

Summary of budgeted income

Type	Office / General	Clubhouse	Maintenance	Pool	Riverpark	Total General Budget	Water	USDA	Long Range Plan	Total
Projected Revenues										
Membership dues	\$ 519,779.00					\$ 519,779.00				\$ 519,779.00
Water base rate assessment							178,422.00			178,422.00
Long range plan assessment									200,000.00	200,000.00
USDA water loan assessment								23,492.00		23,492.00
USDA water loan principal payoff assessment										-
Other member / non-member income:										
Advertising - newsletter	\$ -									-
Clubhouse rental		\$ 4,500.00				4,500.00				4,500.00
Pool fees			\$ 1,500.00			1,500.00				1,500.00
Fines, legal fees, lien recording, and late fees				\$ 35,000.00		35,000.00				35,000.00
New account transfer fees				\$ 4,000.00		4,000.00				4,000.00
Member activities donations				\$ 150.00		150.00				150.00
Total other member / non-member income				\$ -		\$ 45,150.00				\$ 45,150.00
Water usage for 800 lots								80,000.00		80,000.00
Water reconnect and other water related fees							2,930.00			2,930.00
Interest on bank accounts	\$ 2,000.00					2,000.00				2,000.00
Dividend income on investments	\$ 8,000.00					8,000.00				8,000.00
Total Projected Revenues		\$ 4,500.00	\$ -	\$ 1,500.00	\$ -	\$ 574,929.00	\$ 181,352.00	\$ 103,492.00	\$ 200,000.00	\$ 1,059,773.00

Summary of budgeted expenses

Type	Office / General	Clubhouse	Maintenance	Pool	Riverpark	Total General Budget	Water	USDA	Long Range Plan	Total
Employee expenses										
Wages	\$ 106,700.00		\$ 91,725.00	\$ 12,745.00	\$ 9,697.00	\$ 220,867.00	\$ 58,620.00			\$ 279,487.00
Medical, dental, life insurance	24,325.00		12,450.00			36,775.00	13,510.00			50,285.00
Drug test / background checks	200.00		150.00	135.00	102.00	587.00				587.00
Payroll taxes	9,230.00		12,424.00	1,765.00	1,224.00	24,643.00	6,419.00			31,062.00
Training	1,000.00		1,000.00	610.00		2,610.00	600.00			3,210.00
Total employee expenses			\$ 117,749.00	\$ 15,255.00	\$ 11,023.00	\$ 285,482.00	\$ 79,149.00	\$ -	\$ -	\$ 364,631.00
Sheriff patrol contract	109,032.00					109,032.00				109,032.00
Accounting / audit / payroll processing	18,700.00					18,700.00	18,700.00			37,400.00
Alarm system	400.00					400.00	450.00			850.00
Job advertising	50.00		50.00	50.00	25.00	175.00	25.00			200.00
Vehicle expense - insurance, maint., license, fuel			10,300.00			10,300.00	4,320.00			14,620.00
Back flow testing							3,500.00			3,500.00
Bank and merchant fees	11,150.00					11,150.00				11,150.00
Dues and subscriptions	600.00					600.00	650.00			1,250.00
Dues on Pines lots	5,500.00					5,500.00				5,500.00
Equipment and storage rental	2,100.00		360.00		1,300.00	3,760.00	1,000.00			4,760.00

