

NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2020 - SEPT. 30, 2021

	REVENUE RECAP		
	2019-2020 Budget	2020-2021 Budget	2020-2021 Budget Change
CLUBHOUSE	\$ 3,600	\$ 1,000	\$ (2,600)
GENERAL FUND	\$ 481,184	\$ 531,631	\$ 50,447
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ -	\$ 12,100	\$ 12,100
RESERVE ACCOUNT ASSESSMENT	\$ 247,800	\$ 219,535	\$ (28,265)
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 98,198	\$ 50,200	
RESERVE ACCOUNT ASSESSMENT	\$ 149,602	\$ 169,335	
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 1,500	\$ 1,500	\$ -
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 34,492	\$ 34,492	\$ -
WATER USAGE	\$ 69,000	\$ 69,000	\$ -
WATER MAINT (BASE RATE)	\$ 146,912	\$ 152,659	\$ 5,747
WATER LOAN (COMMERCE)	\$ 114,346	\$ 86,471	\$ (27,875)
WATER - MISC FEES	\$ 3,090	\$ 2,930	\$ (160)
GRAND TOTAL	\$ 1,101,924	\$ 1,111,318	\$ 9,394

	EXPENDITURE RECAP		
	2019-2020 Budget	2020-2021 Budget	2020-2021 Budget Change
CLUBHOUSE	\$ 11,602	\$ 10,362	\$ (1,240)
GENERAL FUND	\$ 299,559	\$ 339,820	\$ 40,261
RESERVE ACCOUNT ASSESSMENT	\$ 247,800	\$ 219,535	\$ (28,265)
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 98,198	\$ 50,200	
RESERVE ACCOUNT ASSESSMENT	\$ 149,602	\$ 169,335	
MAINTENANCE	\$ 137,069	\$ 142,196	\$ 5,127
POOL	\$ 27,748	\$ 42,596	\$ 14,848
RIVER PARK	\$ 9,888	\$ 11,257	\$ 1,369
USDA LOAN (Principal & interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 150,002	\$ 155,589	\$ 5,587
WATER LOAN (Principal & interest)	\$ 114,346	\$ 86,471	\$ (27,875)
CONTINGENCY - WATER	\$ -	\$ -	\$ -
CONTINGENCY - GENERAL	\$ 418	\$ -	\$ (418)
GRAND TOTAL	\$ 1,101,924	\$ 1,111,318	\$ 9,394

BUDGET CALCULATIONS

	NUMBER OF LOTS	2019-2020- LOT PER MONTH	2020-2021- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	826	\$ 48.54	\$ 53.63	\$ 531,631	48%
RESERVE ACCOUNT ASSESSMENT	826	\$ 25.00	\$ 22.15	\$ 219,535	20%
WATER LOAN	826	\$ 11.54	\$ 8.72	\$ 86,471	8%
WATER USAGE	826	\$ -	\$ -	\$ -	0%
USDA LOAN (less water usage applied)	826	\$ 3.48	\$ 3.48	\$ 34,492	3%
WATER MAINT (BASE RATE)	826	\$ 14.82	\$ 15.40	\$ 152,659	14%
		\$ 103.38	\$ 103.38	\$ 1,024,788	
		*Annual dues per lot = \$1,240.56			
PROJECTED WATER USAGE				\$ 69,000	6%
MISC GENERAL BUDGET INCOME				\$ 14,600	1%
MISC WATER BUDGET INCOME				\$ 2,930	0%
TOTAL BASIC BUDGET				\$ 1,111,318	100%

WATER RATES

\$.01 PER CUBIC FOOT FOR THE FIRST 600 CUBIC FEET PER MONTH \$.02 PER CUBIC FOOT FOR 601-800 \$.04 PER CUBIC FOOT FOR 801-1200 \$.06 PER CUBIC FOOT FOR 1201-2000 \$.10 PER CUBIC FOOT FOR 2001 AND UPWARD (1 CUBIC FOOT EQUALS 7.48 GALLONS)	PROJECTED AVERAGE WATER USAGE 800 LOTS @ \$7.19 PER YEAR IS \$69,000
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NISQUALLY PINES COMMUNITY CLUB HAS A RESERVE STUDY THAT MEETS THE REQUIREMENTS OF RCW 64.90.550. THE CURRENT DEFICIENCY IN RESERVE FUNDING BASED ON A PER UNIT BASIS IS \$13.64, WHICH INCLUDES FULLY FUNDING THE RESERVE ACCOUNT AND PAYING FOR ONGOING EXPENSE.

