

**NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2021 - SEPT. 30, 2022**

<b>REVENUE RECAP</b>			
	2020-2021 Budget	2021-2022 Budget	2021-2022 Budget Change
CLUBHOUSE	\$ 1,000	\$ 3,600	\$ 2,600
GENERAL FUND	\$ 531,631	\$ 525,731	\$ (5,900)
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ 12,100	\$ 18,700	\$ 6,600
RESERVE ACCOUNT ASSESSMENT	\$ 219,535	\$ 149,275	\$ (70,260)
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 50,200	\$ 20,126	
RESERVE ACCOUNT ASSESSMENT	\$169,335	\$ 129,149	
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 1,500	\$ 1,000	\$ (500)
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 34,492	\$ 26,492	\$ (8,000)
WATER USAGE	\$ 69,000	\$ 77,000	\$ 8,000
WATER MAINT (BASE RATE)	\$ 152,659	\$ 161,020	\$ 8,361
WATER LOAN (COMMERCE)	\$ 86,471	\$ -	\$ (86,471)
WATER - MISC FEES	\$ 2,930	\$ 2,930	\$ -
<b>GRAND TOTAL</b>	<b>\$ 1,111,318</b>	<b>\$ 965,748</b>	<b>\$ (145,570)</b>

<b>EXPENDITURE RECAP</b>			
	2020-2021 Budget	2021-2022 Budget	2021-2022 Budget Change
CLUBHOUSE	\$ 10,362	\$ 12,812	\$ 2,450
GENERAL FUND	\$ 339,820	\$ 345,236	\$ 5,416
RESERVE ACCOUNT ASSESSMENT	\$ 219,535	\$ 149,275	\$ (70,260)
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 50,200	\$ 20,126	
RESERVE ACCOUNT ASSESSMENT	\$169,335	\$ 129,149	
MAINTENANCE	\$ 142,196	\$ 147,173	\$ 4,977
POOL	\$ 42,596	\$ 32,035	\$ (10,561)
RIVER PARK	\$ 11,257	\$ 11,775	\$ 518
USDA LOAN (Principal & interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 155,589	\$ 163,950	\$ 8,361
WATER LOAN (Principal & Interest)	\$ 86,471	\$ -	\$ (86,471)
<b>GRAND TOTAL</b>	<b>\$ 1,111,318</b>	<b>\$ 965,748</b>	<b>\$ (145,570)</b>

**BUDGET CALCULATIONS**

	NUMBER OF LOTS	2020-2021- LOT PER MONTH	2021-2022- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	826	\$ 53.63	\$ 53.03	\$ 525,731	54%
RESERVE ACCOUNT ASSESSMENT	826	\$ 22.15	\$ 15.06	\$ 149,275	15%
WATER LOAN	826	\$ 8.72	\$ -	\$ -	0%
WATER USAGE	826	\$ -	\$ -	\$ -	0%
USDA LOAN (less water usage applied)	826	\$ 3.48	\$ 2.67	\$ 26,492	3%
WATER MAINT (BASE RATE)	826	\$ 15.40	\$ 16.24	\$ 161,020	17%
		<b>\$ 103.38</b>	<b>\$ 87.00</b>	<b>\$ 862,518</b>	
		<i>*Annual dues per lot = \$1,044.00</i>			
PROJECTED WATER USAGE				\$ 77,000	8%
MISC GENERAL BUDGET INCOME				\$ 23,300	2%
MISC WATER BUDGET INCOME				\$ 2,930	0%
<b>TOTAL BASIC BUDGET</b>		<b>**MONTHLY INSTALLMENTS DUE ON THE 15TH OF EACH MONTH</b>		<b>\$ 965,748</b>	<b>100%</b>

**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 @ \$8.02 PER YEAR IS \$77,000
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NISQUALLY PINES COMMUNITY CLUB HAS A RESERVE STUDY THAT MEETS THE REQUIREMENTS OF RCW 64.90.550.  
 THE CURRENT RESERVE FUNDING IS FULLY FUNDED.

Summary of budgeted income

Type	Office / General	Clubhouse	Maintenance	Pool	Riverpark	Total General Budget	Water	USDA	Long Range Plan	Total
<b>Projected Revenues</b>										
Membership dues	\$ 525,731.00					\$ 525,731.00				\$ 525,731.00
Water base rate assessment							161,020.00			161,020.00
Long range plan assessment									149,275.00	149,275.00
USDA water loan assessment								26,492.00		26,492.00
USDA water loan principal paydown assessment										
<b>Other member / non-member income:</b>										
Advertising - newsletter	\$ -									
Clubhouse rental		\$ 3,600.00				3,600.00				3,600.00
Pool fees				\$ 1,000.00		1,000.00				1,000.00
Fires, legal fees, lien recording, and late fees		\$ 3,000.00				3,000.00				3,000.00
New account transfer fees		\$ 4,000.00				4,000.00				4,000.00
Member activities donations		\$ 200.00				200.00				200.00
<b>Total other member / non-member income</b>	<b>\$ 7,200.00</b>	<b>\$ 3,600.00</b>	<b>\$ -</b>	<b>\$ 1,000.00</b>	<b>\$ -</b>	<b>\$ 11,800.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,800.00</b>
Water usage for 800 lots								77,000.00		77,000.00
Water reconnect and other water related fees										2,930.00
Interest on bank accounts	\$ 3,000.00					3,000.00				3,000.00
Dividend income on investments	\$ 8,500.00					8,500.00				8,500.00
<b>Total Projected Revenues</b>	<b>\$ 544,431.00</b>	<b>\$ 3,600.00</b>	<b>\$ -</b>	<b>\$ 1,000.00</b>	<b>\$ -</b>	<b>\$ 549,031.00</b>	<b>\$ 163,950.00</b>	<b>\$ 103,492.00</b>	<b>\$ 149,275.00</b>	<b>\$ 965,748.00</b>

