

**KEITH**wilsonco.

**MOBILE HOME PARK REAL ESTATE BROKERAGE**

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10401 Pond Meadow Drive, Oklahoma City, OK 73151

**FOR SALE**

**WANDERLUST CROSSINGS RV PARK**

**10246 N. 2430 Road**

**Weatherford, OK 73096**

**102 RV Sites | #1 RV Park in OK**

**Built 2017**

**\$4,500,000**

**6.5% Cap Rate**



The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

# WANDERLUST CROSSINGS RV PARK

## INTRODUCTION



# WANDERLUST CROSSINGS RV PARK

## INTRODUCTION

Keith Wilson Co. is pleased to present Wanderlust Crossings RV Park, a 102-site RV park located in Weatherford, Oklahoma, approximately 50 miles west of Oklahoma City within the I-40 corridor.

The property spans 20.06 acres and was constructed in 2017 as a purpose-built RV park featuring concrete pads, full utility hookups, and a well-designed layout with both pull-through and back-in sites. The asset includes 53 pull-through sites (most measuring 100' x 16') and 49 back-in sites ranging from 50' to 60' in length, supported by wide spacing and landscaped green areas throughout.

Wanderlust Crossings offers a comprehensive amenity package including multiple water features, dog parks, playground, basketball court, and six on-site buildings, including a check-in building, banquet hall, shower/laundry facilities, maintenance building, storage and residential-use structures.

The park experienced a temporary disruption in access from November 2022 through November 2024 due to the closure of the primary I-40 bridge serving the property. With the completion of the new General Thomas P. Stafford Bridge, full access has been restored, positioning the park for improved occupancy and revenue growth.

The current revenue mix is weighted toward monthly tenants (75%), with additional upside through continued lease-up and operational optimization. Existing infrastructure, including full hookups, concrete pads, and utility capacity, supports immediate scalability.

Weatherford is home to Southwestern Oklahoma State University (approximately 4,500 students) and benefits from its location along both Interstate 40 and historic Route 66, providing consistent transient and regional demand drivers.

Wanderlust Crossings RV Park offers a well-built, amenity-rich asset with operational upside driven by improved access, stabilized occupancy potential and a diversified revenue profile.

# WANDERLUST CROSSINGS RV PARK

## GENERAL INFORMATION

**Address** 10246 N. 2430 Road  
Weatherford, OK 73096

**Location** Located 50 miles west of Oklahoma City along I-40, the park offers direct access to the state’s largest metro (pop. 1.45M). Weatherford (pop. 12,076) sits at the intersection of I-40 and Route 66 and is home to Southwestern Oklahoma State University (4,500 students). The property is positioned on the east side of the city, closest to OKC, just behind established commercial frontage along I-40.

**No. of sites** 102

**Land Area** 20.06 acres

**Streets** Asphalt – gravel base layer underneath

**Site Info**

- Full hookups with water, sewer, and 30/50/110 amp electric
- Each site includes a fire pit and picnic table
- All pad sites are concrete
- One row (5 sites) equipped with 50/110 amp service
- 53 pull-through sites: most are 100' x 16' concrete pads (end sites shorter)
- 49 back-in sites: 50–60' x 16' concrete pads
- Large grassy areas between sites
- 6,000 yards of concrete used to construct the park

**Occupancy** 54% average occupancy in 2025. From November 2022 to November 2024, the primary I-40 bridge providing access to the park was closed for construction of the new General Thomas P. Stafford Bridge. This significantly impacted occupancy, as the nearest access points required detours of approximately 4 miles west or 7 miles east.

**Rents**

Nightly

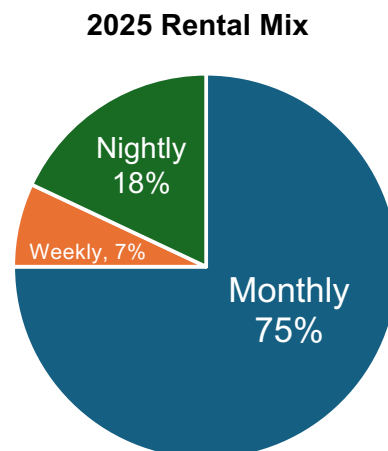
- \$46.72 – Back-In
- \$51.98 – Pull-Through

Weekly

- \$253.58 – Back-In
- \$290.32 – Pull-Through

Monthly

- \$593.25 – 30 Amp
- \$698.25 – 50 Amp



# WANDERLUST CROSSINGS RV PARK

## GENERAL INFORMATION

<b>Signage</b>	3 Interstate 40 (I-40) exit signs and a 40' high park sign
<b>Electric</b>	<ul style="list-style-type: none"><li>• AEP/PSO electric – 4 transformers</li><li>• 26 kW Generac generator supporting lift station, maintenance building, and private lean-to site</li></ul>
<b>Water</b>	<ul style="list-style-type: none"><li>• City of Weatherford – water service (public)</li><li>• 10" main line serving buildings and sites</li></ul>
<b>Sewer</b>	<ul style="list-style-type: none"><li>• City of Weatherford – sewer (public)</li><li>• Park-owned manholes and lift station</li></ul>
<b>Gas</b>	<ul style="list-style-type: none"><li>• Summit Utilities – natural gas (3 meters)</li><li>• Miller Brothers owned 1,000-gallon propane tank for RV fill up. The park and employees have license to fill.</li></ul>
<b>Telecom</b>	Dobson – fiber internet and phone
<b>Irrigation/Water</b>	<ul style="list-style-type: none"><li>• Private water well for landscaping (5 HP variable pump)</li><li>• 36,000' of 1" PVC</li><li>• 8,000' of 2" PVC</li><li>• 1,000+ Rain Bird heads</li><li>• (2) 2" rear fill valves</li><li>• No OK DEQ testing required (landscape use only)</li></ul>
<b>Safety</b>	(8) park-owned fire hydrants (6) OSHA-approved shelters: <ul style="list-style-type: none"><li>• (5) Rated for 32 persons</li><li>• (1) rated for 18 persons (privately located at rear of park)</li></ul>
<b>Amenities</b>	<ul style="list-style-type: none"><li>• Private water well for landscaping (5 HP variable pump)</li><li>• (2) 20' x 30' koi ponds with (8) waterfalls and connecting river</li><li>• (6) pondless waterfalls throughout the park</li><li>• (2) large dog runs and (1) small dog run</li><li>• Playground with Rainbow Play System and sandbox</li><li>• Basketball court</li></ul>
<b>Buildings</b>	There are (6) buildings on site, (3) with full Acme brick exteriors: <ol style="list-style-type: none"><li>1. Check-In Building: 44' x 64' x 16' steel I-beam, full Acme brick</li><li>2. Banquet Hall: 30' x 70' x 16' steel I-beam, full Acme brick</li><li>3. Shower/Laundry House: 40' x 36' x 14' steel I-beam, full Acme brick</li><li>4. Maintenance Building: 40' x 60' x 16' steel I-beam, sheet metal exterior with Acme brick base</li><li>5. Storage Building: 30' x 60' x 12' steel I-beam, sheet metal exterior</li><li>6. Private Site: 25' x 60' two-sided carport/lean-to with small apartment (potential use for manager or maintenance employee)</li></ol>