NISQUALLY PINES COMMUNITY CLUB

FISCAL YEAR 2020-2021 BUDGET PROPOSAL

October 1, 2020 Through September 30, 2021

PROJECTED REVENUE/INCOME BY CATEGORY

PROJECTED COMMON EXPENSES BY CATEGORY

FUND CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS	EXPENSE CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS
4001	Membership Activities Fund	\$0.00	7005	Accounting Services	\$25,000.00
4002	Advertising - Newsletter	\$100.00	7007	Audit Services	\$9,600.00
4008	Clubhouse Rental	\$1,000.00	7010	Alarm System	\$835.00
4010	Membership Dues	\$525,731.00	7015	Job Advertising	\$150.00
4011	Fines - Property Standards	\$1,800.00	7020	Amortization	\$0.00
4018	Interest on Bank Accounts	\$3,000.00	7031	Auto Insurance	\$3,450.00
4019	Dividend Income on Investments	\$9,000.00	7032	Vehicle Maintenance	\$3,000.00
4020	Late Fees (Late pmt of mo. dues)	\$0.00	7033	Vehicle License & Registration	\$390.00
4024	Legal Fees	\$0.00	7034	Vehicle Fuel	\$4,900.00
4034	Long Range Plan Assessment	\$219,535.00	7038	Back Flow Testing	\$2,880.00
4036	Miscellaneous Income	\$0.00	7040	Bad Debt (Unpaid Assessments)	\$0.00
4048	Pool Fees from Non-Members	\$1,500.00	7050	Bank Service Charges	\$120.00
4052	Lien Recording Fees	\$300.00	7110	Merchant Fees	\$10,600.00
4058	New Acct/Transfer of Acct Fees	\$3,300.00	7125	Depreciation Expense	\$0.00
4059	Renter Second Billing Fees	\$500.00	7145	Drug Test/Background Check	\$417.00
4220	Backflow Testing Fees	\$2,850.00	7150	Dues & Subscriptions	\$830.00
4260	Water Reconnect Fees	\$80.00	7155	Dues for NPCC Properties	\$6,500.00
4270	Water Base Rate Assessment	\$152,659.00	7172	Employee Medical Insurance	\$52,380.00
4280	State Water Loan Assessment	\$86,471.00	7173	Employee Life Insurance	\$805.00
4285	Water Usage for 800 Lots	\$69,000.00	7180	Equipment - Outdoor	\$0.00
4286	USDA Water Loan Assessment	\$34,492.00	7190	Equipment Rental	\$2,260.00
			7250	Furniture & Accessories	\$0.00
			7331	Insurance (Liab/Officers/Property)	\$20,400.00
			7332	Notary Bond & Insurance	\$120.00
			7335	Inspections by Thurston County	\$643.00
			7451	Collection Procedures - Legal	\$0.00
			7452	Legal Fees - Other	\$22,000.00
			7455	Lien Fees	\$300.00
			7460	Licenses & Permits	\$1,826.00
	TOTAL PROJECTED REVENUE:	\$1,111,318.00			