Summary of budgeted expenses

Type	Office / General	Clubhouse	Maintenance	Pool	Riverpark	Total General Budget	Water	USDA	Long Range Plan	Total
<b>Employee expenses</b>										
Wages	\$ 95,400.00		\$ 77,455.00	\$ 10,475.00	\$ 7,970.00	\$ 191,300.00	\$ 51,600.00			\$ 242,900.00
Medical, dental, life insurance	23,245.00		24,410.40			47,655.00	12,650.00			60,305.00
Drug test / background checks	150.00		150.00	135.00	102.00	537.00				537.00
Payroll taxes	8,309.00		10,905.00	1,560.00	1,178.00	21,952.00	6,047.00			27,999.00
Training	1,000.00		1,000.00	610.00		2,610.00	600.00			3,210.00
<b>Total employee expenses</b>	<b>\$ 128,104.00</b>	<b>\$ -</b>	<b>\$ 113,920.00</b>	<b>\$ 12,780.00</b>	<b>\$ 9,250.00</b>	<b>\$ 264,054.00</b>	<b>\$ 70,897.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 334,951.00</b>
Sheriff patrol contract	109,032.00		18,712.00			109,032.00	18,712.00			109,032.00
Accounting / audit / payroll processing	18,712.00					18,712.00				37,424.00
Alarm system	450.00					450.00	450.00			900.00
Job advertising	50.00		50.00	50.00		175.00	25.00			200.00
Vehicle expense - insurance, maint., license, fuel			7,750.00			7,750.00	4,300.00			12,050.00
Bank and merchant fees	12,187.00					12,187.00				3,500.00
Dues and subscriptions	600.00					600.00	650.00			1,250.00
Dues on Pines lots	6,300.00					6,300.00				6,300.00

Type	Office / General	Clubhouse	Maintenance	Pool	Riverpark	Total General Budget	Water	USDA	Long Range Plan	Total
Equipment and storage rental	1,740.00		360.00		1,500.00	3,600.00	1,000.00			4,600.00
Insurance (liab/officers/property/ notary bond)	14,075.00					14,075.00	8,200.00			22,275.00
Inspections, licenses and permits	66.00	120.00	93.00	290.00		569.00	3,808.00			4,377.00
Collections proceed, lean fees, prop. stand.	1,800.00					1,800.00				1,800.00
Legal fees	13,000.00					13,000.00				13,000.00
Membership activities	1,200.00					1,200.00				1,200.00
Meals / entertainment	750.00					750.00				750.00
Supplies and tools, chemicals	10,200.00	2,000.00	4,000.00	7,815.00	1,000.00	25,015.00	14,108.00			39,123.00
Repairs and maintenance	3,350.00	692.00	18,380.00	600.00		23,022.00	12,100.00		20,126.00	55,248.00
Small equipment	-					-	1,500.00			1,500.00
Property tax	5,000.00					5,000.00	3,600.00			8,600.00
Excise tax	2,500.00					2,500.00	1,600.00			4,100.00
Federal income tax	5,000.00					5,000.00				5,000.00
Utilities and propane	5,620.00	10,000.00	2,620.00	10,500.00		28,740.00	19,500.00			48,240.00
Long range plan study	5,500.00					5,500.00				5,500.00
Interest on loan						-	55,464.00			55,464.00
Total Expenses	\$ 345,236.00	\$ 12,812.00	\$ 147,173.40	\$ 32,035.00	\$ 11,775.00	\$ 549,031.00	\$ 163,950.00	\$ 55,464.00	\$ 20,126.00	\$ 788,571.00
Principal payment on loan							48,028.00			48,028.00
Additional principal payment on loan									129,149.00	129,149.00
Asset purchases or replacements								48,028.00		48,028.00
Total other payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,028.00	\$ 129,149.00	\$ 177,177.00
Total cash payments budgeted	\$ 345,236.00	\$ 12,812.00	\$ 147,173.40	\$ 32,035.00	\$ 11,775.00	\$ 549,031.00	\$ 163,950.00	\$ 103,492.00	\$ 149,275.00	\$ 965,748.00