Type	Office /				Total General				Long Range	
	General	Clubhouse	Maintenance	Pool	Riverpark	Budget	Water	USDA	Plan	Total
Insurance (liab/officers/property/ notary bond)	15,620.00					15,620.00	10,100.00			25,720.00
Inspections, licenses and permits	90.00	120.00	93.00	325.00		628.00	3,900.00			4,528.00
Collections proced., lien fees, prop. stand.	600.00					600.00				600.00
Legal fees	10,000.00					10,000.00				10,000.00
Membership activities	1,200.00					1,200.00				1,200.00
Meals / entertainment	850.00					850.00				850.00
Supplies and tools, chemicals	9,500.00	1,500.00	5,000.00	12,500.00	500.00	29,000.00	16,908.00			45,908.00
Repairs and maintenance	4,800.00	692.00	11,980.00	850.00		18,322.00	15,600.00			33,922.00
Small equipment	-					-	1,500.00			1,500.00
Property tax	4,500.00					4,500.00	3,600.00			8,100.00
Excise tax	2,500.00					2,500.00	1,600.00			4,100.00
Federal income tax	-					-				-
Utilities and propane	6,000.00	12,110.00	3,500.00	25,000.00		46,610.00	20,200.00			66,810.00
Long range plan study	-					-				-
Interest on loan									49,186.00	49,186.00
Total Expenses	\$ 344,647.00	\$ 14,422.00	\$ 149,032.00	\$ 53,980.00	\$ 12,848.00	\$ 574,929.00	\$ 181,202.00	\$ 49,186.00	\$ -	\$ 805,317.00
Principal payment on loan									54,306.00	54,306.00
Additional principal payment on loan										
Reserve funding / Asset purchases or replacements									200,000.00	200,000.00
Total other payments									\$ 54,306.00	\$ 254,306.00
Total cash payments budgeted	\$ 344,647.00	\$ 14,422.00	\$ 149,032.00	\$ 53,980.00	\$ 12,848.00	\$ 574,929.00	\$ 181,202.00	\$ 103,492.00	\$ 200,000.00	\$ 1,059,623.00
Income from usage / interest / fines / etc	\$ 49,150.00	\$ 4,500.00	\$ -	\$ 1,500.00	\$ -	\$ 55,150.00	\$ 2,930.00	\$ 80,000.00	\$ -	\$ 138,080.00
Funds required as dues	\$ 519,779.00	\$ -	\$ -	\$ -	\$ -	\$ 519,779.00	\$ 178,422.00	\$ 23,492.00	\$ 200,000.00	\$ 921,693.00
				Per unit per year		827 \$	628.51 \$	28.41 \$	241.84 \$	1,114.50 \$
				Monthly amount		\$ 52.38	17.98 \$	2.37 \$	20.15 \$	92.88 \$

NISQUALLY PINES CC
 CLUBHOUSE BUDGET WORKSHEET

2023-2024

	ACTUAL ACTIVITIES					PRIOR YEAR BUDGETS		
	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Income								
4008 - Club House Rental	2835.00	2010.00	4680.00	2985.00	\$ 1,000.00	\$ 3,600.00	\$ 3,500.00	\$ 4,500.00
4009 - Club House Repair	500.00	125.00	50.00	400.00				
Total Income	\$ 3,335.00	\$ 2,135.00	\$ 4,730.00	\$ 3,385.00	\$ 1,000.00	\$ 3,600.00	\$ 3,500.00	\$ 4,500.00
Expense								
7190 - Equipment Rental		(1.09)	1.09	0.00	\$ -	\$ -	\$ -	\$ -
7335 - Inspections by Thurston Co.	115.00	115.00	0.00	115.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00
7701 - Buildings	506.80	0.00	2474.24	172.50	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
7702 - Equipment	1126.24	509.15	0.00	0.00	\$ 192.00	\$ 192.00	\$ 192.00	\$ 192.00
7705 - Grounds				755.47				
7756 - Small Equipment				85.25				
7751 - Supplies & Tools	1401.06	259.50	100.56	439.28	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00
7754 - Office Supplies	25.88			0.00	\$ -	\$ -	\$ -	\$ -
7750 - Supplies - Other				0.00	\$ -	\$ -	\$ -	\$ -
7770 - Taxes - Property					\$ -	\$ -	\$ -	\$ -
7821 - Electricity	1579.81	1507.42	1753.19	1302.53	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 2,000.00
7822 - Propane	3160.21	5781.63	7534.58	4970.65	\$ 3,500.00	\$ 6,000.00	\$ 11,000.00	\$ 8,000.00
7824 - Telephone	1135.40	1132.74	1204.39	838.57	\$ 1,200.00	\$ 1,150.00	\$ 1,150.00	\$ 1,260.00
7825 - Internet	756.96	755.09	802.88	559.08	\$ 850.00	\$ 850.00	\$ 800.00	\$ 850.00
Total Expense	\$ 9,807.36	\$ 10,059.44	\$ 13,870.93	\$ 9,238.33	\$ 10,362.00	\$ 12,812.00	\$ 17,562.00	\$ 14,422.00
Net Income	\$ (6,472.36)	\$ (7,924.44)	\$ (9,140.93)	\$ (5,853.33)	\$ (9,362.00)	\$ (9,212.00)	\$ (14,062.00)	\$ (9,922.00)