NISQUALLY PINES COMMUNITY CLUB

FISCAL YEAR 2020-2021 BUDGET PROPOSAL

October 1, 2020 Through September 30, 2021

PROJECTED REVENUE/INCOME BY CATEGORY

PROJECTED COMMON EXPENSES BY CATEGORY

FUND CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS	EXPENSE CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS
			7470	Locates (related to water lines)	\$108.00
			7480	Meals/Entertainment	\$750.00
			7485	Membership Activities	\$1,200.00
			7581	Postage	\$6,720.00
			7591	Regular Wages	\$236,246.00
			7592	Overtime Wages	\$4,650.00
			7593	Payroll Services	\$1,812.00
			7594	Employee Holiday Bonus	\$500.00
			7601	FICA & Medicare Tax	\$18,466.00
			7602	Employment Security Tax	\$1,511.00
			7603	FUTA-Fed Unemployment Tax	\$283.00
			7604	Labor & Industries Tax	\$7,872.00
			7620	Employee Training	\$3,210.00
			7690	Rental Fees - Storage	\$720.00
			7701	Building Repair/Maintenance	\$1,280.00
			7702	Equipment Repair/Maintenance	\$24,742.00
			7705	Grounds Repair/Maintenance	\$11,000.00
			7707	Technical Support	\$5,400.00
			7715	Porta Potty Maintenance	\$2,250.00
			7722	Road Maintenance (Minor)	\$2,400.00
			7740	Sheriff Patrol Contract	\$109,032.00
			7751	Supplies & Tools	\$9,808.00
			7752	Chemical Supplies	\$12,750.00
			7754	Office Supplies	\$6,300.00
			7755	Emergency Disaster Supplies	\$0.00
			7759	Property Standards Supplies	\$1,700.00
			7765	State Excise Tax	\$4,750.00
			7766	Small Equipment	\$2,720.00
			7770	Property Tax (NPCC-owned lots)	\$8,600.00

NISQUALLY PINES COMMUNITY CLUB

FISCAL YEAR 2020-2021 BUDGET PROPOSAL					
October 1, 2020 Through September 30, 2021					
PROJECTED REVENUE/INCOME BY CATEGORY			PROJECTED COMMON EXPENSES BY CATEGORY		
FUND CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS	EXPENSE CODE	LINE ITEM IDENTIFICATION	BUDGETED AMOUNTS
			7821	Electricity	\$23,740.00
			7822	Propane	\$9,300.00
			7823	Refuse Collection	\$2,820.00
			7824	Telephone	\$5,240.00
			7825	Internet	\$2,734.00
			7840	Water Testing	\$1,800.00
				OPERATION & MAINTENANCE: (Total of above categories)	\$701,820.00
OPERATION & MAINTENANCE BREAKDOWN BY DEPARTMENT			SPECIALLY ALLOCATED EXPENSES BY CATEGORY		
				LONG RANGE PLAN EXP:	\$219,535.00
	General & Office Operating Budget	\$339,819.00			
	Water Department Operating Budget	\$155,590.00		USDA WATER LOAN PMT:	\$103,492.00
	Maintenance Department Operating Budget	\$142,196.00		(Year 7 of 40-yr loan)	
	Clubhouse Operating Budget	\$10,362.00		STATE WATER LOAN PMT:	\$86,471.00
	Pool Operating Budget	\$42,596.00		(Year 20 of 20-yr loan)	
	River Park Operating Budget	\$11,257.00			
	TOTAL O&M BUDGET:	\$701,820.00			
				TOTAL OF ALL PROJECTED EXPENSES BY CATEGORY:	\$1,111,318.00

**NISQUALLY PINES CC
CLUBHOUSE BUDGET WORKSHEET**

			2020-2021 BUDGET	
Income				
		4008 · Club House Rental	\$ 1,000.00	
		4009 · Club House Repair		
Total Income			\$ 1,000.00	
Expense				
		7190 · Equipment Rental	\$ -	
		7335 · Inspections by Thurston Co.	\$ 120.00	
		7701 · Buildings	\$ 500.00	
		7702 · Equipment	\$ 192.00	
		7706 · Miscellaneous		
		7751 · Supplies & Tools	\$ 2,000.00	500 general
		7754 · Office Supplies	\$ -	1000 chairs
		7750 · Supplies - Other	\$ -	500 refreshing photos, decorations
		7770 · Taxes - Property	\$ -	
		7821 · Electricity	\$ 2,000.00	
		7822 · Propane	\$ 3,500.00	
		7824 · Telephone	\$ 1,200.00	40%
		7825 · Internet	\$ 850.00	40%
Total Expense			\$ 10,362.00	
Net Income			\$ (9,362.00)	

