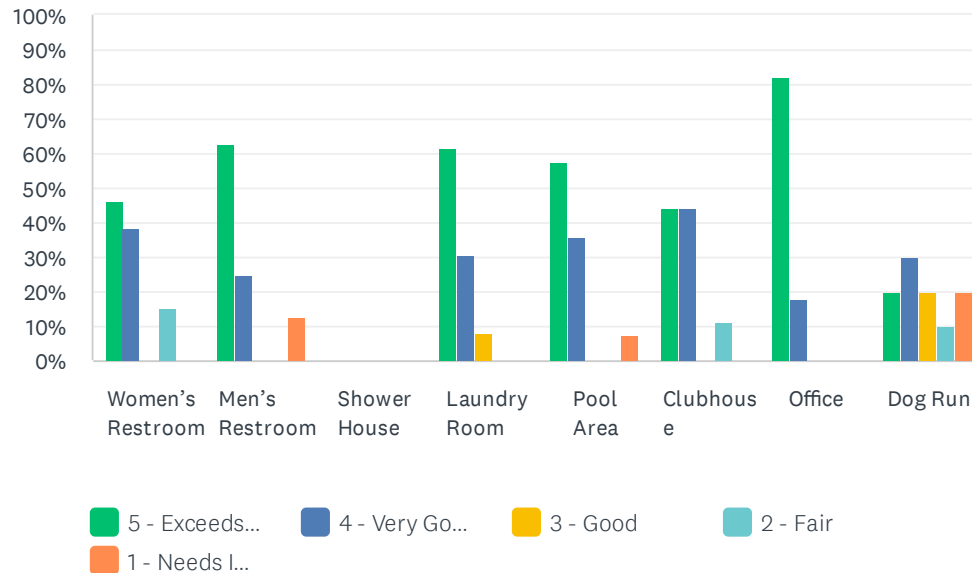
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 - Very Likely	85.00%	17
2 - Likely	10.00%	2
3 - Somewhat Likely	0.00%	0
4 - Unsure	0.00%	0
5 - Not Likely	5.00%	1
TOTAL		20

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

Answered: 17 Skipped: 3



	5 - EXCEEDS EXPECTATIONS	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Women's Restroom	46.15% 6	38.46% 5	0.00% 0	15.38% 2	0.00% 0	13	1.85
Men's Restroom	62.50% 5	25.00% 2	0.00% 0	0.00% 0	12.50% 1	8	1.75
Shower House	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Laundry Room	61.54% 8	30.77% 4	7.69% 1	0.00% 0	0.00% 0	13	1.46
Pool Area	57.14% 8	35.71% 5	0.00% 0	0.00% 0	7.14% 1	14	1.64
Clubhouse	44.44% 4	44.44% 4	0.00% 0	11.11% 1	0.00% 0	9	1.78
Office	82.35% 14	17.65% 3	0.00% 0	0.00% 0	0.00% 0	17	1.18
Dog Run	20.00% 2	30.00% 3	20.00% 2	10.00% 1	20.00% 2	10	2.80