# WANDERLUST CROSSINGS RV PARK

## SALES INFORMATION

Sales Price.....\$4,500,000

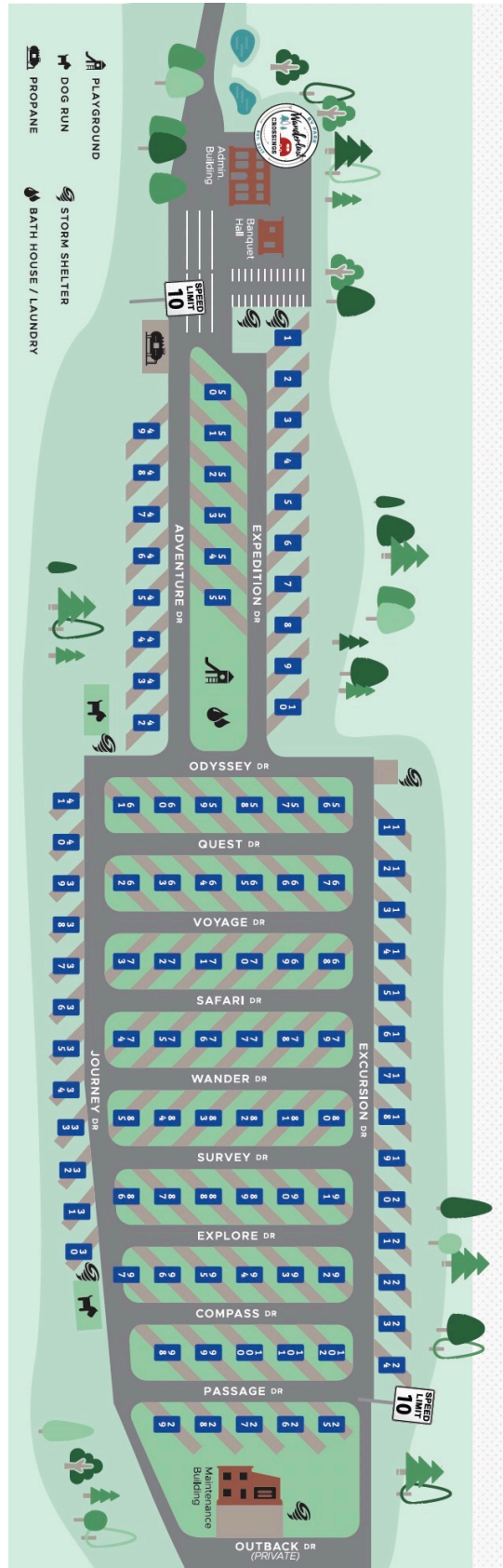
Price/Site.....\$48,000/total  
12,400/park