NISQUALLY PINES CC
GENERAL BUDGET WORKSHEET

		2020-2021 BUDGET
Income		
4001	Membership Activities Fund	\$ -
4002	Advertising - Newsletter	\$ 100.00
4008	Club House Rental	
4010	Dues	\$ 525,731.45
4011	Fines - Property Standards	\$ 1,800.00
4018	Interest	\$ 3,000.00
4019	Dividend Income on Investments	\$ 9,000.00
4020	Late Fees	\$ -
4024	Legal Fees	
4034	Long Range Plan	
4036	Miscellaneous Income	
4052	Lien Recording Fees	\$ 300.00
4055	Returned Check Fees	
4058	New Acct & Trnsfr of Acct Fees	\$ 3,300.00
4059	Renter's 2nd Billing Fee	\$ 500.00
4220	Back Flow Test	
Total Income		\$ 543,731.45
Expense		
7005	Accounting	\$ 13,000.00
7007	Audit	\$ 4,800.00
7010	Alarm	\$ 555.00
7015	Advertising	\$ 24.00
7020	Amortization	
7040	Bad Debt & NSF Checks	
7050	Bank Service Charges	\$ 120.00
7110	Merchant fees	\$ 10,600.00
7125	Depreciation	
7145	Drug Test / Background Check	\$ 40.00
7150	Dues & Subscriptions	\$ 470.00
7155	Dues on PINES Lots	\$ 6,500.00
7172	Medical Insurance	\$ 20,000.00
7173	Life Insurance	\$ 245.00
7190	Equipment Rental	\$ 900.00

		2020-2021 BUDGET
	7331 · Liab/Officers/Prop- GF60%/WF40%	\$ 12,200.00
	7332 * Notary Bond & Insurance	\$ 120.00
	7335 · Inspections by Thurston Co.	\$ 30.00
	7340 · Interest on Water Loan	
	7451 · Collection procedures	
	7450 · Legal - Other	\$ 22,000.00
	7455 · Lien Fees	\$ 300.00
	7460 · Licenses & Permits	\$ 36.00
	7480 · Meals & Entertainment	\$ 750.00
	7485 · Membership Activities	\$ 1,200.00
	7490 · Miscellaneous	
	7591 · Regular Wages	\$ 91,403.84
	7592 · OT Wages	\$ 4,000.00
	7593 · Payroll Service	\$ 912.00
	7590 · Payroll Expenses - Other	
	7601 · Taxes - FICA & Medicare	\$ 7,298.00
	7602 · Taxes - Employment Security	\$ 859.00
	7603 · Taxes - FUTA -Fed. Unemployment	\$ 84.00
	7604 · Taxes - Labor & Industries	\$ 360.00
	7600 · Payroll Taxes - Other	
	7610 · Penalties & Fines	
	7642 · Mileage Reimbursement	\$ -
	7620 · Employee Training	\$ 1,000.00
	7690 · Rent, Storage	\$ 720.00
	7701 · Buildings	\$ 300.00
	7702 · Equipment	\$ 1,000.00
	7705 · Grounds	\$ 500.00
	7707 · Technical Support	\$ 1,800.00
	7722 · Road Maintenance	
	7700 · Repairs & Maintenance - Other	
	7740 · Sheriff Patrol	\$ 109,032.00

Note, contract driven.