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

Answered: 18 Skipped: 2

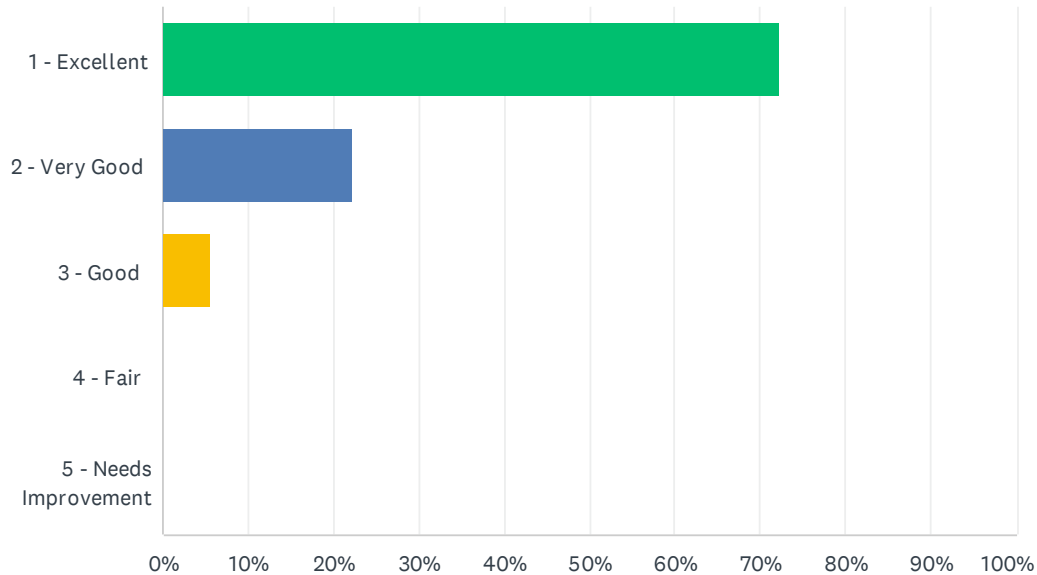


	5 - EXCELLENT	4 - VERY GOOD	3 - GOOD	2 - FAIR	1 - NEEDS IMPROVEMENT	TOTAL	WEIGHTED AVERAGE
Reservation Process	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Appearance of Office	77.78% 14	16.67% 3	5.56% 1	0.00% 0	0.00% 0	18	1.28
Safety and Security	72.22% 13	5.56% 1	16.67% 3	5.56% 1	0.00% 0	18	1.56
Wi-Fi Quality	16.67% 3	11.11% 2	27.78% 5	11.11% 2	33.33% 6	18	3.33
Quality of Cable Service	7.14% 1	14.29% 2	42.86% 6	0.00% 0	35.71% 5	14	3.43
Professionalism of Office Staff	66.67% 12	22.22% 4	11.11% 2	0.00% 0	0.00% 0	18	1.44
Professionalism of Maintenance Staff	72.22% 13	22.22% 4	5.56% 1	0.00% 0	0.00% 0	18	1.33
Staff Knowledge and Helpfulness	82.35% 14	11.76% 2	5.88% 1	0.00% 0	0.00% 0	17	1.24
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: 18 Skipped: 2



ANSWER CHOICES	RESPONSES	
1 - Excellent	72.22%	13
2 - Very Good	22.22%	4
3 - Good	5.56%	1
4 - Fair	0.00%	0
5 - Needs Improvement	0.00%	0
TOTAL		18

## 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: 11   Skipped: 9

#	RESPONSES	DATE
1	Thank you! We look forward to becoming a member!	10/30/2025 1:25 PM
2	ALL STAFF WONDERFUL AND VERY HEALPFUL. Wifi so bad had to purchase private wifi for Sept - Oct stay. Cable needs better shows. Water on bathroom floor from shower area is a safety concern. Looking forward to next year.	10/30/2025 11:24 AM
3	The womens shower could use a better cleaning. i spend 4 days in the park and showers were very dirty. they need some help according to other members.	10/21/2025 7:46 PM
4	HolidayPark is a blessing. We are always well taken care of, having our needs met with wonderful customer service. From the Office Team of Aaron, Jessica and Sarah to the Men in Maintenance, Luke, Kim and Mike, we feel more like we're staying with family than at an RV Park. Thanks for all you do; we appreciate you! : ) Jon & Janis Graybill	10/20/2025 2:12 PM
5	Cable and Wi-Fi are terrible	10/13/2025 8:10 PM
6	Appearance of park is clean. We found the spaces to be too tight.	10/13/2025 10:24 AM
7	Jessica and the staff ...WONDERFUL and very professional !!! It's our Home away from home! Love this place!	10/10/2025 3:06 PM
8	Great place to have fun and enjoy	10/7/2025 6:28 PM
9	The park looks amazing, i stay there very often and appreciate all the upgrades, would say that Wi-Fi service in the 700's area is lacking some upgrade, it might just be a signal booster was down. Hopefully gets looked at. Thanks again, from office staff to Maintenace staff 559-827-5132	10/6/2025 3:24 PM
10	Too many kids on motorized scooters and bikes. Driving way too fast and not wearing helmets. Someone is going to get hurt or killed	10/6/2025 8:01 AM
11	Luke, Mike and Kim are excellent!	10/3/2025 9:29 AM

## October 2025 Google & Yelp Reviews:



**Someone's M.**

0 friends

27 reviews



10/21/25

...