Cap Rate.....6.5%



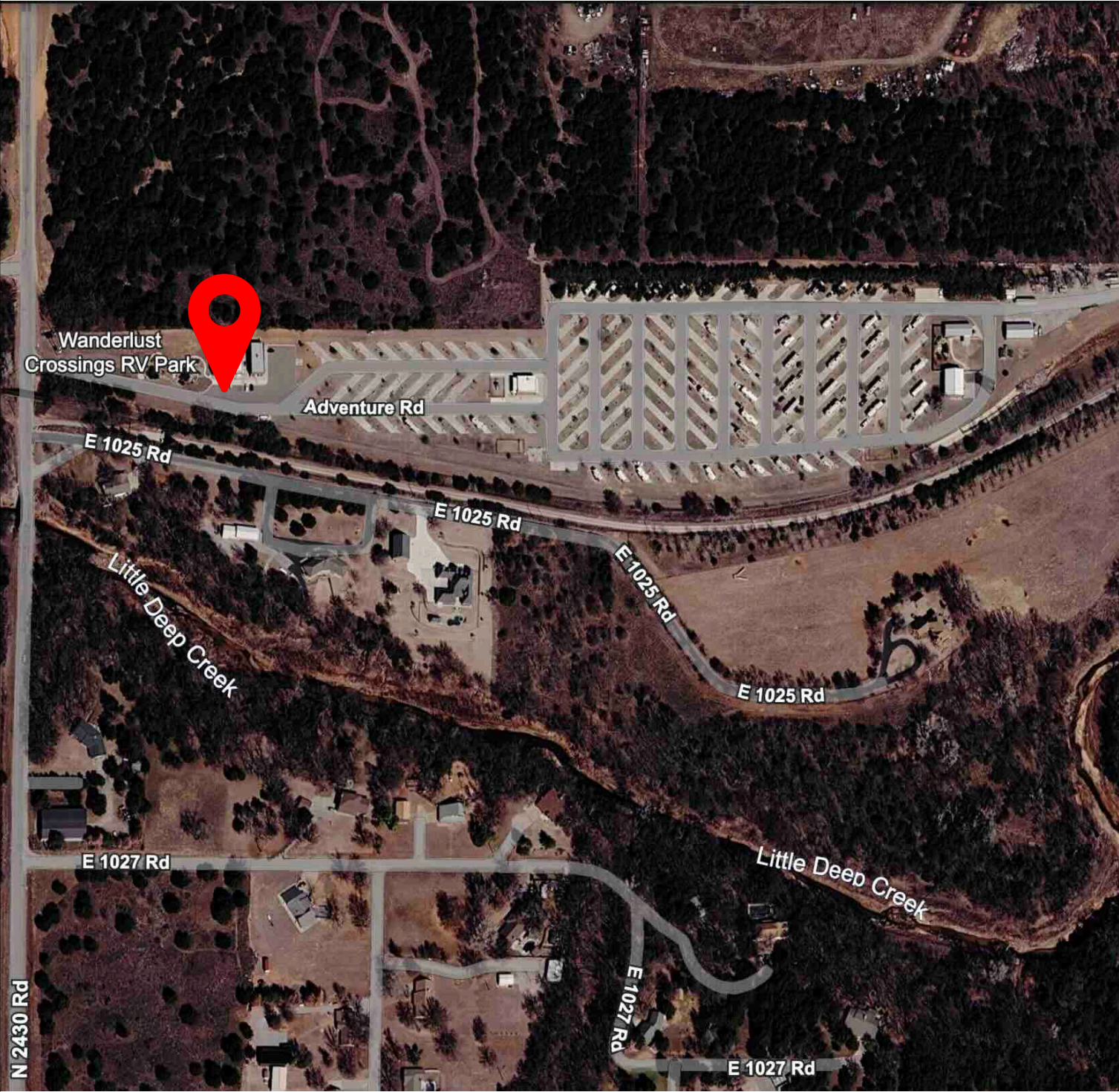
# WANDERLUST CROSSINGS RV PARK

## SITE PLAN



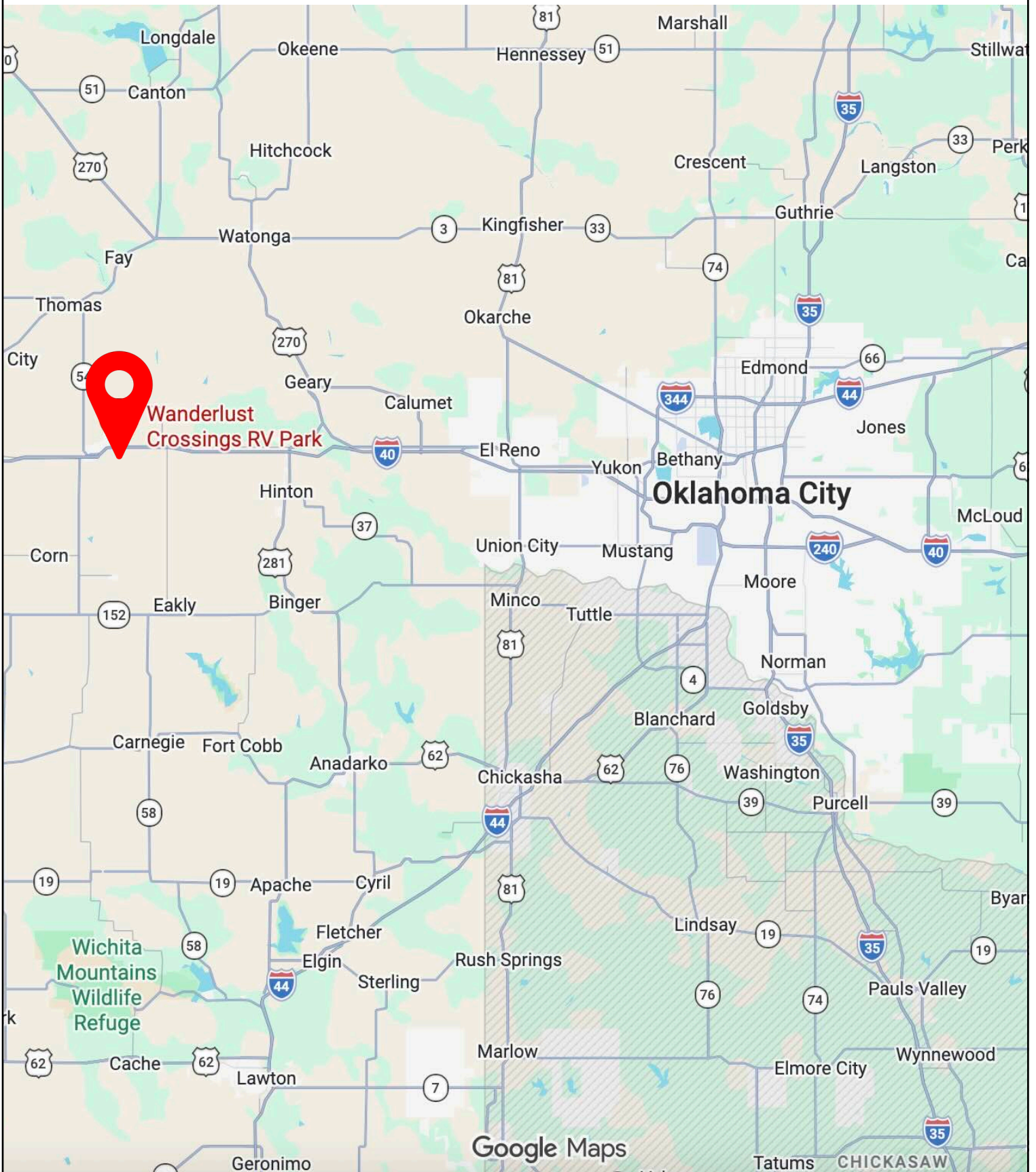
# WANDERLUST CROSSINGS RV PARK

AERIAL



# WANDERLUST CROSSINGS RV PARK

## MAP



# WANDERLUST CROSSINGS RV PARK

## MAP





## CHECK-IN BUILDING

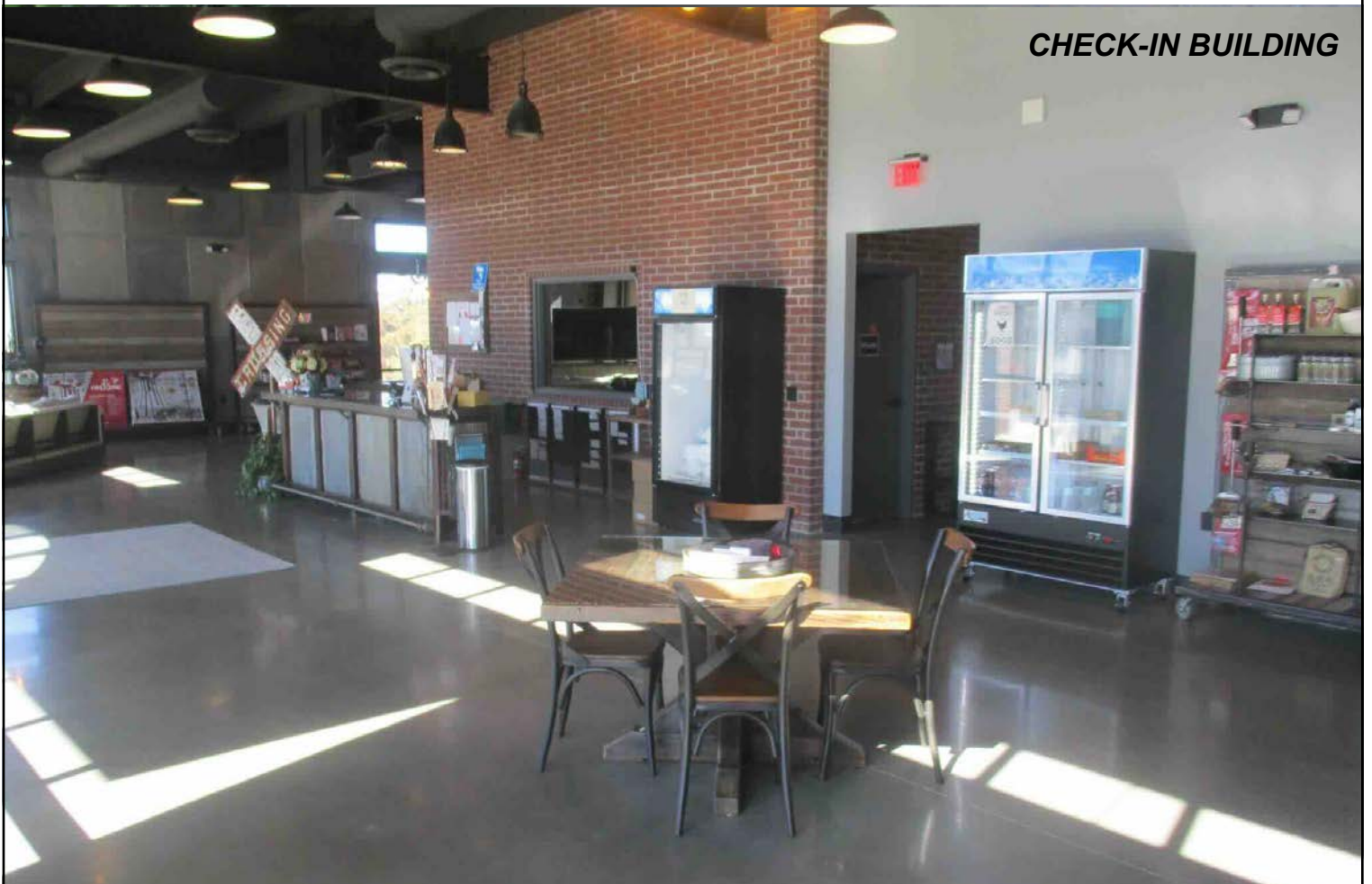
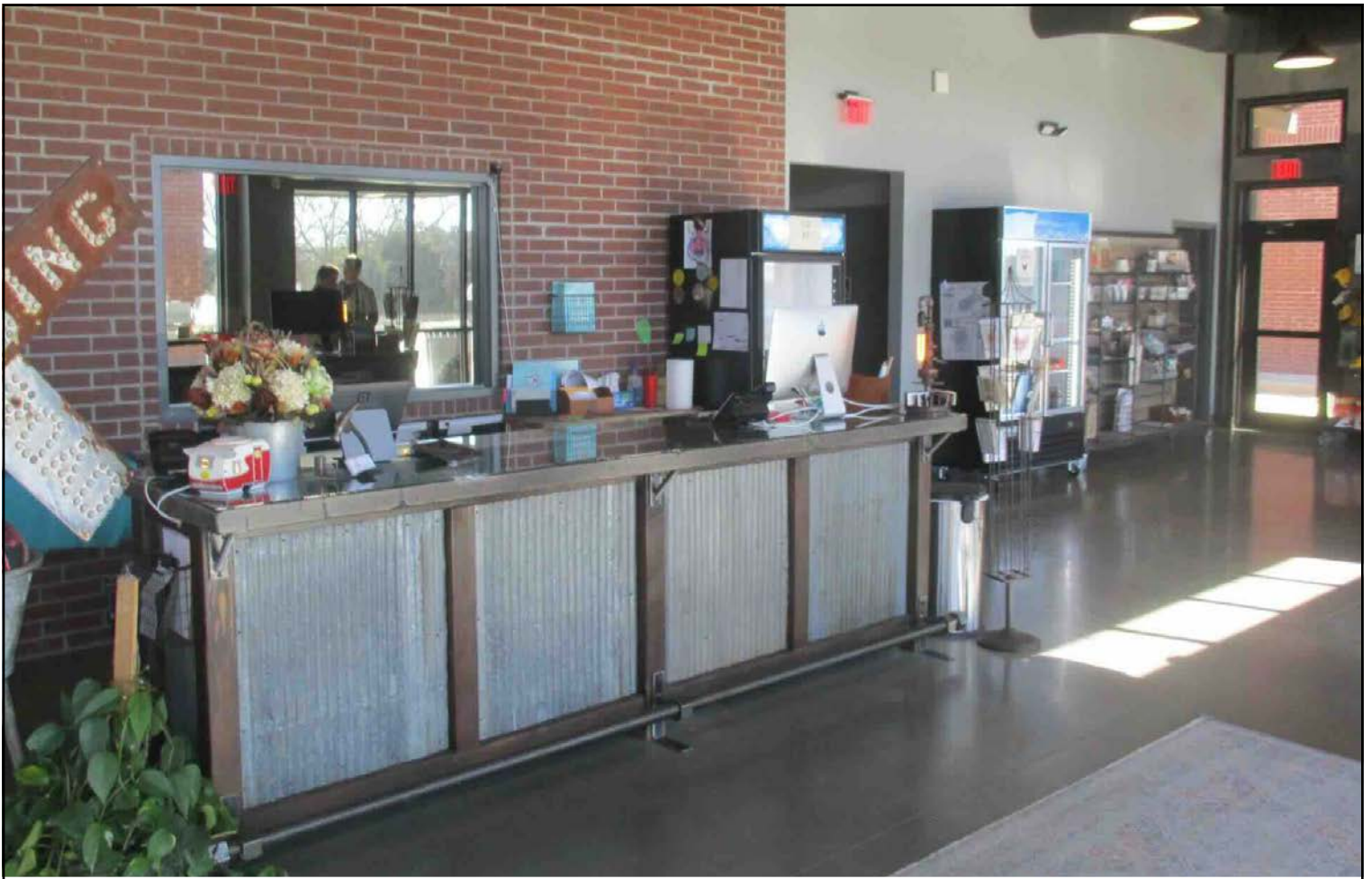
44' x 64' x 16' steel I-beam construction