			2020-2021 BUDGET
		7766 · Small Equipment	\$ 2,720.00
		7581 · Postage	\$ 4,020.00
		7751 · Supplies & Tools	\$ 1,200.00
		7754 · Office Supplies	\$ 4,500.00
		7750 · Supplies - Other	
		7754 · CERT Supplies	\$ -
		7759 · Property Standards	\$ 1,700.00
		7765 · Taxes - State Excise(60 W/40 G)	\$ 2,050.00
		7768 · Taxes - Federal Income	
		7770 · Taxes - Property	\$ 5,000.00
		7821 · Electricity	\$ 1,800.00
		7823 · Refuse - GF 60% / WF 40%	\$ 1,670.00
		7824 · Telephone - GF 60% / WF 40%	\$ 1,400.00
		7825 · Internet - GF 60% / WF 40%	\$ 600.00
		7870 - LRP - Long R. Plan (Reserve Stud	\$ -
		Total Expense	\$ 339,818.84
		Net Ordinary Income	\$ 203,912.61

QB upgrade new version,
\$300. 1 new publisher
license + 2 upgrades
\$140*3, 1 new computer
\$2000

*Need checks and
envelopes next year

**NISQUALLY PINES CC
LONG RANGE PLAN BUDGET WORKSHEET**

**2020-2021
BUDGET**

Income		
4034	Long Range Plan	\$ 219,535.00
4286	USDA Loan - Cul-de-Sac Project	
Total Income		\$ 219,535.00
Expense		
7702	Equipment	
	Water system - Well #4 Replacement	
	Telemetry Water Equipment	
	Well Shaft Inspection	
	Well Cleaning	
	Meter Replacements (102 meters)	\$ 24,000.00
Total Expense		\$ 24,000.00
Net Other Income		\$ -
Net Income		\$ 195,535.00

Assets Acquired on Balance Sheet		
	Used Maint Truck	\$ 40,000.00
	Heat pump for office / clubhouse	\$ 10,000.00
	Storage building for chemicals/ decoration	
	Security cameras and lighting for pool	
	Clubhouse kitchen upgrades (counters, appliances add Cabine	\$ 25,000.00
	Path on Port Orford	
	Clubhouse Locker Room Enhancement (Bathrooms)	\$ 18,540.00
	Sauna Renovation	\$ 12,731.00
	Backhoe Replacement	\$ 50,000.00
	Replace Pool Heater	\$ 9,000.00

**NISQUALLY PINES CC
LONG RANGE PLAN BUDGET WORKSHEET**

**2020-2021
BUDGET**

Details of major repairs		
	Paint outside clubhouse	
	Landscape front area of clubhouse	
	Paint inside clubhouse	
	Flooring for clubhouse (kitchen and dance floor)	
	Structure for pool attendants	
	Front office paint / windows / floors / furniture / shelving	\$ 19,000.00
	Nisqually Pines signs repaint	
	Big toy repair - repair/ replace climbing wall	
	Clean the concrete reservoirs	
	Caulke and seal the cracks in the concrete reservoirs	
	Road section resurface	
	Replace basketball court surface	
	Replace of (2) Sand Filters for Pool	\$ 7,200.00
	To Reserve fund Deficit	\$ 4,064.00
	Total assets	195,535.00
	Net Long Range Plan	\$
		**

**NISQUALLY PINES CC
MAINTENANCE BUDGET WORKSHEET**

2020-2021 BUDGET

Income		
Expense		
	7015 * Advertising	\$ 50.00
	7031 · Auto Insurance - M=50% W=50%	\$ 1,450.00
	7032 · Vehicle Maintenance	\$ 2,000.00
	7033 · Vehicle License & Registration	\$ 300.00
	7704 · Gas / Oil / Diesel	\$ 3,900.00
	7145 * Drug Test / Background Check	\$ 150.00
	7172 · Medical Insurance	\$ 21,650.00
	7173 · Life Insurance	\$ 410.40
	7190 * Equipment Rental	\$ 360.00
	7335 · Inspections by Thurston Co.	\$ 93.00
	7591 · Regular Wages	\$ 75,368.00
	7592 · OT Wages	\$ 350.00
	7642 Mileage Reimbursement	
	7601 · Taxes - FICA & Medicare	\$ 5,792.00
	7602 · Taxes - Employment Security	\$ 289.00
	7603 · Taxes - FUTA -Fed. Unemployment	\$ 84.00
	7604 · Taxes - Labor & Industries	\$ 4,600.00
	7620 · Employee Training	\$ 1,000.00
	7701 · Buildings	\$ 480.00
	7702 · Equipment	\$ 3,600.00
	7705 · Grounds	\$ 10,500.00
	7715 · Porta Potties	\$ 1,150.00
	7721 · Road Supplies	
	7722 · Road Maintenance	\$ 2,400.00
	7720 · Road Maintenance - Other	
	7751 · Supplies & Tools	\$ 3,000.00
	7821 · Electricity	\$ 2,200.00
	7823 · Refuse - GF 60% / WF 40%	
	7824 · Telephone - GF 60% / WF 40%	\$ 1,020.00
	Total Expense	\$ 142,196.40
	Net Income	\$ (142,196.40)