What an amazing place to have an RV and enjoy the coast. The staff is amazing and has all of the answers to many questions. From the first interactions calling and speaking with Jessica and Sarah to the manager Aaron and the rest of the amazing staff that are always willing to help. The sites might be tight but do remember the park was built in the 70s and cars were not as big as now and all the pop outs were not around. We have a large trailer with pop outs and suv that fit perfect. It's a close walk to downtown. The clubhouse, fire pit, laundry room are all well maintained. If you haven't stayed here then you have missed out. We are so thankful that Jessica and Sarah made every interaction amazing and they are who sold us to be here.

Thank

Comment

Direct message



You publicly responded on Oct 21, 3:47 PM

Thanks for the detailed review! We really appreciate you letting us know that your stay was nice, and that you enjoyed the service from the office staff and I. We do our best to get everyone's questions and concerns addressed. It would be our delight to have you stay with us again next time you're in Pismo Beach, thanks again for the kind words!

...



**Crazy Bernie S.**

41 friends

910 reviews

254 photos



10/2/25

...

We come over to Pismo in the RV with no rez all the time. Mid week usually. Just tried Holiday RV Park for the first time ever. Great place. Great price. Quiet location with great employees. We'll be back! Crazy Bernie is a fan!

Thank

Comment

Direct message



You publicly responded on Oct 21, 3:43 PM

Thank you very much for the review Bernie! It's great to hear that you enjoyed a mid-week stay at Holiday RV. It can be really nice to visit Pismo without too much traffic and bustle like on the weekends. I'm happy to see that you found the staff great and that we'll see you again. Thanks again, we look forward to your next visit!

...

☰ Newest



**Dale Critzer**

Local Guide • 14 reviews • 3 photos

★★★★★ 3 weeks ago **NEW**

Vacation • Family

Our happy place

**Walkability**

Close to town we walk everywhere.

**Hotel highlights**

Great view, Quiet, Kid-friendly, Great value



**Holiday RV Park**

Owner

Jun 21, 2019

:-)



Edit



Delete



**דניה נש**

2 reviews • 0 photos

★★★★★ 4 weeks ago **NEW**



**Holiday RV Park**

Owner

2 weeks ago

Thank you very much for the review!



Edit



Delete



# 2026 Timeline of Events



## January

- 1<sup>st</sup> - Assessment Mailing - Due February
- 10<sup>th</sup> - Board Meeting
- 15<sup>th</sup> - Monthly Contracts Due
- 30<sup>th</sup> - Annual Mailing to Members

## February

- 1<sup>st</sup> - Park Property Tax Due - 2<sup>nd</sup> Installment
- 1<sup>st</sup> - Member Assessment Payments Due
- 14<sup>th</sup> - Board Meeting

## March

- 1<sup>st</sup> - Loss of Privileges for Late Assessments
- 14<sup>th</sup> - Annual Meeting & Event
- 14<sup>th</sup> - Confidentiality Agreements for Directors
- 14<sup>th</sup> - Election of Officers
- 21<sup>st</sup> - Update Secretary of State - Officers
- 21<sup>st</sup> - Placement of Directors

## April

- 1<sup>st</sup> - Late Fees for Delinquent Assessments
- 11<sup>th</sup> - Board Meeting
- 11<sup>th</sup> - Update Business Accounts to Officers
- 12<sup>th</sup> - Park Property Taxes Delinquent
- 15<sup>th</sup> - Snowbird Season Ends

## May

- 9<sup>th</sup> - Board Meeting

## June

- 1<sup>st</sup> - Assessment Mailing - Due July
- 1<sup>st</sup> - Notice of Monthly Contracts Ready to Sign
- 1<sup>st</sup> - Notice to Comply to Monthlies
- 13<sup>th</sup> - Board Meeting
- 13<sup>th</sup> - Review Snowbird Application Process

## July

- 1<sup>st</sup> - Snowbird Applications Available
- 1<sup>st</sup> - Member Assessment Payments Due
- 11<sup>th</sup> - Board Meeting
- 15<sup>th</sup> - Monthly Contracts Due

## August

- 1<sup>st</sup> - Snowbird Applications Due
- 1<sup>st</sup> - Loss of Privileges for Late Assessments
- 8<sup>th</sup> - Board Meeting
- 8<sup>th</sup> - Review and Assign Year End Tasks
- 8<sup>th</sup> - Finalize Snowbird Approvals