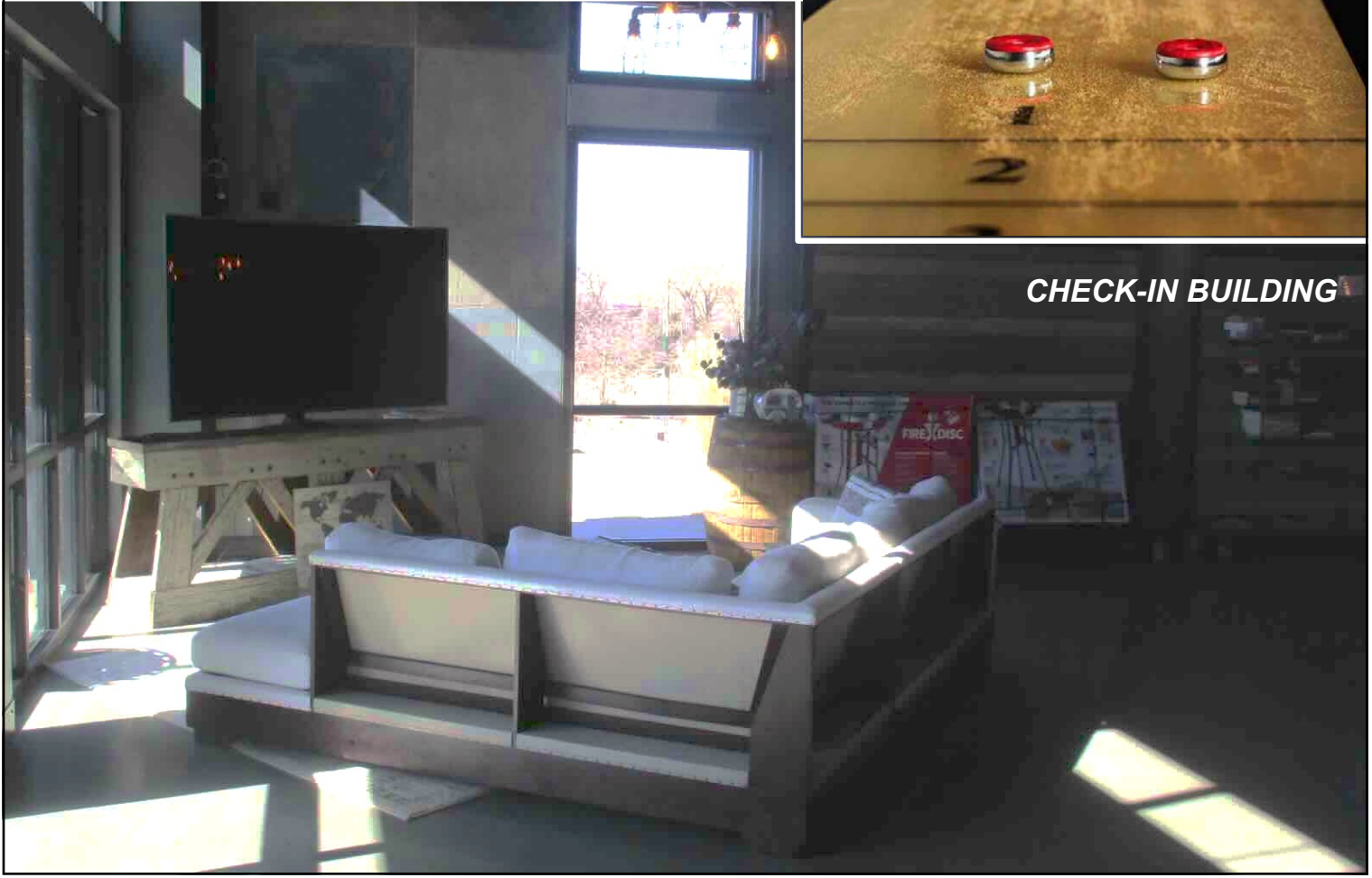
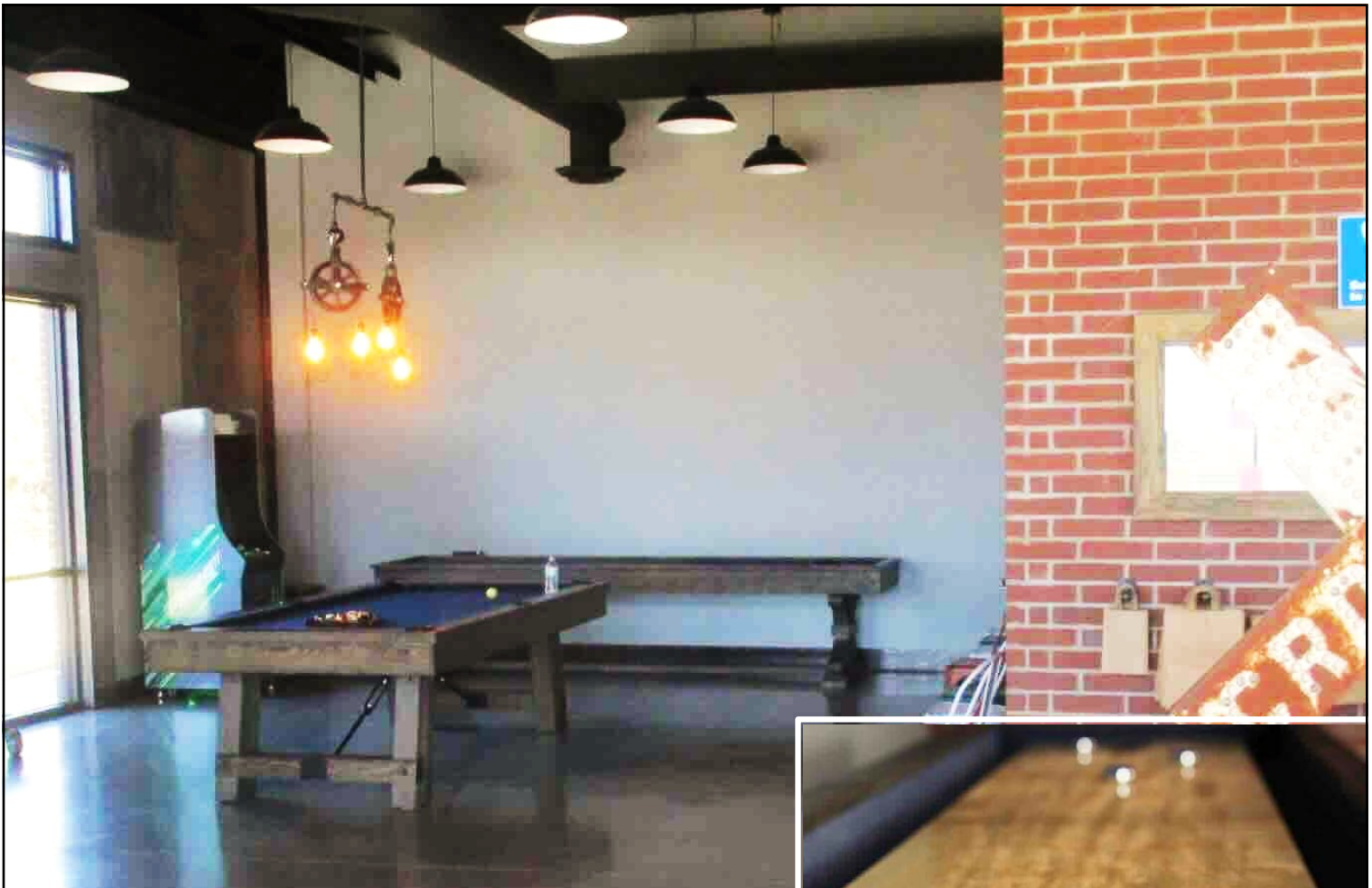
### EXTERIOR