**NISQUALLY PINES CC
POOL BUDGET WORKSHEET**

2020-2021 BUDGET

Income			
	4048 · Pool Fees		\$ 1,500.00
Total Income			\$ 1,500.00
Expense			
	7015 · Advertising		\$ 51.00
	7145 · Drug Test / Background Check		\$ 100.00
	7190 · Equipment Rental		\$ -
	7460 · Licenses & Permits		\$ 290.00
	7591 · Regular Wages		\$ 10,333.44
	7601 · Taxes - FICA & Medicare		\$ 791.00
	7602 · Taxes - Employment Security		\$ 83.00
	7603 · Taxes - FUTA -Fed. Unemployment		\$ 26.00
	7604 · Taxes - Labor & Industries		\$ 612.00
	7620 * Employee Training		\$ 610.00
	7701 · Buildings		\$ -
	7702 * Equipment		\$ 14,450.00
	7705 · Grounds		\$ -
	7751 · Supplies & Tools		\$ 400.00
	7752 · Chemicals		\$ 5,550.00
	7750 - Supplies - Other		\$ -
	7770 · Taxes - Property		\$ -
	7821 · Electricity		\$ 4,300.00
	7822 · Propane		\$ 5,000.00
Total Expense			\$ 42,596.44
Net Income			\$ (41,096.44)

**NISQUALLY PINES CC
RIVER PARK BUDGET WORKSHEET**

**2020-2021
BUDGET**

Expense		
7015	Advertising	\$ 25.00
7145	Drug Test / Background Check	\$ 102.00
7591	Regular Wages	\$ 7,862.40
7601	Taxes - FICA & Medicare	\$ 601.00
7602	Taxes - Employment Security	\$ 20.00
7603	Taxes - FUTA -Fed. Unemployment	\$ 47.00
7604	Taxes - Labor & Industries	\$ 500.00
7702	Equipment	\$ -
7705	Grounds	\$ -
7715	Porta Potties	\$ 1,100.00
7751	Supplies & Tools	\$ 1,000.00
7824	Telephone	
Total Expense		\$ 11,257.40
Net Income		\$ (11,257.40)

= 10 per day x 3 day weekend, + 5 hrs per day Mond to Thurs = 50 hrs per week * 10 weeks (July 1 to first week Sept)

**NISQUALLY PINES CC
USDA BUDGET WORKSHEET**

**2020-2021
BUDGET**

			Income	
			4285 · Water Usage	\$ 69,000.00
			4286 · USDA Loan - Cul-de-Sac Project	\$ 34,492.00
			Total Income	\$ 103,492.00
			Expense	
			7340 · Interest on Water Loan	\$ 61,174.64
			Total Expense	\$ 61,174.64
			Principal portion of loan payments	\$ 42,317.36
			Total semi-annual loan payments (Oct & April)	\$ 103,492.00
			Net Income	\$ -