## September

- 1<sup>st</sup> - Late Fees for Delinquent Assessments
- 1<sup>st</sup> - Snowbird Contracts Ready for Signing
- 12<sup>th</sup> - Board Meeting
- 12<sup>th</sup> - Finalize Employee Bonuses & Holiday Event
- 12<sup>th</sup> - Review 2027 Rates, Fees and Assessments
- 12<sup>th</sup> - Review 2027 Annual and Capital Budget
- 12<sup>th</sup> - Review 2027 Rules and Regulations
- 12<sup>th</sup> - Annual Meeting Planning
- 15<sup>th</sup> - Snowbird Contract Signing Deadline
- 15<sup>th</sup> - Snowbird Season Starts

## October

- 10<sup>th</sup> - Board Meeting
- 10<sup>th</sup> - Finalize 2027 Rates, Fees and Assessments
- 10<sup>th</sup> - Finalize 2027 Annual and Capital Budget
- 10<sup>th</sup> - Announce 2027 Board Openings
- 10<sup>th</sup> - Finalize Annual Meeting Plans
- 10<sup>th</sup> - Appoint Election Chairperson
- 10<sup>th</sup> - Review 2027 Annual Mailing Packet
- 10<sup>th</sup> - Review 2027/2028 Timeline

## November

- 1<sup>st</sup> - Park Property Taxes Due - 1<sup>st</sup> Installment
- 14<sup>th</sup> - Board Meeting
- 14<sup>th</sup> - Finalize 2027 Rules and Regulations
- 14<sup>th</sup> - Finalize 2027 Annual Mailing
- 14<sup>th</sup> - Review Employee Evaluations
- 14<sup>th</sup> - Finalize 2027/2028 Timeline

## December

- 1<sup>st</sup> - Notice of Monthly Contracts Ready to Sign
- 1<sup>st</sup> - Notice to Comply to Monthlies
- 12<sup>th</sup> - Park Property Taxes Delinquent
- 12<sup>th</sup> - Board Meeting
- 12<sup>th</sup> - Finalize Employee Evaluations
- 12<sup>th</sup> - Finalize 2027 Employee Handbook
- 12<sup>th</sup> - Board Resumes Due for Candidates

# HONOR OUR DECEASED VETERANS THIS CHRISTMAS



Wreaths Across America is a non-profit organization whose goal is to place a Christmas wreath on the grave of every Veteran. The American Legion 136 is sponsoring the Christmas wreaths for the Arroyo Grande Cemetery. There are nearly 2200 Veterans interred at this cemetery and we would like to purchase Christmas wreaths for ALL Veterans at this location. The wreaths cost \$17 each so we need to raise over \$35,000. Let us never forget the sacrifices made by Veterans and recognize them this Christmas with a wreath.

Donations can be made directly through the website at [www.wreathsasscrossamerica.org/CA0646](http://www.wreathsasscrossamerica.org/CA0646) or you can mail donations to

American Legion 136, 417 Orchard St., Arroyo Grande, CA 93420

Join us on December 13, 2025 at 12pm at the Arroyo Grande Cemetery to help place the wreaths on Veteran's graves. All are welcome to attend.

If you have any questions, contact Joe Martinez at 805-896-2071.





THURSDAY  
NOVEMBER 13TH

# Friendsgiving Potluck

Hosted by Beach Club

**AT THE CLUBHOUSE**

Social Hour starts at 5:30pm


Potluck will run from 6pm - 7:30pm

Meat is provided by Holiday RV Park!

We will be serving Smoked Ham & Turkey,  
Stuffing/Dressing, Mashed Potatoes & Gravy.



Bring your own side to share!



Sign Up in The  
Office Please for  
Sides and  
Desserts!