- Full Acme brick exterior

### INTERIOR

- Polished concrete floors
- 125" custom check-in desk
- (2) Apple computers
- (1) Square POS system
- (4) custom merchandise displays
- Couch
- 75" Samsung TV with railroad TV stand
- Mayhem multigame coin-operated arcade
- Shuffleboard
- Pool table
- Solid wood domino table with (4) chairs
- 48" Avantco double glass door commercial refrigerator
- 30" True upright freezer w/ glass door.  
(ice storage)





**CHECK-IN BUILDING**



## **BANQUET HALL**

30' x 70' x 16' steel I-beam building

### **EXTERIOR**

- Full Acme brick

### **INTERIOR**

#### **Full Kitchen**

- Whirlpool glass-top stove
- Microwave
- Refrigerator
- (2) 6' stainless steel tables
- (2) 30" stainless steel tables
- 72" commercial double sink
- BrewStation 100-cup coffee maker
- Bunn tea maker

### **Maintenance Room**

- Mop sink
- Navien tankless hot water system
- Vacuflo central vacuum
- (1) 4-ton AC / gas heat

### **Furnishings**

- (10) 9' folding solid wood tables
- (100) chairs (metal/wood)
- Ice bin with water filler
- Wall-mounted TV

### **Restrooms**

- Men's and women's restrooms

**WANDERLUST CROSSINGS RV PARK**  
**BANQUET HALL FULL KITCHEN**





## SHOWERS & LAUNDRY

40' x 36' x 14' steel I-beam building

### EXTERIOR

- Full Acme brick

### INTERIOR

- Polished concrete floors
- Sheetrock

### Women's Restrooms

- (2) solid surface showers
- (2) solid surface sink vanities
- (2) toilet stalls

### Men's Restrooms

- (2) solid surface showers
- (2) solid surface sink vanities
- (1) toilet stall
- (1) urinal stall

### ADA-Compliant

- (1) ADA solid surface shower
- (1) solid surface vanity
- (1) toilet

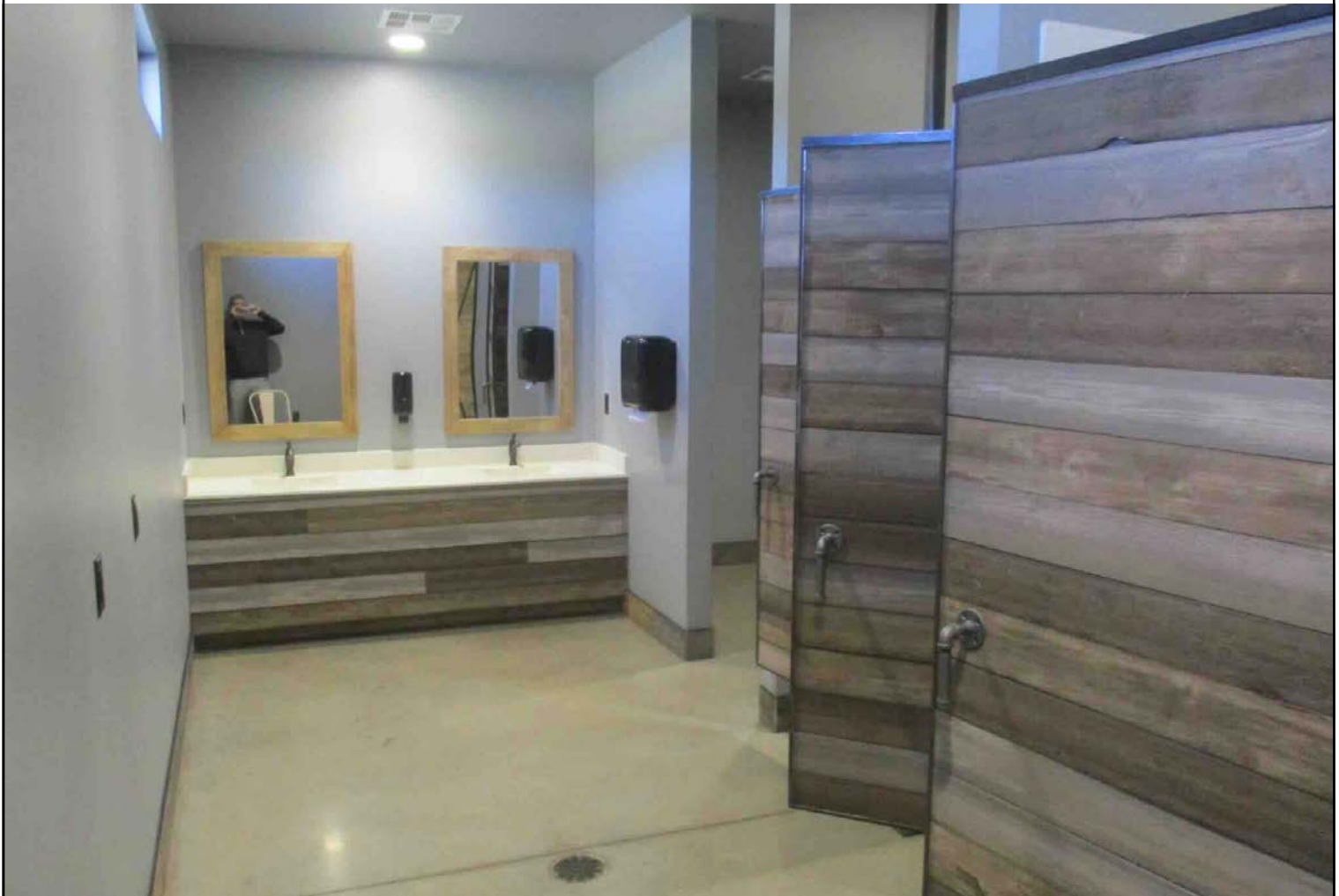
### Laundry

- (4) Maytag washers
- (4) Maytag dryers
- (2) coin-operated detergent units
- (1) bill-to-quarter exchanger