NISQUALLY PINES CC  
GENERAL BUDGET WORKSHEET

YEAR: 2021-2022

	ACTUAL ACTIVITY			PRIOR YEAR BUDGETS				
	Oct '18 - Sep '19	Oct '19 - Sep '20	Oct '20 - Jun '21	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET	
Income								
4001 · Membership Activities Fund	\$ 206.00	\$ 450.00	\$ 205.00	\$ 360.00	\$ 300.00	\$ -	\$ 200.00	
4002 · Advertising - Newsletter	\$ 59.00	\$ 12.00	\$ -	\$ 108.00	\$ 100.00	\$ 100.00	\$ -	
4008 · Club House Rental								
4010 · Dues	\$ 475,474.90	\$ 483,629.30	\$ 355,490.00	\$ 405,485.52	\$ 417,784.45	\$ 525,731.45	\$ 525,731.45	
4011 · Fines - Property Standards	\$ 3,000.00	\$ 7,927.27	\$ 3,725.00	\$ 5,400.00	\$ 5,000.00	\$ 1,800.00	\$ 3,000.00	
4018 · Interest	\$ 3,049.52	\$ 10,446.72	\$ 1,790.93	\$ 1,884.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	
4019 · Dividend Income on Investments	\$ 9,358.14	\$ 8,920.93	\$ 5,564.50	\$ 10,200.00	\$ 10,000.00	\$ 9,000.00	\$ 8,500.00	
4020 · Late Fees	\$ 41,697.72	\$ 22,553.96	\$ -	\$ 48,420.00	\$ 40,000.00	\$ -	\$ -	
4024 · Legal Fees	\$ 62,609.77	\$ 21,605.71	\$ 35,007.42					
4034 · Long Range Plan								
4036 · Miscellaneous Income	\$ (108.65)	\$ -	\$ 437.75					
4052 · Lien Recording Fees	\$ 1,000.00	\$ 200.00	\$ -	\$ 1,800.00	\$ 1,800.00	\$ 300.00	\$ -	
4055 · Returned Check Fees			\$ 90.00					
4056 · New Acct & Trnsfr of Acct Fees	\$ 4,125.00	\$ 4,125.00	\$ 3,825.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 4,000.00	
4059 · Renter's 2nd Billing Fee	\$ -	\$ -	\$ -	\$ 900.00	\$ 900.00	\$ 500.00	\$ -	
4220 · Back Flow Test	\$ -	\$ -	\$ 200.00					
Total Income	\$ 600,471.40	\$ 559,870.89	\$ 406,335.60	\$ 477,857.52	\$ 481,184.45	\$ 543,731.45	\$ 544,431.45	
Expense								
7005 · Accounting	\$ 19,946.40	\$ 13,945.50	\$ 8,025.00	\$ 11,880.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	
7007 · Audit	\$ 3,990.00	\$ 4,175.00	\$ 4,100.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	
7010 · Alarm	\$ 381.60	\$ 416.33	\$ 291.50	\$ 384.00	\$ 384.00	\$ 555.00	\$ 450.00	
7015 · Advertising	\$ 154.25	\$ 31.00	\$ 28.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 50.00	
7020 · Amortization	\$ 3,397.02	\$ 1,340.28	\$ 1,005.21					
7040 · Bad Debt & NSF Checks	\$ 27,205.96	\$ (1,151.74)	\$ (6,546.65)					
7050 · Bank Service Charges	\$ 135.00	\$ 52.00	\$ 38.50	\$ 120.00	\$ 120.00	\$ 120.00	\$ 187.00	
7110 · Merchant fees	\$ 8,971.32	\$ 10,803.99	\$ 8,837.29	\$ 6,672.00	\$ 7,600.00	\$ 10,600.00	\$ 12,000.00	
7125 · Depreciation	\$ 258,469.74	\$ 247,988.82	\$ 184,007.61					
7145 · Drug Test/Background Check	\$ 59.85	\$ 39.90	\$ 150.00	\$ 60.00	\$ 40.00	\$ 40.00	\$ 150.00	
7150 · Dues & Subscriptions	\$ 270.00	\$ 350.90	\$ 514.00	\$ 270.00	\$ 270.00	\$ 470.00	\$ 600.00	
7155 · Dues on PINES Lots	\$ 5,709.98	\$ 6,227.49	\$ 4,671.05	\$ 7,020.00	\$ 6,500.00	\$ 6,500.00	\$ 6,300.00	
7172 · Medical Insurance	\$ 19,995.72	\$ 17,803.04	\$ 15,930.70	\$ 16,050.00	\$ 22,000.00	\$ 20,000.00	\$ 23,000.00	
7173 · Life Insurance	\$ 198.29	\$ 216.80	\$ 204.00	\$ 162.00	\$ 180.00	\$ 245.00	\$ 245.00	
7190 · Equipment Rental	\$ 918.63	\$ 911.56	\$ 718.58	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	

	Oct '18 -Sep '19	Oct '19 -Sep 30 '20	Oct '20 -Jun 23 '21	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
7331 Lib/Officers/Prop -GF60%/WF40%	\$ 12,118.27	\$ 13,294.80	\$ 10,605.60	\$ 11,244.00	\$ 12,000.00	\$ 12,200.00	\$ 14,000.00
7332 * Notary Bond & Insurance			\$ 105.00	\$ 75.00	\$ 75.00	\$ 120.00	\$ 75.00
7335 - Inspections by Thurston Co.	\$ 30.00	\$ 30.00	-	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
7340 - Interest on Water Loan	\$ (2,113.91)	\$ -	\$ -				
7451 - Collection procedures	\$ 72,262.77	\$ 42,257.40	\$ 16,536.67				
7450 - Legal - Other	\$ 23,245.00	\$ 28,950.50	\$ 1,700.50	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	\$ 13,000.00
7455 - Lien Fees	\$ 1,408.50	\$ 828.00	\$ 207.00	\$ 1,800.00	\$ 1,800.00	\$ 300.00	\$ 300.00
7460 - Licenses & Permits	\$ 10.00	\$ 10.00	\$ 10.00	\$ 36.00	\$ 36.00	\$ 36.00	\$ 36.00
7480 - Meals & Entertainment	\$ 737.33	\$ 1,140.74	\$ 543.68	\$ 720.00	\$ 750.00	\$ 750.00	\$ 750.00
7485 - Membership Activities	\$ 1,236.33	\$ 459.16	\$ 143.06	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
7490 - Miscellaneous			\$ 487.75				
7591 - Regular Wages	\$ 70,117.78	\$ 90,319.87	\$ 63,400.26	\$ 71,760.00	\$ 87,696.00	\$ 91,403.84	\$ 90,900.00
7592 - OT Wages	\$ 4,406.14	\$ 1,204.13	\$ 1,598.26	\$ 1,500.00	\$ 1,500.00	\$ 4,000.00	\$ 4,500.00
7593 - Payroll Service	\$ 922.17	\$ 892.37	\$ 594.50	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00
7590 - Payroll Expenses - Other							
7601 - Taxes - FIGA & Medicare	\$ 5,676.55	\$ 6,710.88	\$ 4,852.11	\$ 5,616.00	\$ 6,823.00	\$ 7,298.00	\$ 7,298.00
7602 - Taxes - Employment Security	\$ 623.27	\$ 311.39	\$ 207.19	\$ 2,820.00	\$ 803.00	\$ 859.00	\$ 477.00
7603 - Taxes - FUTA - Fed Unemployment	\$ 81.73	\$ 84.00	\$ (94.44)	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
7604 - Taxes - Labor & Industries	\$ 106.17	\$ 329.21	\$ 236.46	\$ 360.00	\$ 360.00	\$ 360.00	\$ 450.00
7600 - Payroll Taxes - Other		\$ 0.50	\$ 0.83				
7610 - Penalties & Fines		\$ (337.95)	\$ -				
7642 - Mileage Reimbursement	\$ 20.89	\$ 29.84	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -
7620 - Employee Training					\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7690 - Rent, Storage	\$ 665.00	\$ 720.00	\$ 600.00	\$ 660.00	\$ 720.00	\$ 840.00	\$ 840.00
7701 - Buildings		\$ 200.00	\$ 31.84	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
7702 - Equipment	\$ 551.93	\$ 1,865.84	\$ 587.84	\$ 720.00	\$ 720.00	\$ 1,000.00	\$ 1,000.00
7705 - Grounds	\$ 1,057.08	\$ -	\$ 674.53	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 750.00
7707 - Technical Support	\$ 662.38	\$ 30.17	\$ 400.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,300.00
7722 - Road Maintenance							
7700 - Repairs & Maintenance - Other							
7740 - Sheriff Patrol	\$ 101,597.18	\$ 72,936.97	\$ 34,365.08	\$ 87,000.00	\$ 87,000.00	\$ 109,032.00	\$ 109,032.00
7766 - Small Equipment						\$ 2,720.00	\$ -

Note: contract driven.