## ESTIMATE

**Certified ADA Consultants, Inc.**  
6049 Douglas Blvd., Suite 7  
Granite Bay, CA 95746

troy@adacasp.com  
+1 (916) 742-1934  
www.adacasp.com



### Bill to

Aaron Cartwright  
Holiday RV Park  
100 S. Dolliver St.  
Pismo Beach, CA 93449

### Ship to

Aaron Cartwright  
Holiday RV Park  
100 S. Dolliver St.  
Pismo Beach, CA 93449

### Estimate details

Estimate no.: 12075  
Estimate date: 10/21/2025  
Expiration date: 11/21/2025

Site Name/Number:: Holiday RV Park -  
Pismo Beach  
Site Location:: 100 S. Dolliver Street

#	Product or service	Description	Qty	Rate	Amount
1.	<b>CASp Inspection</b>	Perform CASp ADA inspection(s) verifying compliance of Federal (ADAAG) and State (CBC CCR Title 24) construction related accessibility standards for the property(s) listed below:	1	\$2,625.00	\$2,625.00
2.	<b>Exterior Evaluation</b>	Exterior signage (directional, entrances), onsite path of travel, access from public ways, accessible parking (stalls, striping, signage), slopes and grades of walks and accessible parking, ramps (railings, slopes landings), curb ramps (slopes, landings, truncated domes, building entrances (signage, landings, hardware), vertical access to walks, landings, stairs ... (if applicable)	1	\$0.00	\$0.00
3.	<b>Interior Evaluation</b>	Common use and public facing areas only includes: Building entrances and exits, interior path of travel, building lobbies and corridors, restrooms, sales counters and tables, reach ranges and clear spaces, water fountains, elevators and lifts, stairs ... (if applicable).	1	\$0.00	\$0.00
4.	<b>CASp Eval Report</b>	ADA CASp evaluation report of accessibility results, including scope of work, in the opinion of the CASp, with recommended solutions of compliancy for the property listed above:	1	\$0.00	\$0.00



Total\$2,625.00

Expiry  
date11/21/2025

Accepted dateAccepted by



## Holiday RV Park 2026 Non-Member Rate Sheet

Website: [holidayrvpark.org](http://holidayrvpark.org)  
100 South Dolliver Street  
Pismo Beach, CA 93449  
805-773-1121



All rates are for up to six people plus 14.5% transient occupancy tax per night. No more than two pets per RV.

### **Daily Rates:**

- Non-prime \$82 plus tax (14.5%)
- Prime \$99 plus tax
- Non-prime pull-thru site \$164 plus tax
- Prime pull-thru site \$198 plus tax
- 700 sites \$99 plus tax (21 days in / 14 days out)

### **Promotional Specials & Discounts:**

- Non-prime mid-week special: arrive Sunday or Monday, pay for three nights, and we'll give you the fourth night free!
- Non-prime weekly rate: during non-prime time the weekly rate is \$509 plus tax. No additional discounts applicable
- Discounts: FMCA/AAA/Good Sam members save 10%; Escapee members 15%; Military/Law Enforcement / First Responders 15%

### **Snowbird Rate:**

- Snowbird rental rate \$1,450 per month

*Subject to availability by application process. Minimum stay length is 3 months, maximum 7 months between September 15 – April 15. The first month there is a 14.5% transient occupancy tax. Rates are for up to four people. No more than two pets per RV. No additional discounts applied*

### **Extra Vehicle Parking:**

\$10 per vehicle (subject to site availability and approval)

### **Early Check-in / Late Check-out:**

\$10 each (subject to site availability and approval)

### **Facilities:**

195 spaces, full hook-ups with cable TV, Wi-Fi, heated swimming pool, jacuzzi, clubhouse and kitchen, picnic area with BBQs, fire pit, restrooms with showers, and laundry room

### **Non-Member Reservation Policy:**

Non-members can make reservations up to 3 months in advance of arrival. Park Members will be given reservation priority up to 30 days in advance of arrival. Any cancellations to a reservation may be subject to a fee.

### **Non-Member 2026 Prime Days:**

**Fridays and Saturdays are prime year-round**

<b>January</b>	<b>1</b>
<b>March – April</b>	<b>March 27 – April 5</b>
<b>Summer</b>	<b>May 22 – September 7</b>
<b>October</b>	<b>16 - 18</b>
<b>November</b>	<b>24 – 29</b>
<b>December</b>	<b>22 – 31</b>

**Rates are subject to change without notice**

For more information, please call 805-773-1121, or e-mail at [info@holidayrvpark.org](mailto:info@holidayrvpark.org).