### Maintenance

- Mop sink
- (2) Navien tankless hot water systems
- Vacuflo central vacuum
- 40-gal pressure tank for water well
- (1) 4-ton AC / gas heat (dual zone)
- Evolution dog wash station

**SHOWERS & LAUNDRY**





## MAINTENANCE BUILDING

40' x 60' x 16' steel I-beam building

### EXTERIOR

- Sheet metal exterior with full Acme brick
- Fully insulated
- Infrared gas tube heat
- (2) 12' x 14' insulated overhead doors with electric openers

### INTERIOR

- 6' x 6' bathroom
- Washer and dryer hookup
- Fully wired with (3) 50-amp plugs

**MAINTENANCE BUILDING**





## **STORAGE BUILDING**

30' x 60' x 12' steel I-beam building

### **EXTERIOR**

- Sheet metal

### **INTERIOR**

- Fully wired
- Currently used for storage only



## PRIVATE-SITE

25' x 60' two-sided carport / lean-to

### Features

- Full hookup for RV and small apartment
- 16' x 20' koi pond with (3) waterfalls
- Fenced yard
- Private 18-person storm shelter

# **WANDERLUST CROSSINGS RV PARK**

## **ADDITIONAL ASSETS**

- (2) Hustler FasTrak SDX riding lawnmowers
- (2) self-propelled Honda bag mowers
- (1) 2013 Yamaha golf cart (red)
- Turfco T3100 applicator (sprayer and spreader)
- (16) mailbox cluster units
- (8) Dogi Pot stations
- (11) 96-gallon trash dumpsters
- (13) internet/light poles
- Blue 4-door Polaris Ranger NorthStar (VIN #4XARVU99XH7741171)

# WANDERLUST CROSSINGS RV PARK

## 2017-2025 FINANCIALS

	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	\$ 42,037.41	\$ 34,485.02	\$ 26,724.94	\$ 49,593.67	\$ 51,619.99	\$ 35,827.28	\$ 19,899.92	\$ 40,304.10	
February	\$ 43,467.32	\$ 42,268.21	\$ 26,259.94	\$ 43,954.48	\$ 54,018.68	\$ 39,005.14	\$ 17,349.06	\$ 52,296.36	
March	\$ 44,664.50	\$ 47,806.39	\$ 32,052.68	\$ 64,572.77	\$ 67,789.71	\$ 47,586.86	\$ 29,632.86	\$ 43,359.88	
April	\$ 1,754.00	\$ 46,579.12	\$ 28,693.35	\$ 71,692.21	\$ 63,364.27	\$ 49,688.43	\$ 38,034.48	\$ 67,653.60	
May	\$ 8,158.75	\$ 46,741.69	\$ 48,538.45	\$ 33,694.25	\$ 70,341.07	\$ 69,228.77	\$ 47,749.26	\$ 30,918.44	
June	\$ 35,756.41	\$ 41,599.91	\$ 53,591.77	\$ 36,567.25	\$ 69,964.51	\$ 58,520.03	\$ 38,007.95	\$ 32,304.14	
July	\$ 43,813.24	\$ 44,517.85	\$ 50,645.11	\$ 37,362.50	\$ 63,433.11	\$ 48,495.27	\$ 30,616.84	\$ 29,654.59	
August	\$ 48,520.62	\$ 45,184.54	\$ 32,736.80	\$ 45,079.85	\$ 69,281.01	\$ 45,066.10	\$ 31,210.68	\$ 39,487.01	
September	\$ 43,143.78	\$ 45,548.90	\$ 42,381.22	\$ 57,306.10	\$ 72,897.98	\$ 57,678.43	\$ 37,126.10	\$ 48,541.91	
October	\$ 46,772.47	\$ 63,112.02	\$ 44,436.14	\$ 76,224.80	\$ 83,499.09	\$ 78,188.97	\$ 46,520.43	\$ 59,597.73	
November	\$ 39,543.58	\$ 46,992.84	\$ 35,288.47	\$ 55,783.34	\$ 65,159.77	\$ 34,957.95	\$ 24,539.65	\$ 42,439.52	
December	\$ 40,376.47	\$ 44,711.20	\$ 26,261.86	\$ 39,333.99	\$ 51,996.72	\$ 22,696.14	\$ 19,003.51	\$ 30,719.12	
	\$ 307,839.32	\$ 555,157.30	\$ 514,773.58	\$ 495,082.99	\$ 776,386.39	\$ 651,624.31	\$ 446,882.13	\$ 418,578.78	\$ 620,706.44
	9	12	12	12	12	12	12	12	12
Avg Mo.	\$ 34,204.37	\$ 46,263.11	\$ 42,897.80	\$ 41,256.92	\$ 64,698.87	\$ 54,302.03	\$ 37,240.18	\$ 34,881.57	\$ 51,725.54