	Oct '18 - Sep '19	Oct '19 - Sep 30 '20	Oct '20 - Jun '21	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
7581 Postage	\$ 4,058.80	\$ 4,043.12	\$ 2,705.03	\$ 4,020.00	\$ 4,020.00	\$ 4,020.00	\$ 4,200.00
7751 Supplies & Tools	\$ 1,658.08	\$ 1,169.32	\$ 585.21	\$ 450.00	\$ 1,000.00	\$ 1,200.00	\$ 1,500.00
7754 Office Supplies	\$ 3,234.09	\$ 4,461.00	\$ 3,219.94	\$ 4,800.00	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00
7750 Supplies - Other							
7754 CERT Supplies	\$ -	\$ 1,981.53	\$ -	\$ 1,800.00	\$ 1,800.00	\$ -	\$ -
7759 Property Standards	\$ 1,262.43	\$ 2,202.08	\$ -	\$ 1,800.00	\$ 1,800.00	\$ 1,700.00	\$ 1,500.00
7765 Taxes - State Excise(60 W/40 G)	\$ 3,513.54	\$ 2,698.53	\$ 1,142.37	\$ 2,094.00	\$ 2,094.00	\$ 2,050.00	\$ 2,500.00
7768 Taxes - Federal Income							\$ 5,000.00
7770 Taxes - Property	\$ 3,908.20	\$ 3,906.15	\$ 3,889.82	\$ 6,000.00	\$ 7,200.00	\$ 5,000.00	\$ 5,000.00
7821 Electricity	\$ 1,411.07	\$ 1,461.00	\$ 1,354.74	\$ 1,800.00	\$ 1,600.00	\$ 1,800.00	\$ 1,850.00
7823 Refuse - GF 60% / WF 40%	\$ 1,674.45	\$ 1,526.33	\$ 1,155.07	\$ 1,668.00	\$ 1,668.00	\$ 1,670.00	\$ 1,670.00
7824 Telephone - GF 60% / WF 40%	\$ 1,354.54	\$ 1,401.57	\$ 1,071.57	\$ 1,368.00	\$ 1,350.00	\$ 1,400.00	\$ 1,450.00
7825 Internet - GF 60% / WF 40%	\$ 583.96	\$ 600.69	\$ 459.26	\$ 600.00	\$ 600.00	\$ 600.00	\$ 650.00
7870 LRP - Long R. Plan (Reserve Stud)	\$ 4,800.00	\$ -	\$ -			\$ -	\$ 5,500.00
Total Expense	\$ 672,685.48	\$ 590,870.01	\$ 375,371.52	\$ 270,579.00	\$ 299,559.00	\$ 339,938.84	\$ 345,236.00
Net Ordinary Income	\$ (72,214.08)	\$ (30,999.12)	\$ 30,964.08	\$ 207,278.52	\$ 181,625.45	\$ 203,792.61	\$ 199,195.45

Clubhouse \$ (9,212.00)  
 Maint \$ (147,173.40)  
 Pool \$ (31,035.00)  
 River Park \$ (11,775.00)  
 Total Dues \$ 0.05

USDA \$ -  
 Water \$ -  
 LRP \$ -  
 Total Proposed Budget Net \$ 0.05

NISQUALLY PINES CC  
CLUBHOUSE BUDGET WORKSHEET

YEAR: 2021-2022

	ACTUAL ACTIVITIES			PRIOR YEAR BUDGETS				
	Oct '18 - Sep 19	Oct '19 - Sep 30 20	Oct '20 - Jun 23 21	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET	
Income								
4008 - Club House Rental	3915.00	2835.00	775.00	\$ 3,600.00	\$ 3,600.00	\$ 1,000.00	\$ 3,600.00	
4009 - Club House Repair	150.00	500.00	75.00					
Total Income	\$ 4,065.00	\$ 3,335.00	\$ 850.00	\$ 3,600.00	\$ 3,600.00	\$ 1,000.00	\$ 3,600.00	
Expense								
7190 - Equipment Rental				\$ 240.00	\$ 240.00	\$ -	\$ -	
7335 - Inspections by Thurston Co.	115.00	115.00	0.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	
7701 - Buildings	453.36	506.80	0.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	
7702 - Equipment	147.29	1126.24	0.00	\$ 192.00	\$ 192.00	\$ 192.00	\$ 192.00	
7706 - Miscellaneous								
7751 - Supplies & Tools	2063.84	1401.06	92.12	\$ 960.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
7754 - Office Supplies		25.88		\$ -	\$ -	\$ -	\$ -	
7750 - Supplies - Other				\$ -	\$ -	\$ -	\$ -	
7770 - Taxes - Property				\$ -	\$ -	\$ -	\$ -	
7821 - Electricity	2051.28	1579.81	1168.30	\$ 2,820.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
7822 - Propane	3874.57	3160.21	5781.63	\$ 2,700.00	\$ 4,000.00	\$ 3,500.00	\$ 6,000.00	
7824 - Telephone	975.33	1135.40	849.27	\$ 600.00	\$ 850.00	\$ 1,200.00	\$ 1,150.00	
7825 - Internet	931.26	756.96	566.13	\$ 1,260.00	\$ 1,200.00	\$ 850.00	\$ 850.00	
Total Expense	\$ 10,611.93	\$ 9,807.36	\$ 8,457.45	\$ 9,892.00	\$ 11,602.00	\$ 10,362.00	\$ 12,812.00	
Net Income	\$ (6,546.93)	\$ (6,472.36)	\$ (7,607.45)	\$ (6,292.00)	\$ (8,002.00)	\$ (9,362.00)	\$ (9,212.00)	

40%  
40%

NISQUALLY PINES CC  
MAINTENANCE BUDGET WORKSHEET

YEAR:

2021-2022

	ACTUAL ACTIVITY				PRIOR YEAR BUDGETS			
	Oct '18 - Sep '19	Oct '19 - Sep '20	Oct '20 - Jun '21		2018-2019	2019-2020	2020-2021 BUDGET	2021-2022 BUDGET
Income								
Expense								
7015 * Advertising	\$ 75.25	\$	\$	\$	\$ 48.00	\$ 50.00	\$ 50.00	\$ 50.00
7031 * Auto Insurance - M=50%/WF=50%	\$ 1,293.99	\$ 1,028.90	\$	\$ 780.21	\$ 840.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00
7032 * Vehicle Maintenance	\$ 1,702.31	\$ 3,025.45	\$	\$ 64.69	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
7033 * Vehicle License & Registration	\$ 322.25	\$ 338.75	\$	\$ 248.25	\$ 400.00	\$ 300.00	\$ 300.00	\$ 300.00
7704 * Gas / Oil / Diesel	\$ 4,368.26	\$ 2,692.94	\$	\$ 1,567.91	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 4,000.00
7145 * Drug Test / Background Check	\$ 64.95	\$ 107.40	\$	\$	\$ 264.00	\$ 150.00	\$ 150.00	\$ 150.00
7172 * Medical Insurance	\$ 13,314.72	\$ 15,346.63	\$	\$ 18,011.00	\$ 22,400.00	\$ 18,000.00	\$ 21,650.00	\$ 24,000.00
7173 * Life Insurance	\$ 381.59	\$ 205.20	\$	\$ 282.00	\$ 360.00	\$ 380.00	\$ 410.40	\$ 410.40
7190 * Equipment Rental					\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
7335 * Inspections by Thurston Co.	\$ 92.50	\$ 92.50	\$	\$	\$ 93.00	\$ 93.00	\$ 93.00	\$ 93.00
7591 * Regular Wages	\$ 82,419.66	\$ 50,846.01	\$	\$ 27,607.23	\$ 73,860.00	\$ 66,294.00	\$ 75,368.00	\$ 76,705.00
7592 * OT Wages	\$ 309.75	\$ 309.00	\$	\$ 989.63	\$ 240.00	\$ 350.00	\$ 350.00	\$ 750.00
7642 * Mileage Reimbursement		\$ 50.60	\$			\$ 5,098.00	\$ 5,792.00	\$ 5,925.00
7601 * Taxes - FICA & Medicare	\$ 6,258.39	\$ 3,980.96	\$	\$ 2,155.93	\$ 5,650.00	\$ 600.00	\$ 289.00	\$ 296.00
7602 * Taxes - Employment Security	\$ 701.94	\$ 192.81	\$	\$ 90.80	\$ 2,880.00	\$ 84.00	\$ 84.00	\$ 84.00
7603 * Taxes - FUTA Fed. Unemploy	\$ 126.00	\$ 141.45	\$	\$ 42.00	\$ 84.00	\$ 3,300.00	\$ 4,600.00	\$ 4,600.00
7604 * Taxes - Labor & Industries	\$ 3,328.64	\$ 2,390.05	\$	\$ 1,116.00	\$ 3,300.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7620 * Employee Training					\$ 480.00	\$ 480.00	\$ 480.00	\$ 480.00
7701 * Buildings	\$ 2,139.05	\$	\$	\$ 430.87	\$	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00
7702 * Equipment	\$ 2,968.78	\$ 2,574.61	\$	\$ 4,142.38	\$ 3,600.00	\$ 20,000.00	\$ 10,500.00	\$ 10,000.00
7705 * Grounds	\$ 61,590.50	\$ 3,591.29	\$	\$ 7,484.00	\$ 18,200.00	\$ 960.00	\$ 1,150.00	\$ 1,500.00
7715 * Porta Potties	\$ 1,037.91	\$ 1,383.68	\$	\$ 1,124.90	\$ 960.00	\$	\$	\$
7721 * Road Supplies	\$ 58.00	\$ 239.99	\$	\$	\$ 2,400.00	\$	\$	\$
7722 * Road Maintenance	\$ 629.66	\$	\$	\$	\$ 2,400.00	\$	\$	\$
7720 * Road Maintenance - Other					\$	\$	\$	\$
7751 * Supplies & Tools	\$ 4,982.11	\$ 2,074.42	\$	\$ 676.93	\$ 2,400.00	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00
7821 * Electricity	\$ 1,456.09	\$ 1,245.11	\$	\$ 1,171.32	\$ 2,280.00	\$ 2,200.00	\$ 2,200.00	\$ 1,600.00
7823 * Refuse - GF 60%/WF 40%					\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00
7824 * Telephone - GF 60%/WF 40%	\$ 1,063.84	\$ 1,099.35	\$	\$ 809.85	\$ 1,020.00	\$	\$	\$
Total Expense	\$ 190,686.14	\$ 92,955.60	\$ 68,771.90	\$ 148,119.00	\$ 137,069.00	\$ 142,196.40	\$ 147,173.40	
Net Income	\$ (190,686.14)	\$ (92,955.60)	\$ (68,771.90)	\$ (148,119.00)	\$ (137,069.00)	\$ (142,196.40)	\$ (147,173.40)	