## Holiday RV Park 2026 Member Rate Sheet

Website: [holidayrvpark.org](http://holidayrvpark.org)  
100 South Dolliver Street  
Pismo Beach, CA 93449  
805-773-1121



Each member of record has the right to free use of the Park for 21 non-prime and 21 prime days per calendar year. If a member uses more than their allotted 42 free days, they must pay for use of additional days. Member rates are as follows:

### **Member Daily Rates:**

- Non-prime \$48 plus tax (14.5%)
- Prime \$55 plus tax
- Non-prime pull-thru site \$96 plus tax
- Prime pull-thru site \$110 plus tax
- 700 sites \$80 plus tax (21 days in / 14 days out)

### **Snowbird Rates:**

- Snowbird rental rate \$842 per month (7-month minimum)
- Snowbird short-term rental rate \$1,100 per month (3-month minimum)

*Subject to availability by application process. Minimum stay length is 3 months, maximum 7 months between September 15 – April 15. The first month there is a 14.5% transient occupancy tax. Rates are for up to four people. No more than two pets per RV. No additional discounts applied, including member free days*

### **Monthly Rate:**

- Monthly rental rate \$750 per month

*Subject to availability by waiting list only. The first month there is a 14.5% transient occupancy tax. Rates are for up to four people. No more than two pets per RV. No additional discounts applied, including member free days*

### **Annual Assessment Dues:**

\$384 per year, per share billed in semi-annual installments (February & July)

### **Extra Vehicle Parking:**

\$10 per vehicle (subject to restrictions and site availability)

### **Early Check-in / Late Check-out:**

\$10 each (subject to site availability and approval)

### **Member Reservation Policy:**

Members (including any co-member listed on deed) can make reservations for themselves or guests by contacting the Park up to 6 months in advance of their arrival. Members calling at least 30 days in advance will be given reservation priority over other guests. If a member fails to cancel a reservation 7 days in advance of arrival, two days may be charged against the member's allotment of free days. For every day that a member fails to cancel reservations an additional day may be charged against their free days. Please notify the Park before this time to avoid penalties!

**Rates are subject to change without notice**

For more information, please call 805-773-1121, or e-mail at [info@holidayrvpark.org](mailto:info@holidayrvpark.org).

# 2026 Rates

<b>Members</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Daily Non-Prime	\$ 42.00	\$ 42.00	\$ 48.00
Daily Prime	\$ 49.00	\$ 49.00	\$ 55.00
Daily Non-Prime Pull Thru	\$ 84.00	\$ 84.00	\$ 96.00
Daily Prime Pull Thru	\$ 98.00	\$ 98.00	\$ 110.00
700 sites	\$ 71.00	\$ 71.00	\$ 80.00
Snow Bird	\$ 742.00	\$ 742.00	\$ 842.00
Snow Bird Pull Thru	\$ 1,484.00	\$ 1,484.00	\$ 1,684.00
Short Term Occupant	\$ 1,039.00	\$ 1,039.00	\$ 1,100.00
Monthly	\$ 662.00	\$ 662.00	\$ 750.00
Dues	\$ 311.00	\$ 342.00	\$ 384.00
<b>Non-Members</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Daily Non-Prime	\$ 71.00	\$ 71.00	\$ 82.00
Daily Prime/Weekends	\$ 88.00	\$ 88.00	\$ 99.00
Daily Non-Prime Pull Thru	\$ 142.00	\$ 142.00	\$ 164.00
Daily Prime Pull Thru	\$ 176.00	\$ 176.00	\$ 198.00
700 sites	\$ 88.00	\$ 88.00	\$ 99.00
Weekly	\$ 443.00	\$ 443.00	\$ 509.00
Snowbird	\$ 1,237.00	\$ 1,237.00	\$ 1,450.00

# 2026 Capital Budget

Updated: 9/24/25 – TS & LC

Capital Improvments	2022	2023	2024	2025	2026
Laundry Room ADA	-	-	-	-	-
Pool Walkway ADA	-	-	\$8,000.00	\$8,000.00	-
Men's Restroom Walkway ADA	-	-	-	-	-
Clubhouse Handrails ADA	-	-	-	-	-
Planning Restroom Improvement	-	-	-	-	-
Restroom/Elevator ADA	-	-	-	-	-
Washing Machines	-	-	-	-	-
Roads	\$50,000.00	-	\$30,000.00	\$500,000.00	\$800,000.00
Landscaping	\$40,000.00	-	\$10,000.00	-	-
IT-Computer Work Stations	\$25,000.00	\$37,000.00	-	-	-
Totals:	\$115,000.00	\$37,000.00	\$48,000.00	\$508,000.00	\$800,000.00