Grey is Airport Road bridge

# WANDERLUST CROSSINGS RV PARK

## 2024 PROFIT & LOSS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Full Year
<b>Income</b>													
Sales (Taxable)	\$ 13,274.05	\$ 14,170.43	\$ 22,576.37	\$ 29,773.91	\$ 25,706.41	\$ 26,295.31	\$ 24,039.23	\$ 35,622.02	\$ 41,865.56	\$ 53,287.47	\$ 53,287.47	\$ 25,486.64	\$ 365,384.87
Sales (Non-taxable)	\$ 5,190.87	\$ 2,965.63	\$ 5,249.19	\$ 6,424.99	\$ 4,529.53	\$ 4,713.58	\$ 4,232.86	\$ 2,926.09	\$ 4,669.35	\$ 4,320.01	\$ 4,320.01	\$ 3,835.48	\$ 53,376.59
Cost of Propane	\$ (1,607.58)	\$	\$ (1,314.50)	\$ (1,488.50)	\$	\$	\$	\$	\$	\$ (1,378.17)	\$	\$ (2,835.25)	\$ (8,624.00)
Sales (Laundry)	\$ 598.00	\$ 201.00	\$ 242.25	\$ 640.00	\$ 476.50	\$ 605.25	\$ 582.00	\$ 543.75	\$ 1,117.50	\$ 1,145.00	\$ 1,145.00	\$ 532.50	\$ 7,908.75
Sales (Dog Wash)	\$ 886.50	\$ 635.00	\$ 736.50	\$ 893.00	\$ 871.00	\$ 1,240.00	\$ 820.50	\$ 587.75	\$ 973.50	\$ 857.00	\$ 857.00	\$ 879.50	\$ 10,237.25
Sales (Cash)	\$ 2,570.50	\$ 1,907.00	\$ 4,474.55	\$ 5,192.58	\$ 3,095.00	\$ 3,760.00	\$ 3,760.00	\$ 2,430.00	\$ 3,760.00	\$ 3,123.25	\$ 3,123.25	\$ 1,865.00	\$ 39,061.13
Uncategorized Income	\$	\$	\$	\$	\$	\$ 133.45	\$ 51.00	\$	\$	\$	\$	\$	\$ 184.45
Refund/Cancellations	\$ (92.04)	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (12.42)	\$ (164.51)	\$ (103.65)	\$ (200.00)	\$ (276.43)	\$ (100.00)	\$ (345.05)	\$ (447.07)	\$ (1,941.17)
<b>Gross Income</b>	<b>\$ 20,820.30</b>	<b>\$ 19,779.06</b>	<b>\$ 31,963.36</b>	<b>\$ 41,435.98</b>	<b>\$ 34,666.02</b>	<b>\$ 36,953.08</b>	<b>\$ 33,361.94</b>	<b>\$ 41,909.61</b>	<b>\$ 52,109.48</b>	<b>\$ 61,254.56</b>	<b>\$ 62,387.68</b>	<b>\$ 29,316.80</b>	<b>\$ 465,487.87</b>
<b>Expenses</b>													
Advertising & Marketing	\$ 90.00	\$ 669.00	\$ 704.00	\$ 753.89	\$ 669.00	\$ 3,111.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 11,734.07
Auto Fuel	\$	\$	\$	\$ 22.88	\$ 41.13	\$ 201.78	\$ 155.83	\$ 212.16	\$ 129.36	\$ 76.85	\$ 117.17	\$ 66.63	\$ 1,064.49
Credit Card	\$	\$	\$	\$	\$	\$ 524.00	\$	\$	\$	\$	\$	\$	\$ 524.00
Garbage	\$ 798.95	\$ 274.05	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 6,426.00
Insurance	\$ 1,257.15	\$ 2,544.30	\$ 2,421.00	\$ 1,237.15	\$	\$ 16,877.00	\$	\$	\$	\$	\$	\$	\$ 24,336.60
Legal & Professional Services	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Office Supplies & Software	\$ 69.00	\$ 69.00	\$ 457.00	\$ 69.00	\$ 69.00	\$ 81.00	\$ 81.00	\$ 92.00	\$ 262.35	\$ 601.73	\$ 86.00	\$ 232.00	\$ 2,169.08
Repairs & Maintenance	\$ 251.00	\$ 189.90	\$ 1,390.38	\$ 597.39	\$ 1,112.81	\$ 1,836.95	\$ 217.35	\$ 943.93	\$ 217.35	\$ 943.93	\$ 225.15	\$ 870.00	\$ 7,604.86
Salaries & Wages	\$ 5,014.38	\$ 5,161.24	\$ 5,223.09	\$ 5,316.45	\$ 8,289.29	\$ 6,294.39	\$ 6,648.45	\$ 6,648.45	\$ 7,726.63	\$ 5,551.74	\$ 9,991.76	\$ 6,259.77	\$ 78,123.69
Supplies	\$	\$	\$	\$ 151.35	\$ 597.85	\$ 1,450.91	\$ 1,067.51	\$ 953.03	\$ 219.56	\$	\$ 1,322.78	\$ 391.09	\$ 7,349.57
Taxes & Licenses	\$ 286.30	\$	\$	\$	\$ 30.67	\$	\$	\$ 255.00	\$ 30.00	\$	\$	\$	\$ 601.97
941 Tax	\$	\$ 4,532.88	\$	\$ 2,147.41	\$ 3,830.04	\$	\$	\$ 383.00	\$	\$ 4,799.84	\$	\$ 6,193.33	\$ 21,896.50
OESC Tax	\$	\$ 29.12	\$	\$ 59.57	\$	\$	\$	\$ 76.64	\$	\$	\$ 67.84	\$	\$ 233.17
Property Tax	\$	\$	\$	\$ 8,478.00	\$	\$	\$	\$	\$	\$	\$ 9,007.50	\$	\$ 17,485.50
Sales Tax	\$	\$ 2,030.04	\$	\$	\$ 2,955.15	\$	\$	\$ 1,486.02	\$ 2,854.50	\$	\$	\$ 7,897.94	\$ 17,223.65
WTH Tax	\$	\$ 361.00	\$	\$	\$ 436.94	\$	\$	\$ 508.00	\$ 55.59	\$	\$ 592.00	\$ 55.59	\$ 2,009.02
<b>Total for Taxes &amp; Licenses</b>	<b>\$ -</b>	<b>\$ 2,420.16</b>	<b>\$ -</b>	<b>\$ 8,478.00</b>	<b>\$ 3,451.56</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,994.02</b>	<b>\$ 2,986.73</b>	<b>\$ -</b>	<b>\$ 9,667.34</b>	<b>\$ 7,953.53</b>	<b>\$ 36,951.34</b>
<b>Utilities</b>													
Electric	\$ 3,487.43	\$ 3,057.15	\$ 2,451.54	\$ 2,109.08	\$ 2,943.27	\$ 3,024.26	\$ 5,361.94	\$ 7,853.56	\$ 6,572.56	\$ 9,805.15	\$ 7,787.03	\$ 4,689.24	\$ 59,142.21
Gas	\$ 562.28	\$ 829.83	\$ 597.28	\$ 487.99	\$ 192.17	\$ 191.76	\$ 175.25	\$ 162.78	\$ 161.65	\$ 178.65	\$ 241.64	\$ 319.90	\$ 4,101.18
Phone & Internet	\$ 1,593.65	\$ 1,720.64	\$ 1,763.80	\$ 2,288.79	\$ 2,122.58	\$ 1,613.14	\$ 1,573.58	\$ 1,289.90	\$ 1,824.89	\$ 1,617.70	\$ 1,601.95	\$ 1,530.57	\$ 19,541.19
Water	\$ 210.65	\$ 85.35	\$ 77.80	\$ 47.20	\$ 66.35	\$ 146.45	\$ 135.70	\$ 270.70	\$ 178.85	\$ 195.15	\$ 195.15	\$ 322.00	\$ 1,950.15
<b>Total for Utilities</b>	<b>\$ 5,854.01</b>	<b>\$ 5,692.97</b>	<b>\$ 4,890.22</b>	<b>\$ 3,933.06</b>	<b>\$ 5,343.37</b>	<b>\$ 4,975.61</b>	<b>\$ 7,246.47</b>	<b>\$ 9,576.94</b>	<b>\$ 8,737.95</b>	<b>\$ 11,796.65</b>	<b>\$ 9,825.77</b>	<b>\$ 6,861.71</b>	<b>\$ 84,734.73</b>
<b>Total for Expenses</b>	<b>\$ 13,332.49</b>	<b>\$ 17,020.62</b>	<b>\$ 15,795.42</b>	<b>\$ 21,529.92</b>	<b>\$ 21,123.22</b>	<b>\$ 33,749.82</b>	<b>\$ 18,297.04</b>	<b>\$ 20,813.70</b>	<b>\$ 22,158.50</b>	<b>\$ 19,271.79</b>	<b>\$ 32,389.93</b>	<b>\$ 25,536.38</b>	<b>\$ 261,018.43</b>
<b>Net Income</b>	<b>\$ 7,487.81</b>	<b>\$ 2,758.44</b>	<b>\$ 16,067.94</b>	<b>\$ 19,906.46</b>	<b>\$ 13,542.80</b>	<b>\$ 2,833.26</b>	<b>\$ 15,064.90</b>	<b>\$ 21,095.91</b>	<b>\$ 29,950.98</b>	<b>\$ 41,982.77</b>	<b>\$ 29,997.75</b>	<b>\$ 3,780.42</b>	<b>\$ 204,469.44</b>

