

Maurice's Campground
 6-year forecast for repairs/maintenance
 7/5/2022, Revised 7/14/22, Revised 8/9/22

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
A - Structures						
Shower House and Bath Building 4th St						
Roof			\$6,000.00			
Windows/Doors		\$4,000.00				
Foundation						
Bathroom Annex						
Roof		\$4,000.00				
Windows/Doors			\$2,500.00			
Foundation						
Cabin 1						
Rear roof		\$1,500.00				
Windows/Doors		\$2,000.00				
Foundation						
Cabin 2						
Rear roof		\$1,500.00				
Windows/Doors		\$2,000.00				
Foundation						
Cabin 3						
Front and rear roof		\$3,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Cabin 4						
Front and rear roof		\$3,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Flooring		\$1,500.00				
Cabin 5/6 Duplex						
Front and rear roof		\$5,000.00				
Windows/Doors		\$3,000.00				
Foundation						
Cabin 7						
Windows/Doors		\$2,000.00				
Foundation						
Bathroom Building Center Street						
Front and rear roof		\$4,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Cottage 9						
Rear roof		\$2,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Cottage 10						
Rear roof		\$2,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Cottage 11						
Rear roof		\$2,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Cottage 12						
Rear roof		\$2,000.00				
Windows/Doors		\$2,000.00				
Foundation						
Office						
Rear roof		\$4,000.00				
Windows/Doors		\$4,000.00				
Foundation						
Flooring		\$2,000.00				
Storage Building - Pump House						
Windows/Doors		\$2,000.00				
Interior ceiling		\$3,000.00				
Interior exposed framing		\$3,000.00				
Flooring		\$2,000.00				
Foundation						
Store		\$25,000.00	\$25,000.00	\$10,000.00	\$10,000.00	
Trailers						
Upgrade/Replacement	\$10,000.00	\$2,000.00	\$2,500.00	\$3,000.00	\$3,500.00	
Disposal	\$20,000.00	\$4,000.00				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Total	\$40,500.00	\$38,000.00	\$8,500.00	\$13,000.00	\$3,500.00	\$0.00
30% contingency/escalation	\$52,650.00	\$49,400.00	\$11,050.00	\$16,900.00	\$4,550.00	
Grand total for Structures Year 1-6	\$134,550.00					

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
B - Utilities (4% annual increase)						
Boilers						
Replacement/Upgrade						
Commissioning/ Yearly Maintenance	\$500.00	\$520.00	\$540.80	\$562.43	\$584.93	\$608.33
Water Heaters						
Replacement/Upgrade	\$10,000.00					
Commissioning/Yearly Maintenance	\$1,000.00	\$1,040.00	\$1,081.60	\$1,124.86	\$1,169.86	\$1,216.65
Water system						
Pump replacement			\$15,000.00			
DEP licensing/testing	\$500.00	\$520.00	\$540.80	\$562.43	\$584.93	\$608.33
General yearly maintenance	\$700.00	\$728.00	\$757.12	\$787.40	\$818.90	\$851.66
Circulating pumps						
Yearly Maintenance	\$500.00	\$520.00	\$540.80	\$562.43	\$584.93	\$608.33
Replacement/Upgrade			\$10,000.00			
Electrical Systems						
Replacement/Upgrades	\$70,000.00					
Yearly Maintenance	\$1,000.00	\$1,040.00	\$1,081.60	\$1,124.86	\$1,169.86	\$1,216.65
Septic Systems						
Upgrades/Replacements						
Yearly Maintenance						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Total	\$84,200.00	\$4,368.00	\$29,542.72	\$4,724.43	\$4,913.41	\$5,109.94
30% contingency/escalation	\$109,460.00	\$5,678.40	\$38,405.54	\$6,141.76	\$6,387.43	\$6,642.92
Grand total for Utilities Year 1-6	\$172,716.05					

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
*C - Yearly Grounds/Services (4% annual increase)						
Pavement/Roads						
Yearly Maintenance	\$2,000.00	\$2,080.00	\$2,163.20	\$2,249.73	\$2,339.72	\$2,433.31
Drainage Structures						
Yearly Maintenance	\$1,500.00	\$1,560.00	\$1,622.40	\$1,687.30	\$1,754.79	\$1,824.98
Grounds						
Spring cleanup	\$5,000.00	\$5,200.00	\$5,408.00	\$5,624.32	\$5,849.29	\$6,083.26
Summer maintenance (labor and supplies)	\$20,000.00	\$20,800.00	\$21,632.00	\$22,497.28	\$23,397.17	\$24,333.06
Trash removal						
Dumpster disposal	\$5,000.00	\$5,200.00	\$5,408.00	\$5,624.32	\$5,849.29	\$6,083.26
Structures						
Yearly Cleaning	\$20,000.00	\$20,800.00	\$21,632.00	\$22,497.28	\$23,397.17	\$24,333.06
Yearly Misc. Maintenance	\$2,000.00	\$2,080.00	\$2,163.20	\$2,249.73	\$2,339.72	\$2,433.31
Yearly Fuel usage	\$3,000.00	\$3,120.00	\$3,244.80	\$3,374.59	\$3,509.58	\$3,649.96
Yearly Electricity usage	\$10,000.00	\$10,400.00	\$10,816.00	\$11,248.64	\$11,698.59	\$12,166.53
Yearly Trailer Maintenance	\$1,000.00	\$1,040.00	\$1,081.60	\$1,124.86	\$1,169.86	\$1,216.65
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Total	\$69,500.00	\$72,280.00	\$75,171.20	\$78,178.05	\$81,305.17	\$84,557.38
30% contingency/escalation	\$90,350.00	\$93,964.00	\$97,722.56	\$101,631.46	\$105,696.72	\$109,924.59
Grand total for Grounds/Services for years 1-6	\$599,289.33					

*To be responsibility of Lessee of the property, not the Town

Grand total for A, B & C for Years 1-6 \$906,555.38