

Golden Pond Campground- Profit & Loss, unrealized profit, marketable assets

[2023 P&L](#)

[2024 P&L](#)

[2025 YTD P&L](#)

Notes on the P&L- All years show profit accounts whereby the owner is paying themselves for maintenance, repairs and upkeep.

Example to 2024 P&L- Overall net income \$21,860.77

Owner payments to self-

Biz contract labor- \$2222

Biz Ground work- \$3346.05

Biz Repairs- \$1434.54

Additional Profit Centers in place-

2024 lot rent per- \$1400 annual

2025 lot rent per- \$1600 annual

2026 lot rent per- \$1800 annual

2027 lot rent per- \$2000 annual

Note: We did a market assessment for comparable campgrounds, comparable services, Northern MN
Lot rent \$2500-3000

Additional Profit Centers- Next owner

Winter boat storage in existing pole building- \$6800 annual

[See design exhibit](#)

Outside storage around existing pole building- \$3750

25) rentals at \$150 for season

Dock Rental- \$2500

10) docs at \$250 annually

Revised Annual net income- \$61,176

Marketable Assets-

Convert Vineyard into 3) Sellable lots- 3) @ \$75,000 value included dock access= \$225,000

[See design exhibit](#)

Sell 7.36 acre lot with 268 waterfront footage- Value \$125,000

(Would need to grant an easement to campground for access to dock & beach)

Rent existing 3 BR home or to be used by caretaker- \$1650 monthly rentestimate

