# Outback RV Resort

Income

| Source | Units/mo | Amount/unit | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tiny Homes | 35 | $ 1,200.00 | $ 2,100.00 | $ 2,940.00 | $ 5,880.00 | $ 14,280.00 | $ 30,240.00 | $ 34,860.00 | $ 36,960.00 | $ 37,380.00 | $ 41,580.00 | $ 50,400.00 |
| Vendor | 5 | $ 1,500.00 | $ 375.00 | $ 525.00 | $ 1,050.00 | $ 2,550.00 | $ 5,400.00 | $ 7,275.00 | $ 6,600.00 | $ 6,675.00 | $ 7,425.00 | $ 9,000.00 |
| Electric | 54 | $ 300.00 | $ 810.00 | $ 1,134.00 | $ 2,268.00 | $ 5,508.00 | $ 11,664.00 | $ 15,714.00 | $ 14,256.00 | $ 14,418.00 | $ 16,038.00 | $ 19,440.00 |
| Memberships | 54 | $ 10,000.00 | $ 27,000.00 | $ 37,800.00 | $ 75,600.00 | $ 183,600.00 | $ 388,800.00 | $ 523,800.00 | $ 475,200.00 | $ 480,600.00 | $ 534,600.00 | $ 648,000.00 |
| tool rental | 240 | $ 75.00 | $ 900.00 | $ 1,260.00 | $ 2,520.00 | $ 6,120.00 | $ 12,960.00 | $ 17,460.00 | $ 15,840.00 | $ 16,020.00 | $ 17,820.00 | $ 21,600.00 |
| Events/Weddings | 30 | $ 4,500.00 | $ 6,750.00 | $ 9,450.00 | $ 18,900.00 | $ 45,900.00 | $ 97,200.00 | $ 130,950.00 | $ 118,800.00 | $ 120,150.00 | $ 133,650.00 | $ 162,000.00 |
| Event Building | 30 | $ 5,000.00 | $ 7,500.00 | $ 10,500.00 | $ 21,000.00 | $ 51,000.00 | $ 108,000.00 | $ 145,500.00 | $ 132,000.00 | $ 133,500.00 | $ 148,500.00 | $ 180,000.00 |
| Vendor Revenue | 120 | $ 275.00 | $ 1,650.00 | $ 2,310.00 | $ 4,620.00 | $ 11,220.00 | $ 23,760.00 | $ 32,010.00 | $ 29,040.00 | $ 29,370.00 | $ 32,670.00 | $ 39,600.00 |
| General Store | 30 | $ 5,000.00 | $ 7,500.00 | $ 10,500.00 | $ 21,000.00 | $ 51,000.00 | $ 108,000.00 | $ 145,500.00 | $ 132,000.00 | $ 133,500.00 | $ 148,500.00 | $ 180,000.00 |
| Laundry | 90 | $ 9.75 | $ 43.88 | $ 61.43 | $ 122.85 | $ 298.35 | $ 631.80 | $ 851.18 | $ 772.20 | $ 780.98 | $ 868.73 | $ 1,053.00 |
| | | | $ 54,628.88 | $ 76,480.43 | $ 152,960.85 | $ 371,476.35 | $ 786,655.80 | $ 1,053,920.18 | $ 961,468.20 | $ 972,393.98 | $1,081,651.73 | $1,311,093.00 |
| Source | | 8 month season | $ 437,031.00 | $ 611,843.40 | $1,223,686.80 | $ 2,971,810.80 | $ 6,293,246.40 | $ 8,431,361.40 | $7,691,745.60 | $7,779,151.80 | $8,653,213.80 | $ 10,488,744.00 |