NISQUALLY PINES CC  
POOL BUDGET WORKSHEET

YEAR: 2021-2022

PRIOR YEAR BUDGETS

	ACTUAL ACTIVITY			2018-2019 BUDGET	2019-2020 BUDGET				2020-2021 BUDGET				2021-2022 BUDGET			
	Oct '18 - Sep '19	Oct '19 - Sep 30 '20	Oct '20 - Jun '23													
Income																
4048 - Pool Fees	\$ 1,267.00	\$ -	\$ 100.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	
Total Income	\$ 1,267.00	\$ -	\$ 100.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	
Expense																
7015 - Advertising	\$ 64.75	\$ -	\$ 25.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 50.00	
7145 - Drug Test / Background	\$ 135.00	\$ -	\$ 129.90	\$ 102.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 135.00	\$ 135.00	
7190 - Equipment Rental																
7460 - Licenses & Permits	\$ 275.00	\$ 280.00	\$ -	\$ 240.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	
7591 - Regular Wages	\$ 8,472.00	\$ -	\$ 595.51	\$ 8,472.00	\$ 9,936.00	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,333.44	\$ 10,475.00	
7601 - Taxes - FICA & Medical	\$ 648.11	\$ -	\$ 45.55	\$ 648.00	\$ 760.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 801.00	
7602 - Taxes - Employment	\$ 60.70	\$ -	\$ 2.13	\$ 330.00	\$ 79.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00	\$ 84.00	\$ 84.00	
7603 - Taxes - FUTA - Fed. Un	\$ 50.83	\$ -	\$ 3.58	\$ 51.00	\$ 60.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 63.00	
7604 - Taxes - Labor & Indus	\$ 593.37	\$ -	\$ 32.15	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00	
7620 * Employee Training		\$ 700.00			\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00	
7701 - Buildings			\$ 64.78	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	
7702 * Equipment	\$ 1,011.78	\$ 7,612.36	\$ (2,313.84)	\$ 300.00	\$ 300.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 14,450.00	\$ 500.00	
7705 - Grounds																
7751 - Supplies & Tools	\$ 652.98	\$ -	\$ 161.11	\$ 240.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	
7752 - Chemicals	\$ 7,144.72	\$ 161.85	\$ 4,127.05	\$ 8,400.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 5,550.00	\$ 7,415.00	
7750 - Supplies - Other	\$ 106.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7770 - Taxes - Property					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7821 - Electricity	\$ 4,587.16	\$ 4,158.57	\$ 3,458.80	\$ 4,740.00	\$ 4,000.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	\$ 4,500.00	
7822 - Propane	\$ 9,370.71	\$ -	\$ 5,769.32	\$ 5,070.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	
Total Expense	\$ 33,173.39	\$ 12,912.78	\$ 12,101.04	\$ 29,556.00	\$ 27,748.00	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 42,596.44	\$ 32,035.00	
Net Income	\$ (31,906.39)	\$ (12,912.78)	\$ (12,001.04)	\$ (28,056.00)	\$ (26,248.00)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (41,096.44)	\$ (31,035.00)	

2022 minimum wage = \$14.23 - est 12 weeks, 8 hrs / day, 7 days per week + 4 weekends only, 8 hrs per day

NISQUALLY PINES CC  
RIVER PARK BUDGET WORKSHEET

YEAR: 2021-2022

	ACTUAL ACTIVITY				PRIOR YEAR BUDGETS	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
	Oct '18 Sep '19	Oct '19 Sep 30 '20	Oct '20 Jun 23 '21					
Expense								
7015 Advertising	\$ 109.95	\$ 135.00	\$ 19.95	\$ 102.00	\$ 25.00	\$ 25.00	\$ 25.00	
7145 Drug Test / Background Check					\$ 102.00	\$ 102.00	\$ 102.00	
7591 Regular Wages	\$ 4,708.75	\$ 6,648.00	\$ 135.00	\$ 5,640.00	\$ 6,750.00	\$ 7,862.40	\$ 7,970.00	
7601 Taxes - FICA & Medicare	\$ 360.22	\$ 508.58	\$ 10.32	\$ 432.00	\$ 516.00	\$ 601.00	\$ 610.00	
7602 Taxes - Employment Security	\$ 36.79	\$ 16.62	\$ 0.34	\$ 216.00	\$ 54.00	\$ 20.00	\$ 20.00	
7603 Taxes - FUTA - Fed Unemployment	\$ 28.25	\$ 39.89	\$ 0.81	\$ 36.00	\$ 41.00	\$ 47.00	\$ 48.00	
7604 Taxes - Labor & Industries	\$ 334.75	\$ 394.11	\$ 8.08	\$ 432.00	\$ 500.00	\$ 500.00	\$ 500.00	
7702 Equipment	\$ 1,554.77	\$ 16.37						
7705 Grounds	\$ 1,037.87	\$ 1,383.58	\$ 1,124.80	\$ 960.00	\$ 900.00	\$ 1,100.00	\$ 1,500.00	
7751 Supplies & Tools	\$ 606.97	\$ 634.16		\$ 51.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
7824 Telephone	\$ 20.00							
Total Expense	\$ 8,794.32	\$ 9,776.31	\$ 1,299.30	\$ 7,889.00	\$ 9,888.00	\$ 11,257.40	\$ 11,775.00	
Net Income	\$ (8,794.32)	\$ (9,776.31)	\$ (1,299.30)	\$ (7,889.00)	\$ (9,888.00)	\$ (11,257.40)	\$ (11,775.00)	

= minimum wage \$14.25/hr  
2022 10 per day x 3 day  
weekend + 5 hrs per day  
Monday thru = 50 hrs per  
week \* 10 weeks (July 1 to  
first week Sept)

NISQUALLY PINES, CC  
WATER BUDGET WORKSHEET

YEAR: 2021-2022

PRIOR YEAR BUDGETS

ACTUAL ACTIVITY		2018-2019 BUDGET		2019-2020 BUDGET		2020-2021 BUDGET		2021-2022 BUDGET	
Oct 18 - Sep 19	Oct 19 - Sep 30	Oct 19 - Sep 30	Oct 20 - Jun 23	Oct 19 - Sep 30	Oct 20 - Jun 23	Oct 19 - Sep 30	Oct 20 - Jun 23	Oct 19 - Sep 30	Oct 20 - Jun 23