# WANDERLUST CROSSINGS RV PARK

## 2025 PROFIT & LOSS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Full Year	
<b>Income</b>														
Sales (Taxable)	\$ 32,062.50	\$ 45,444.83	\$ 45,444.83	\$ 33,872.06	\$ 59,602.07	\$ 65,753.19	\$ 53,154.53	\$ 39,197.49	\$ 42,344.28	\$ 47,898.82	\$ 55,345.00	\$ 42,975.95	\$ 29,310.45	\$ 546,961.17
Sales (Non-taxable Propane)	\$ 5,389.60	\$ 2,543.28	\$ 4,924.07	\$ 1,874.78	\$ 1,904.64	\$ 827.80	\$ 966.63	\$ 1,110.19	\$ 1,536.21	\$ 1,149.89	\$ 2,680.30	\$ 2,680.30	\$ 2,879.63	\$ 27,787.02
Cost of Propane	\$ (1,465.51)	\$ (1,326.86)	\$ (3,175.68)	\$ (3,175.68)	\$ (1,237.18)	\$ (1,237.18)	\$ (1,371.37)	\$ (1,371.37)	\$ (1,371.37)	\$ (1,371.37)	\$ (1,197.04)	\$ (1,197.04)	\$ (1,747.04)	\$ (11,510.68)
Sales (Laundry)	\$ 343.25	\$ 889.25	\$ 1,098.50	\$ 1,115.25	\$ 1,143.00	\$ 1,597.50	\$ 566.00	\$ 947.75	\$ 576.25	\$ 1,334.75	\$ 648.50	\$ 624.00	\$ 624.00	\$ 10,894.00
Sales (Dog Wash)	\$ 643.75	\$ 979.00	\$ 1,035.25	\$ 671.50	\$ 1,011.25	\$ 1,122.75	\$ 928.50	\$ 571.00	\$ 651.00	\$ 1,401.50	\$ 767.00	\$ 1,341.75	\$ 1,341.75	\$ 11,124.25
Sales (Cash)	\$ 1,865.00	\$ 2,430.00	\$ 2,430.00	\$ 4,390.00	\$ 1,200.00	\$ 1,765.00	\$ 1,200.00	\$ 2,530.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,865.00	\$ 1,865.00	\$ 23,940.00
Uncategorized Income	\$ (30.00)	\$ (48.00)	\$ (185.93)	\$ (16.00)	\$ (146.00)	\$ (45.39)	\$ (15.00)	\$ (489.29)	\$ (15.00)	\$ (489.29)	\$ (489.29)	\$ (489.29)	\$ (489.29)	\$ (489.29)
Refund/Cancellations	\$ 38,818.59	\$ 50,921.50	\$ 39,998.27	\$ 67,637.60	\$ 69,628.90	\$ 58,467.58	\$ 43,302.52	\$ 46,116.85	\$ 51,862.28	\$ 60,431.14	\$ 47,739.71	\$ 34,273.79	\$ 34,273.79	\$ 609,196.73
<b>Gross Income</b>														
<b>Expenses</b>														
Advertising & Marketing	\$ 715.55	\$ 715.55	\$ 750.55	\$ 800.54	\$ 715.55	\$ 715.55	\$ 715.55	\$ 2,563.55	\$ 715.55	\$ 715.55	\$ 90.00	\$ 90.00	\$ 2,026.50	\$ 10,614.44
Auto Fuel	\$ 31.13	\$ 98.37	\$ 25.87	\$ 273.18	\$ 199.15	\$ 224.54	\$ 189.51	\$ 280.37	\$ 220.55	\$ 87.74	\$ 87.74	\$ 62.78	\$ 1,674.19	\$ 1,674.19
Credit Card	\$ 535.50	\$ 535.50	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 1,062.80	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 6,596.50
Garbage	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 228.10	\$ 2,817.20
Insurance	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 690.73	\$ 8,288.76
Legal & Professional Services	\$ 258.14	\$ 175.52	\$ 613.99	\$ 295.11	\$ 220.00	\$ 1,021.70	\$ 102.00	\$ 102.00	\$ 242.25	\$ 397.70	\$ 139.40	\$ 139.40	\$ 139.40	\$ 3,707.21
Office Supplies & Software	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 95.21	\$ 1,142.56
Repairs & Maintenance	\$ 5,344.76	\$ 5,416.67	\$ 5,360.09	\$ 5,411.27	\$ 9,504.08	\$ 7,522.04	\$ 7,257.13	\$ 7,462.81	\$ 6,836.53	\$ 10,640.76	\$ 6,582.21	\$ 6,179.03	\$ 83,517.18	\$ 971,195.00
Salaries & Wages	\$ 1,551.36	\$ 224.50	\$ 224.50	\$ 2,756.16	\$ 300.00	\$ 381.89	\$ 1,176.56	\$ 381.89	\$ 445.07	\$ 20.00	\$ 20.00	\$ 848.39	\$ 848.39	\$ 8,486.72
Supplies	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 541.68
Taxes & Licenses	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 14,163.96
941 Tax	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 4,464.00
OESC Tax	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 45.14	\$ 541.68
Property Tax	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 1,180.33	\$ 14,163.96
Sales Tax	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 372.00	\$ 4,464.00
WTH Tax	\$ 1,597.47	\$ 5,029.53	\$ 5,029.53	\$ 13,482.97	\$ 9,585.34	\$ 7,507.89	\$ 4,974.14	\$ 160.15	\$ 160.15	\$ -	\$ 7,507.89	\$ 12,451.63	\$ -	\$ 62,306.72
<b>Total for Taxes &amp; Licenses</b>														
Utilities	\$ 4,670.92	\$ 5,278.75	\$ 6,278.75	\$ 5,612.52	\$ 4,875.21	\$ 5,771.10	\$ 9,002.00	\$ 10,924.10	\$ 9,526.95	\$ 8,806.76	\$ 9,068.70	\$ 4,916.70	\$ 84,732.49	\$ 84,732.49
Electric	\$ 621.93	\$ 783.41	\$ 823.60	\$ 635.68	\$ 490.21	\$ 338.62	\$ 294.91	\$ 246.19	\$ 203.51	\$ 229.44	\$ 261.41	\$ 408.78	\$ 5,337.69	\$ 5,337.69
Gas	\$ 1,626.37	\$ 1,659.89	\$ 1,719.65	\$ 1,596.19	\$ 1,581.16	\$ 1,537.62	\$ 1,684.94	\$ 1,719.80	\$ 1,577.87	\$ 1,454.91	\$ 1,562.81	\$ 1,629.21	\$ 19,350.42	\$ 19,350.42
Phone & Internet	\$ 77.60	\$ 179.50	\$ 245.70	\$ 339.75	\$ 212.30	\$ 339.75	\$ 382.50	\$ 348.30	\$ 136.75	\$ 155.25	\$ 195.80	\$ 210.65	\$ 2,823.85	\$ 2,823.85
Water	\$ 6,996.82	\$ 7,901.55	\$ 9,067.73	\$ 8,184.14	\$ 7,158.88	\$ 7,987.09	\$ 11,364.35	\$ 13,238.39	\$ 11,445.08	\$ 10,546.36	\$ 11,088.72	\$ 7,165.34	\$ 112,244.45	\$ 112,244.45
<b>Total for Utilities</b>														
<b>Total for Expenses</b>														
\$ 17,030.73	\$ 22,940.63	\$ 17,919.39	\$ 31,946.96	\$ 31,536.70	\$ 29,569.47	\$ 32,183.30	\$ 25,574.31	\$ 22,171.98	\$ 31,533.49	\$ 33,466.03	\$ 19,933.42	\$ 14,340.37	\$ 293,292.32	
<b>Net Income</b>	\$ 21,787.86	\$ 27,980.87	\$ 22,078.88	\$ 35,690.64	\$ 38,092.20	\$ 28,898.11	\$ 11,119.22	\$ 20,542.54	\$ 29,690.30	\$ 28,797.65	\$ 14,273.68	\$ 14,340.37	\$ 293,292.32	

# WANDERLUST CROSSINGS RV PARK

AERIAL VIEW



**WANDERLUST CROSSINGS RV PARK**  
ENTRANCE



# WANDERLUST CROSSINGS RV PARK

## KOI POND



# WANDERLUST CROSSINGS RV PARK

## PHOTOGRAPHY



# WANDERLUST CROSSINGS RV PARK

## PHOTOGRAPHY



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## PHOTOGRAPHY



**WANDERLUST CROSSINGS RV PARK**  
BASKETBALL COURT



**WANDERLUST CROSSINGS RV PARK**  
**PET AREA**



**WANDERLUST CROSSINGS RV PARK**  
**PLAYGROUND**



# WANDERLUST CROSSINGS RV PARK

## PLAYGROUND & SHOWERS/LAUNDRY