Expenses

| | Count | Cost | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Electric | 1 | $ 7,500.00 | $ 375.00 | $ 450.00 | $ 1,875.00 | $ 5,625.00 | $ 7,500.00 | $ 9,000.00 | $ 9,000.00 | $ 7,500.00 | $ 5,625.00 | $ 7,500.00 |
| Equipment rental | 1 | $ 700.00 | $ 35.00 | $ 42.00 | $ 175.00 | $ 525.00 | $ 700.00 | $ 840.00 | $ 840.00 | $ 700.00 | $ 525.00 | $ 875.00 |
| materials/supplies | 4 | $ 600.00 | $ 120.00 | $ 144.00 | $ 600.00 | $ 1,800.00 | $ 2,400.00 | $ 2,880.00 | $ 2,880.00 | $ 2,400.00 | $ 1,800.00 | $ 3,000.00 |
| Store goods | 1 | $ 1,800.00 | $ 90.00 | $ 108.00 | $ 450.00 | $ 1,350.00 | $ 1,800.00 | $ 2,160.00 | $ 2,160.00 | $ 18,180.00 | $ 1,350.00 | $ 2,250.00 |
| Propane | 1 | $ 3,500.00 | $ 175.00 | $ 210.00 | $ 875.00 | $ 2,625.00 | $ 3,500.00 | $ 4,200.00 | $ 4,200.00 | $ 3,500.00 | $ 2,625.00 | $ 4,375.00 |
| Water pumped | 1 | $ 3,500.00 | $ 175.00 | $ 210.00 | $ 875.00 | $ 2,625.00 | $ 3,500.00 | $ 4,200.00 | $ 4,200.00 | $ 3,500.00 | $ 3,500.00 | $ 4,375.00 |
| Ads/marketing | 1 | $ 25,000.00 | $ 1,250.00 | $ 1,500.00 | $ 6,250.00 | $ 18,750.00 | $ 25,000.00 | $ 30,000.00 | $ 30,000.00 | $ 25,000.00 | $ 25,000.00 | $ 31,250.00 |
| Artifacts | 1000 | $ 50.00 | $ 2,500.00 | $ 3,000.00 | $ 12,500.00 | $ 37,500.00 | $ 50,000.00 | $ 60,000.00 | $ 60,000.00 | $ 50,000.00 | $ 60,000.00 | $ 37,500.00 |
| Bus/Van | 1 | $ 680.00 | $ 34.00 | $ 40.80 | $ 170.00 | $ 510.00 | $ 680.00 | $ 816.00 | $ 816.00 | $ 680.00 | $ 816.00 | $ 850.00 |
| RV | 10 | $ 10,000.00 | $ 5,000.00 | $ 6,000.00 | $ 25,000.00 | $ 25,000.00 | $ 50,000.00 | $ 50,000.00 | $ 50,000.00 | $ 50,000.00 | $ 50,000.00 | $ 50,000.00 |
| Taxes | 12 | $ 15,000.00 | $ 9,000.00 | $ 10,800.00 | $ 45,000.00 | $ 22,500.00 | $ 45,000.00 | $ 45,000.00 | $ 45,000.00 | $ 45,000.00 | $ 45,000.00 | $ 45,000.00 |
| Insurance | 12 | $ 6,000.00 | $ 3,600.00 | $ 4,320.00 | $ 18,000.00 | $ 18,000.00 | $ 36,000.00 | $ 86,400.00 | $ 86,400.00 | $ 72,000.00 | $ 54,000.00 | $ 18,000.00 |
| Jeeps | 5 | $ 12,000.00 | $ 3,000.00 | $ 3,600.00 | $ 15,000.00 | $ 15,000.00 | $ 30,000.00 | $ 72,000.00 | $ 72,000.00 | $ 60,000.00 | $ 45,000.00 | $ 15,000.00 |
| Gators | 10 | $ 25,000.00 | $ 12,500.00 | $ 15,000.00 | $ 25,000.00 | $ 18,750.00 | $ 25,000.00 | $ 25,000.00 | $ 25,000.00 | $ 25,000.00 | $ 25,000.00 | $ 25,000.00 |
| Truck | 10 | $ 25,000.00 | $ 12,500.00 | $ 15,000.00 | $ 37,500.00 | $ 25,000.00 | $ 37,500.00 | $ 75,000.00 | $ 62,500.00 | $ 62,500.00 | $ 62,500.00 | $ 62,500.00 |
| Gas | 2500 | $ 5.00 | $ 625.00 | $ 750.00 | $ 3,125.00 | $ 6,250.00 | $ 6,250.00 | $ 15,000.00 | $ 15,000.00 | $ 12,500.00 | $ 15,625.00 | $ 6,250.00 |
| Tires | 30 | $ 300.00 | $ 450.00 | $ 540.00 | $ 2,250.00 | $ 4,500.00 | $ 4,500.00 | $ 6,750.00 | $ 10,800.00 | $ 9,000.00 | $ 9,000.00 | $ 4,500.00 |
| | | | $ 51,429.00 | $ 61,714.80 | $ 194,645.00 | $ 206,310.00 | $ 329,330.00 | $ 489,246.00 | $ 480,796.00 | $ 447,460.00 | $ 407,366.00 | $ 318,225.00 |
| | | 8 month season | $ 411,432.00 | $ 493,718.40 | $1,557,160.00 | $ 1,650,480.00 | $ 2,634,640.00 | $ 3,913,968.00 | $3,846,368.00 | $3,579,680.00 | $3,258,928.00 | $2,545,800.00 |
| Land | 12 | $ 7,500.00 | $ 90,000.00 | $ 90,000.00 | $ 90,000.00 | $ 135,000.00 | $ 180,000.00 | $ 180,000.00 | $ 180,000.00 | $ 225,000.00 | $ 252,000.00 | $ 288,000.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Payroll | Managers | $ 2,500.00 | 2 | $ 5,000.00 | | |
| | Engineer | $ 300.00 | 1 | $ 300.00 | | |
| | Mechanics | $ 5,000.00 | 4 | $ 20,000.00 | | |
| | Drivers | $ 1,500.00 | 4 | $ 6,000.00 | Years 1-4 | Years 5-10 |
| | Attendants | $ 1,200.00 | 5 | $ 6,000.00 | | Increased by half |
| | | | | | $ 37,300.00 | $ 55,950.00 |
| Contractors | House Keepers | $ 1,125.00 | 4 | $ 4,500.00 | | |
| | Grounds Keepers | $ 2,500.00 | 3 | $ 7,500.00 | | |