Income											
4036 - Miscellaneous Income	\$ 65.78	\$ 105.00									\$ 2,850.00
4220 - Backflow Test	\$ 2,760.00	\$ 400.00	\$ 2,760.00		\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00
4260 - Reconnect Fees	\$ 240.00	\$ -	\$ -		\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 80.00
4270 - Water Base Rate	\$ 144,634.03	\$ 147,375.50	\$ 101,763.20		\$ 146,912.00	\$ 146,912.00	\$ 146,912.00	\$ 152,659.00	\$ 161,020.00	\$ 161,020.00	\$ 161,020.00
Balance cash in bank used to offset Water Loan											
4280 - Water Loan	\$ 118,691.04	\$ 112,184.66	\$ 57,621.76		\$ 117,628.19	\$ 114,345.55	\$ 114,345.55	\$ 114,345.55	\$ 114,345.55	\$ 114,345.55	\$ 114,345.55
4285 - Water Usage	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4286 - USDA Loan - Cui-de-Sac Project	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 266,390.85	\$ 260,065.16	\$ 162,144.96		\$ 267,630.19	\$ 264,347.55	\$ 264,347.55	\$ 242,059.50	\$ 163,950.00	\$ 163,950.00	\$ 163,950.00
Expense											
7005 - Accounting	\$ 13,297.60	\$ 13,945.50	\$ 8,025.00		\$ 7,920.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
7007 - Audit	\$ 3,990.00	\$ 4,175.00	\$ 4,100.00		\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
7010 - Alarm	\$ 254.40	\$ 277.55	\$ 291.50		\$ 264.00	\$ 264.00	\$ 264.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 450.00
7015 - Advertising	\$ -	\$ -	\$ -		\$ 50.00	\$ 50.00	\$ 50.00	\$ -	\$ -	\$ -	\$ -
7031 - Auto Insurance - M-50% W=50%	\$ 1,294.05	\$ 2,089.10	\$ 1,562.76		\$ 840.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
7032 - Vehicle Maintenance	\$ 567.52	\$ 618.33	\$ -		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7033 - Vehicle License & Registration	\$ 86.00	\$ 90.50	\$ 90.50		\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 100.00
7704 - Gas / Oil / Diesel	\$ 913.90	\$ 766.04	\$ 422.19		\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7038 - Backflow Testing	\$ 2,820.00	\$ -	\$ 4,228.65		\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
7145 - Drug Test/ Background Check	\$ 339.20	\$ 339.20	\$ 603.77		\$ 360.00	\$ 360.00	\$ 360.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
7150 - Dues & Subscriptions	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7172 - Medical Insurance	\$ 8,672.85	\$ 10,029.94	\$ 8,938.70		\$ 8,580.00	\$ 9,500.00	\$ 9,500.00	\$ 10,730.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
7173 - Life Insurance	\$ 135.30	\$ 147.60	\$ 123.00		\$ 148.00	\$ 148.00	\$ 148.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
7190 - Equipment Rental	\$ 918.63	\$ 911.56	\$ 718.59		\$ 1,080.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7331 - Lab/Officers/Prop-GI60%/WF40%	\$ 8,078.89	\$ 8,867.16	\$ 7,070.40		\$ 7,500.00	\$ 8,200.00	\$ 8,200.00	\$ 8,200.00	\$ 8,200.00	\$ 8,200.00	\$ 8,200.00
7335 - Inspections by Thurston	\$ 92.50	\$ 92.50	\$ -		\$ 1,020.00	\$ 1,800.00	\$ 1,800.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00
7340 - Interest on Water Loan	\$ 4,850.23	\$ 5,347.40	\$ 6,565.00		\$ 6,565.00	\$ 4,923.98	\$ 3,233.49	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7460 - Licenses & Permits	\$ 1,416.40	\$ 1,423.00	\$ 1,423.00		\$ 1,800.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7470 - Locates	\$ 92.40	\$ 101.64	\$ 73.92		\$ 108.00	\$ 108.00	\$ 108.00	\$ 108.00	\$ 108.00	\$ 108.00	\$ 108.00
7490 - Miscellaneous	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7591 - Regular Wages	\$ 49,988.71	\$ 48,974.73	\$ 34,523.39		\$ 48,000.00	\$ 49,590.00	\$ 51,778.00	\$ 51,300.00	\$ 51,300.00	\$ 51,300.00	\$ 51,300.00
7592 - OT Wages	\$ 653.28	\$ 267.20	\$ -		\$ 210.00	\$ 210.00	\$ 210.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
7593 - Payroll Service	\$ 922.17	\$ 892.38	\$ 594.50		\$ 822.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 912.00	\$ 912.00	\$ 912.00

NISQUALLY PINES CC  
WATER BUDGET WORKSHEET

YEAR:

2021-2022

ACTUAL ACTIVITY

PRIOR YEAR BUDGETS

	Oct-18	Sep-19	Oct-19	Sep-30	20	Oct-20	Jun-23	21	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
7601 - Taxes - FICA & Medicare	\$ 3,747.66	\$ 3,660.69	\$ 2,568.90	\$ 3,696.00	\$ 3,810.00	\$ 3,984.00	\$ 3,947.00	\$ 3,947.00				
7602 - Taxes - Employment Security	\$ 426.73	\$ 174.76	\$ 108.95	\$ 1,800.00	\$ 448.00	\$ 260.00	\$ 258.00	\$ 258.00				
7603 - Taxes - FUTA - Fed Unemployment	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00				
7604 - Taxes - Labor & Industries	\$ 1,758.59	\$ 1,605.24	\$ 981.92	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00				
7615 - Manager Training	\$ 142.00	\$ 315.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00				
7620 - Employee Training	\$ 210.00	\$ 210.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00				
7642 - Mileage Reimbursement	\$	\$	\$	\$	\$	\$	\$	\$				
7701 - Buildings	\$	\$	\$	\$	\$	\$	\$	\$				
7702 - Equipment	\$ 6,582.66	\$ 2,873.51	\$ 1,268.11	\$ 8,640.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00				
7705 - Grounds	\$ 2,281.26	\$ 3,895.12	\$ 2,089.61	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00				
7707 - Technical Support	\$ 2,316.60	\$ 1,086.70	\$ 2,228.83	\$ 1,331.20	\$ 2,940.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00				
7756 - Small Equipment	\$ 2,095.85	\$ 2,128.48	\$ 1,454.87	\$ 3,000.00	\$ 2,208.00	\$ 2,208.00	\$ 2,208.00	\$ 2,208.00				
7581 - Postage	\$ 1,039.03	\$ 5,731.02	\$ 5,029.82	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00				
7751 - Supplies & Tools	\$ 6,334.02	\$ 2,982.58	\$ 1,525.91	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00				
7754 - Office Supplies	\$ 1,558.76	\$ 1,799.00	\$ 761.57	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00				
7765 - Taxes - State Excise(60 W/40 G)	\$ 2,880.99	\$ 1,799.00	\$ 761.57	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00				
7770 - Taxes - Property	\$ 434.22	\$ 3,258.21	\$ 3,241.88	\$ 420.00	\$ 450.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00				
7821 - Electricity	\$ 13,387.92	\$ 13,330.43	\$ 10,598.97	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 14,500.00	\$ 14,500.00				
7822 - Propane	\$ 828.05	\$ 352.61	\$	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00				
7823 - Refuse - GF 60% / WF 40%	\$ 1,116.17	\$ 1,017.49	\$ 770.00	\$ 1,095.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00				
7824 - Telephone - GF 60% / WF 40%	\$ 1,612.32	\$ 1,667.26	\$ 1,254.32	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00				
7825 - Internet - GF 60% / WF 40%	\$ 1,289.32	\$ 1,300.44	\$ 981.16	\$ 1,284.00	\$ 1,284.00	\$ 1,284.00	\$ 1,284.00	\$ 1,284.00				
7840 - Water Testing	\$ 2,463.50	\$ 1,848.00	\$ 1,044.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00				
Total Expense	\$ 149,440.10	\$ 153,059.46	\$ 107,843.06	\$ 153,724.00	\$ 154,925.98	\$ 158,822.49	\$ 163,950.00	\$ 163,950.00				
Principal portion of loan payment	\$ 222,120.41	\$ 107,782.94	\$	\$ 109,421.57	\$ 109,421.57	\$ 264,347.55	\$ 266,605.43	\$ 266,605.43				
Net Income	\$ (105,169.66)	\$ (787.24)	\$ 54,301.90	\$ 4,484.62	\$	\$ (24,545.95)	\$	\$				

