

Angler's Roost RV Park and Campground

Capital Expenditures Summary

REV - 5-21-26

2021-2023

- Shower House and Laundry room complete rebuild including under slab plumbing and all walls with all new fixtures, showers, waterproof walls and tile floors.
- Upgraded to 3 instant hot water equipment for shower house
- New additional coin op washer machine
- 1-bedroom full bath apartment buildout, downstairs,
- 2-bedroom apartment A complete remodel.
- Split 1700 sq.ft. owners' apartment into an office for the facility and a large apartment.
- Purchased and setup a new glamping wagon ready to rent which includes king size bed, double bunk, wagon wheel table, refrigerator, microwave, and mini split air conditioner and heater, liens, comforter, outdoor blankets, lighted umbrella for picnic table, chairs for fire pit.
- 8 Security cameras and DVR installation and wireless broadcasting covering the store and the campground.
- New internet router and broadcasting station for the office, store, and RV park
- New online RV Park reservation and management software that includes Point of Sale software for the approximately 2800 store items.
- New computer systems that include desktop computers, 1 reservation tablet, 2 printers, barcode scanner for the point-of-sale processing
- Some remodeling of the 2,300 sq ft store which includes,
 - 3 wall mounted air conditioners.
 - 2-New 3 door glass front refrigerator coolers for beverage/food sales
 - 1-New 30" single door glass front freezer for frozen foods and ice cream
 - New 5 shelf wire racks display shelf systems
- Rebuild beer storage closet
- New 1000-gal propane dispensing station
- New Northwestern Energy underground 400-amp main service for spaces 45 through 60.
- Automated gate entry system to lower campground area that is both smart phone and proximity card activated.
- Installed new water lines to 4 sites in riverside area campground.
- Exterior painting of shower house and new porch decking

2023-2025

- New lighting in the store areas.
- Upgraded many of the RV sites to 50,30,20 pedestal power hookups with night lighting.

- New roofing spray coating on shower house and store.
- New gravel on pull-through sites and access road to those sites.
- New vendor machines for laundry detergent etc. and coin dispenser.
- General maintenance improvements on maintenance shop and general store.
- 50 New park benches and refurbish some old ones.
- New Fenced in Dog Park area
- New 8'X6' Welcome Sign, (2)- 8' long Fish Signs, Also, repainted totem pole and other wood statues around the RV site areas
- In the upper campgrounds we have many new water risers, sewer improvements, with electrical pedestals that include site lighting posts which is now in a dedicated island for easy RV hook up in RV spaces.
- Removal of old underground fuel tanks coordinated by the State of Montana DEQ and feds with backfill and new asphalt parking surface, which now is some paid parking out front.
- Exterior painting store building.
- Rebuilding of upper deck of apartment bldg.
- New appliances for some apartments.

2025-2026

- New public septic dosing system with domed system drainfield.
- New Commercial pressure tank for commercial well systems
- New 400-amp service to shop building for septic lift stations and some existing upgrades of RV spaces along with addition Conestoga wagons.
- Asphalt patches and re-coating road through park
- New sod installed in disturbed RV drive through spaces.
- New gravel on a portion of the RV sites.
- New internet system and broadcast stations utilizing Starlink.
- New telephone system voice over internet.
- Remodel old office into a new rental space for additional rental unit.
- New office remodel next to the store with new mini split HVAC.
- New large mini-split HVAC unit installed for the front desk-store areas.
- Upgrade laundry washer dryer coin op's all 6 machines.

Total Estimated Capital Investment approximately 1,350,000
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Future improvements List to increase revenue

1. Additional Conestoga Glamping Wagons in the treed area along river.
2. Additional park units/tiny homes in open spaces between space 44 Shop building for 5 more sites
3. Add park models/tiny homes in spaces 1 – 5.
4. Solar panels roof of shower house & store.
5. Additional Tent camping in trees along river.
6. Back end of shop building converted into a 2-story apartment with deck toward river/trees.
7. Using site 18 as a wedding venue and group site for receptions
8. Additional back-in sites along fence line
9. Rent bicycles for use on bike trails
10. Improve on-line presence by updating Website for store, wagons, for destination place to enjoy using Airbnb or VRBO
11. New restroom trailer with compost toilets to support wagons.
12. Upgrade website to include easier online reservations

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