# 2026 Income Comparison

Updated: 9/24/25 - TS & LC

Income	2022	2023	2024	2025	2026
Assessment Dues	\$206,500.00	\$247,800.00	\$297,360.00	\$299,250.00	\$299,250.00
Daily/Weekly Rents	\$460,000.00	\$488,000.00	\$498,000.00	\$525,000.00	\$525,000.00
Monthly Rents	\$262,560.00	\$305,000.00	\$319,225.00	\$350,000.00	\$350,000.00
Snowbird Rents	\$330,000.00	\$302,400.00	\$316,625.00	\$350,000.00	\$350,000.00
Laundry Room	\$25,000.00	\$32,000.00	\$32,000.00	\$40,000.00	\$40,000.00
Paid Parking	\$6,000.00	\$9,000.00	\$9,000.00	\$15,000.00	\$14,000.00
Mobile Home Rents	\$6,600.00	-	-	\$9,600.00	\$4,800.00
Transfer Fees	\$700.00	\$700.00	\$700.00	\$700.00	-
Golf Cart/CC Fees	\$5,000.00	-	-	\$25,000.00	-
Other - Assessment	\$4,000.00	-	-	\$341,700.00	\$341,700.00
<b>Total Income</b>	<b>\$1,306,360.00</b>	<b>\$1,384,900.00</b>	<b>\$1,472,910.00</b>	<b>\$1,956,250.00</b>	<b>\$1,924,750.00</b>

# 2026 Expenses Comparison

Updated: 9/24/25 - TS & LC

Expense	2022	2023	2024	2025	2026
Business Promotional	\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00	\$9,500.00
Computer IT	\$35,000.00	\$35,000.00	\$35,000.00	\$30,000.00	\$31,000.00
Meetings/Events	\$6,000.00	\$22,500.00	\$12,000.00	\$12,000.00	\$13,000.00
Professional Development/Training	\$7,500.00	\$8,000.00	\$8,000.00	\$8,000.00	\$4,000.00
Professional Fees	\$75,000.00	\$75,000.00	\$75,000.00	\$55,000.00	\$55,000.00
Golf Carts	\$3,000.00	\$10,000.00	\$3,000.00	\$3,000.00	-
Auto Expense	\$4,000.00	\$1,500.00	\$1,500.00	-	-
Bank Fees & Charges	\$30,000.00	\$25,000.00	\$25,000.00	\$18,000.00	\$500.00
Taxes	\$87,000.00	\$103,000.00	\$125,000.00	\$100,000.00	\$110,000.00
Utilities	\$280,000.00	\$305,000.00	\$350,000.00	\$400,000.00	\$450,000.00
Insurance	\$55,000.00	\$75,000.00	\$85,000.00	\$150,000.00	\$150,000.00
Licenses & Permits	\$2,000.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,200.00
Payroll/HR	\$315,000.00	\$350,000.00	\$385,000.00	\$330,000.00	\$425,000.00
Repairs & Maintenance	\$35,000.00	\$25,000.00	\$25,000.00	\$28,000.00	\$28,000.00
Office	\$25,000.00	\$35,000.00	\$30,000.00	\$30,000.00	\$24,000.00
Supplies	\$12,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Safety & Security	\$3,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Misc/Other	\$10,000.00	-	-	-	-
Reserve	\$84,000.00	\$120,000.00	\$120,000.00	\$139,340.00	\$175,000.00
Capital Improvments	\$105,000.00	\$33,000.00	\$48,000.00	\$508,000.00	\$800,000.00
Construction Loan Payment	\$117,410.00	\$117,410.00	\$117,410.00	\$117,410.00	\$117,410.00
<b>Total Expenses</b>	<b>\$1,299,410.00</b>	<b>\$1,362,410.00</b>	<b>\$1,472,910.00</b>	<b>\$1,956,250.00</b>	<b>\$2,415,610.00</b>