**NISQUALLY PINES CC
WATER BUDGET WORKSHEET**

2020-2021 BUDGET

	Income				
	4036 · Miscellaneous Income			\$	-
	4220 · Back Flow Test	\$	2,850.00	\$	2,850.00
	4260 · Reconnect Fees	\$	80.00	\$	80.00
	4270 · Water Base Rate	\$	152,659.00	\$	152,659.00
	Balance cash in bank used to offset Water Loan	\$	(24,545.93)	\$ (24,545.93)	
	4280 · Water Loan	\$	111,016.43	\$ 111,016.43	
	4285 · Water Usage	\$	-	\$	-
	4286 * USDA Loan - Cul-de-Sac Project	\$	-	\$	-
	Total Income	\$	242,059.50	\$ 86,470.50	\$ 155,589.00
	Expense				
	7005 · Accounting	\$	12,000.00	\$	12,000.00
	7007 · Audit	\$	4,800.00	\$	4,800.00
	7010 · Alarm	\$	280.00	\$	280.00
	7015 - Advertising	\$	-	\$	-
	7031 · Auto Insurance - M=50% W=50%	\$	2,000.00	\$	2,000.00
	7032 · Vehicle Maintenance	\$	1,000.00	\$	1,000.00
	7033 · Vehicle License & Registration	\$	90.00	\$	90.00
	7704 · Gas / Oil / Diesel	\$	1,000.00	\$	1,000.00
	7038 · Back Flow Testing	\$	2,880.00	\$	2,880.00
	7145 · Drug Test / Background Check	\$	25.00		25
	7150 · Dues & Subscriptions	\$	360.00	\$	360.00
	7172 · Medical Insurance	\$	10,730.00	\$	10,730.00
	7173 · Life Insurance	\$	150.00	\$	150.00
	7190 · Equipment Rental	\$	1,000.00	\$	1,000.00
	7331 · Liab/Officers/Prop- GF60%/WF40%	\$	8,200.00	\$	8,200.00
	7335 · Inspections by Thurston Co.	\$	400.00	\$	400.00
	7340 · Interest on Water Loan	\$	3,233.49	\$ 3,233.49	

**NISQUALLY PINES CC
WATER BUDGET WORKSHEET**

2020-2021 BUDGET

	7460 · Licenses & Permits	\$	1,500.00	\$	1,500.00
	7470 · Locates	\$	108.00	\$	108.00
	7490 · Miscellaneous	\$	-		
	7591 · Regular Wages	\$	51,778.00	\$	51,778.00
	7592 · OT Wages	\$	300.00	\$	300.00
	7593 · Payroll Service	\$	900.00	\$	900.00
	7601 · Taxes - FICA & Medicare	\$	3,984.00	\$	3,984.00
	7602 · Taxes - Employment Security	\$	260.00	\$	260.00
	7603 · Taxes - FUTA -Fed. Unemployment	\$	42.00	\$	42.00
	7604 · Taxes - Labor & Industries	\$	1,800.00	\$	1,800.00
	7615 · Manager Training	\$	600.00	\$	600.00
	7620 · Employee Training	\$	-	\$	-
	7642 · Mileage Reimbursement	\$	-	\$	-
	7701 · Buildings	\$	-	\$	-
	7702 · Equipment	\$	5,500.00	\$	5,500.00
	7705 · Grounds	\$	-	\$	-
	7707 · Technical Support	\$	3,600.00	\$	3,600.00
	7756 · Small Equipment	\$	-	\$	-
	7581 · Postage	\$	2,700.00	\$	2,700.00
	7751 · Supplies & Tools	\$	2,208.00	\$	2,208.00
	7752 · Chemicals	\$	7,200.00	\$	7,200.00
	7754 · Office Supplies	\$	1,800.00	\$	1,800.00
	7765 · Taxes - State Excise(60 W/40 G)	\$	2,700.00	\$	2,700.00
	7770 · Taxes - Property	\$	3,600.00	\$	3,600.00
				\$	
	7821 · Electricity	\$	13,440.00	\$	13,440.00
	7822 · Propane	\$	800.00	\$	800.00
	7823 · Refuse - GF 60% / WF 40%	\$	1,150.00	\$	1,150.00
	7824 · Telephone - GF 60% / WF 40%	\$	1,620.00	\$	1,620.00
	7825 · Internet - GF 60% / WF 40%	\$	1,284.00	\$	1,284.00