NISQUALLY PINES CC
GENERAL BUDGET WORKSHEET

YEAR: 2023-2024

	ACTUAL ACTIVITY				PRIOR YEAR BUDGETS			
	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Income								
4001 - Membership Activities Fund	\$ 450.00	\$ 281.38	\$ 100.00	\$ 110.00	\$ -	\$ 200.00	\$ 200.00	\$ 150.00
4002 - Advertising - Newsletter	\$ 12.00	\$ 144.00	\$ 66.00	\$ 168.00	\$ 100.00	\$ -	\$ -	\$ -
4008 - Club House Rental		\$ 75.00						
4010 - Dues	\$ 483,629.30	\$ 532,791.00	\$ 526,257.92	\$ 299,090.65	\$ 525,731.45	\$ 525,731.45	\$ 512,573.96	\$ 519,779.15
4011 - Fines - Property Standards	\$ 7,927.27	\$ 5,175.00	\$ 3,469.19	\$ 7,755.00	\$ 1,800.00	\$ 3,000.00	\$ 3,000.00	\$ 7,000.00
4018 - Interest	\$ 10,446.72	\$ 2,682.80	\$ 2,426.29	\$ 1,955.37	\$ 3,000.00	\$ 3,000.00	\$ 1,800.00	\$ 2,000.00
4019 - Dividend Income on Investments	\$ 8,920.93	\$ 8,004.36	\$ 7,686.40	\$ 5,357.75	\$ 9,000.00	\$ 8,500.00	\$ 8,000.00	\$ 8,000.00
4020 - Late Fees	\$ 22,553.96	\$ -	\$ 32,560.01	\$ 19,297.04	\$ -	\$ -	\$ 25,000.00	\$ 28,000.00
4024 - Legal Fees	\$ 21,605.71	\$ 35,007.42	\$ 902.02	\$ -				
4034 - Long Range Plan								
4036 - Miscellaneous Income	\$ -	\$ 437.75	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -
4052 - Lien Recording Fees	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -
4055 - Returned Check Fees	\$ -	\$ 195.00	\$ 165.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -
4058 - New Acct & Trnsfr. of Acct Fees	\$ 4,125.00	\$ 6,000.00	\$ 5,850.00	\$ 2,100.00	\$ 3,300.00	\$ 4,000.00	\$ 5,000.00	\$ 4,000.00
4059 - Renter's 2nd Billing Fee	\$ -	\$ 200.00	\$ 420.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -
4220 - Back Flow Test	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 559,870.89	\$ 590,993.71	\$ 580,102.83	\$ 336,013.81	\$ 543,731.45	\$ 544,431.45	\$ 555,573.96	\$ 568,929.15
Expense								
7005 - Accounting	\$ 13,945.50	\$ 12,500.00	\$ 11,375.00	\$ 7,717.50	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
7007 - Audit	\$ 4,175.00	\$ 4,100.00	\$ 4,150.00	\$ 4,250.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,500.00
7010 - Alarm	\$ 416.33	\$ 291.50	\$ 344.50	\$ 337.08	\$ 555.00	\$ 450.00	\$ 450.00	\$ 400.00
7015 - Advertising	\$ 31.00	\$ 28.00	\$ -	\$ -	\$ 24.00	\$ 50.00	\$ 50.00	\$ 50.00
7704 - Auto & Truck Exp - Gas	\$ 1,340.28	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7020 - Amortization	\$ 1,340.28	\$ 1,341.57	\$ 1,340.28	\$ 893.52	\$ -	\$ -	\$ -	\$ -
7040 - Bad Debt & NSF Checks	\$ (1,151.74)	\$ (17,164.47)	\$ 2,328.83	\$ -	\$ -	\$ -	\$ -	\$ -
7050 - Bank Service Charges	\$ 52.00	\$ 107.00	\$ 132.00	\$ 88.50	\$ 120.00	\$ 187.00	\$ 187.00	\$ 150.00
7110 - Merchant fees	\$ 10,803.99	\$ 12,219.89	\$ 11,950.58	\$ 7,264.42	\$ 10,600.00	\$ 12,000.00	\$ 12,150.00	\$ 11,000.00
7125 - Depreciation	\$ 247,988.82	\$ 251,603.72	\$ 251,041.40	\$ 166,229.12	\$ -	\$ -	\$ -	\$ -
7145 - Drug Test / Background Check	\$ 39.90	\$ 150.00	\$ 150.00	\$ 236.80	\$ 40.00	\$ 150.00	\$ 150.00	\$ 200.00
7150 - Dues & Subscriptions	\$ 350.90	\$ 578.72	\$ 993.71	\$ 115.58	\$ 470.00	\$ 600.00	\$ 600.00	\$ 600.00
7155 - Dues on PINES Lots	\$ 6,227.49	\$ 6,228.47	\$ 5,726.34	\$ 3,062.88	\$ 6,500.00	\$ 6,300.00	\$ 5,500.00	\$ 5,500.00
7172 - Medical Insurance	\$ 17,803.04	\$ 19,207.56	\$ 19,869.08	\$ 13,939.12	\$ 20,000.00	\$ 23,000.00	\$ 23,000.00	\$ 24,025.00
7173 - Life Insurance	\$ 216.80	\$ 244.80	\$ 254.40	\$ 201.60	\$ 245.00	\$ 245.00	\$ 245.00	\$ 300.00