sanitary survey \$ 5,500.00  
push mower \$ 3,000.00  
\$ 3,600.00  
\$ 1,500.00  
\$ 2,700.00  
\$ 2,208.00  
\$ 7,200.00  
\$ 2,000.00

NISQUALLY PINES CC  
USDA BUDGET WORKSHEET

YEAR:

2021-2022

	ACTUAL ACTIVITY				PRIOR YEAR BUDGETS			
	Oct '18 - Sep '19	Oct '19 - Sep '20	Oct '20 - Jun 23 '21		2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
Income								
4285 - Water Usage	\$ 89,050.80	\$ 88,520.32	\$ 51,795.41		\$ 69,000.00	\$ 69,000.00	\$ 69,000.00	\$ 77,000.00
4286 - USDA Loan - Cul-de-Sac Project	\$ 34,535.52	\$ 34,493.76	\$ 22,995.84		\$ 34,492.00	\$ 34,492.00	\$ 34,492.00	\$ 26,492.00
Total Income	\$ 123,586.32	\$ 123,014.08	\$ 74,791.25		\$ 103,492.00	\$ 103,492.00	\$ 103,492.00	\$ 103,492.00
Expense								
7340 - Interest on Water Loan	\$ 64,759.34	\$ 61,435.56	\$ 27,847.68		\$ 63,424.00	\$ 62,314.80	\$ 61,174.64	\$ 55,464.47
Total Expense	\$ 64,759.34	\$ 61,435.56	\$ 27,847.68		\$ 63,424.00	\$ 62,314.80	\$ 61,174.64	\$ 55,464.47
Principal portion of loan payments	\$ 40,799.95	\$ 41,483.70	\$ 45,019.08		\$ 40,068.00	\$ 41,177.20	\$ 42,317.36	\$ 48,027.53
Total semi-annual loan payments (Oct & April)					\$ 103,492.00	\$ 103,492.00	\$ 103,492.00	\$ 103,492.00
Net Income	\$ 18,027.03	\$ 20,094.82	\$ 1,924.49		\$ -	\$ -	\$ -	\$ -

NISQUALLY PINES CC  
LONG RANGE PLAN BUDGET WORKSHEET

YEAR: 2021-2022

	ACTUAL ACTIVITY				PRIOR YEAR BUDGETS				
	Oct 17 - Sep 18	Oct 18 - Sep 19	Oct 19 - Sep 20	Oct 20 - Jun 21	2017-2018 BUDGET	2018-2019 BUDGET	2019-2020 BUDGET	2020-2021 BUDGET	2021-2022 BUDGET
Income									
4034 - Long Range Plan	\$ 247,950.00	\$ 248,100.00	\$ 245,443.05	\$ 146,367.20	\$ 247,800.00	\$ 247,800.00	\$ 247,800.00	\$ 219,535.00	\$ 149,275.00
4286 - USDA Loan - Cul-De-Sac-Project									
Total Income	\$ 247,950.00	\$ 248,100.00	\$ 245,443.05	\$ 146,367.20	\$ 247,800.00	\$ 247,800.00	\$ 247,800.00	\$ 219,535.00	\$ 149,275.00
Expense									
7701 - Buildings			\$ 700.00						
Clubhouse Roof						\$ 74,000.00			
Clubhouse Refrigerator						\$ 2,000.00			
7702 - Equipment			\$ 7,200.00						
Water system - Well #4 Replacement					\$ 250,000.00	\$ 8,000.00			
Telemetry Water Equipment						\$ 67,811.29			
Well Shaft Inspection						\$ 5,220.00			
Well Cleaning						\$ 4,800.00			
Meter Replacements (102 meters)	\$ 19,054.32	\$ 19,054.32		\$ 18,962.96	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
7705 - Grounds (tree removal / trimming)		\$ 2,470.91		\$ 15,083.08					
Pool									
Roads - Large patch repair									
Small Swing Set & pad, Lake Park						\$ 3,600.00			
Basketball Court									
Road Striping						\$ 4,800.00			
Well Security System									
7700 - Repairs & Maintenance - Other									
7756 - Small Equipment			\$ 1,375.49						
7751 - Supplies & Tools				\$ 86.39					
Total Expense	\$ 19,054.32	\$ 21,525.23	\$ 12,630.32	\$ 34,132.43	\$ 274,000.00	\$ 194,231.29	\$ 84,000.00	\$ 24,000.00	\$ 24,000.00
Other Income/Expense									
Other Expense									
7870 - LRR - Long Range Plan									
Net Other Income	\$	\$	\$	\$	\$	\$	\$	\$	\$