| | | | | | |
|---|---|---|---|---|---|
| Event Staff | $ 250.00 | 10 | $ 2,500.00 | | |
| DJ/Band | $ 250.00 | 6 | $ 1,500.00 | | |
| | | | | $ 16,000.00 | $ 24,000.00 |
| | # of Employees | 39 | | | |
| | | | 12 months | $ 192,000.00 | $ 288,000.00 |

| Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---|---|---|---|---|---|---|---|---|
| $ 693,432.00 | $ 775,718.40 | $1,839,160.00 | $ 1,977,480.00 | $ 3,102,640.00 | $ 4,381,968.00 | $4,314,368.00 | $4,092,680.00 | $3,798,928.00 | $3,121,800.00 |

| | | | Monthly Net | | Annual Net |
|---|---|---|---|---|---|
| Year 1 | $ 437,031.00 | | $ (21,366.75) | | $ (256,401.00) |
| Year 2 | $ 611,843.40 | | $ (13,656.25) | | $ (163,875.00) |
| Year 3 | $1,223,686.80 | | $ (51,289.43) | | $ (615,473.20) |
| Year 4 | $2,971,810.80 | | $ 82,860.90 | | $ 994,330.80 |
| Year 5 | $6,293,246.40 | | $ 265,883.87 | | $ 3,190,606.40 |
| Year 6 | $8,431,361.40 | | $ 337,449.45 | | $ 4,049,393.40 |
| Year 7 | $7,691,745.60 | | $ 281,448.13 | | $ 3,377,377.60 |
| Year 8 | $7,779,151.80 | | $ 307,205.98 | | $ 3,686,471.80 |
| Year 9 | $8,653,213.80 | | $ 404,523.82 | | $ 4,854,285.80 |
| Year 10 | $ 10,488,744.00 | | $ 613,912.00 | | $ 7,366,944.00 |