**NISQUALLY PINES CC
WATER BUDGET WORKSHEET**

2020-2021 BUDGET

	7840 - Water Testing	\$ 1,800.00		\$ 1,800.00
	Total Expense	\$ 158,822.49	\$ 3,233.49	\$ 155,589.00
	Principal portion of loan payments	\$ 107,782.94	\$ 107,782.94	
		\$ 266,605.43		
	Net Income	\$ (24,545.93)	\$ (24,545.93)	\$ -

Ballot Approved	Item	\$ Budgeted	Need to complete by	Additional amount requested 8/2020	Total Expense anticipated	Date Completed	Total Actual Cost	Amount Remaining in 5 Year Budget	Notes
	Nisqually Pines CC								
	Long Range Plans Approved or Requested in Ballot								
	Items left to complete								
9/14/2016	Safety and security system for well and well area	none listed	9/30/2021						
9/14/2016	Video inspection of current well shafts	none listed	9/30/2021						
9/21/2019	Paint outside clubhouse	19,261.00	9/30/2024	-	19,261.00				
9/21/2019	Landscape front area of clubhouse	1,000.00	9/30/2024	-	1,000.00				
9/21/2019	Paint inside clubhouse	2,000.00	9/30/2024	-	2,000.00				
9/21/2019	Flooring for clubhouse (kitchen and dance floor)	5,000.00	9/30/2024	-	5,000.00				
9/21/2019	Structure for pool attendants \$1484		Did not pass						
9/21/2019	Front office paint / windows / floors / furniture / shelving	1,000.00	9/30/2024	19,000.00	20,000.00				
9/21/2019	Nisqually Pines signs repaint	6,365.00	9/30/2024	-	6,365.00				
9/21/2019	Big toy repair - repair/ replace climbing wall	2,000.00	9/30/2024	-	2,000.00	11/5/2019	1,375.49	Completed	
9/21/2019	Clean the concrete reservoirs	3,296.00	9/30/2024	-	3,296.00				
9/21/2019	Caulk and seal the cracks in the concrete reservoirs	7,210.00	9/30/2024	-	7,210.00				
9/21/2019	Road section resurface	49,000.00	9/30/2024	-	49,000.00	7/8/2020	48,983.40	Completed	
9/21/2019	Replace basketball court surface	10,000.00	9/30/2024	-	10,000.00				
9/21/2019	Meters (\$24,000 / yer for 5 years)	12,000.00	9/30/2024		12,000.00				
9/21/2019	Heat pump for office / clubhouse	5,150.00	9/30/2024	10,000.00	15,150.00				
9/21/2019	Storage building for chemicals/ decoration	5,000.00	9/30/2024	-	5,000.00				
9/21/2019	Security cameras and lighting for pool	2,500.00	9/30/2024	-	2,500.00				
9/21/2019	Clubhouse kitchen upgrades (counters, appliances)	25,750.00	9/30/2024	25,000.00	50,750.00				*Additional Requested for Cabinets, sinks & countertops
9/21/2019	Removal of dead or dangerous trees in greenbuildts and common areas	60,000.00	9/30/2024	-	60,000.00	2/6/2020	3,354.83	56,645.17	
Proposed 8/2020	Clubhouse Locker Room Enhancement (Bathrooms)	18,540.00			18,540.00				
Proposed 8/2020	Sauna Renovation	12,731.00			12,731.00				
Proposed 8/2020	Backhoe Replacement	50,000.00			50,000.00				
Proposed 8/2020	Replace Pool Heater	9,000.00			9,000.00				
Proposed 8/2020	Used Maint Truck	40,000.00			40,000.00				
Proposed 8/2020	Replace of (2) Sand Filters for Pool	7,200.00			7,200.00				
Proposed 8/2020	Replace 102 Meters	24,000.00			24,000.00				
	Total Long Range Plan	378,003.00		54,000.00	432,003.00		53,713.72	56,645.17	