	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
7190 - Equipment Rental	\$ 911.56	\$ 975.41	\$ 1,027.57	\$ 685.52	\$ 900.00	\$ 900.00	\$ 900.00	\$ 1,000.00
7331 - Liab/Officers/Prop - GF60%/WF40%	\$ 13,294.80	\$ 14,140.80	\$ 14,941.80	\$ 10,022.80	\$ 12,200.00	\$ 14,000.00	\$ 14,000.00	\$ 15,500.00
7332 - Notary Bond & Insurance	\$ 105.00	\$ -	\$ -	\$ -	\$ 120.00	\$ 75.00	\$ 75.00	\$ 120.00
7335 - Inspections by Thurston Co.	\$ 30.00	\$ 30.00	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
7340 - Interest on Water Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7451 - Collection procedures	\$ 42,257.40	\$ 16,536.67	\$ 902.02	\$ -	\$ -	\$ -	\$ -	\$ -
7450 - Legal - Other	\$ 28,950.50	\$ 3,488.00	\$ 2,409.50	\$ -	\$ 22,000.00	\$ 13,000.00	\$ 10,000.00	\$ 10,000.00
7455 - Lien Fees	\$ 828.00	\$ 207.00	\$ 607.00	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	\$ 600.00
7460 - Licenses & Permits	\$ 10.00	\$ 10.00	\$ 60.00	\$ 30.00	\$ 36.00	\$ 36.00	\$ 60.00	\$ 60.00
7480 - Meals & Entertainment	\$ 1,140.74	\$ 543.68	\$ 640.00	\$ 793.08	\$ 750.00	\$ 750.00	\$ 750.00	\$ 850.00
7485 - Membership Activities	\$ 459.16	\$ 143.06	\$ 884.03	\$ 671.18	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
7490 - Miscellaneous	\$ -	\$ 514.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7591 - Regular Wages	\$ 90,319.87	\$ 91,448.83	\$ 90,784.63	\$ 64,510.94	\$ 91,403.84	\$ 90,900.00	\$ 101,491.50	\$ 103,200.00
7592 - OT Wages	\$ 1,204.13	\$ 3,216.69	\$ 3,277.08	\$ 2,026.98	\$ 4,000.00	\$ 4,500.00	\$ 3,500.00	\$ 3,500.00
7593 - Payroll Service	\$ 892.37	\$ 904.50	\$ 872.00	\$ 745.00	\$ 912.00	\$ 912.00	\$ 900.00	\$ 1,200.00
7590 - Payroll Expenses - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7601 - Taxes - FICA & Medicare	\$ 6,710.88	\$ 7,085.80	\$ 7,026.00	\$ 4,991.23	\$ 7,298.00	\$ 7,298.00	\$ 8,032.00	\$ 8,163.00
7602 - Taxes - Employment Security	\$ 311.39	\$ 312.18	\$ 357.50	\$ 246.43	\$ 859.00	\$ 477.00	\$ 525.00	\$ 533.00
7603 - Taxes - FUTA - Fed. Unemployment	\$ 84.00	\$ (94.44)	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
7604 - Taxes - Labor & Industries	\$ 329.21	\$ 351.78	\$ 370.57	\$ 237.53	\$ 360.00	\$ 450.00	\$ 451.39	\$ 450.00
7600 - Payroll Taxes - Other	\$ 0.50	\$ 0.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7610 - Penalties & Fines	\$ (337.95)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7642 - Mileage Reimbursement	\$ 29.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7620 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7690 - Rent, Storage	\$ 720.00	\$ 800.00	\$ 900.00	\$ 581.00	\$ 840.00	\$ 840.00	\$ 900.00	\$ 1,100.00
7701 - Buildings	\$ 200.00	\$ 31.84	\$ 1,189.10	\$ 1,587.66	\$ 300.00	\$ 300.00	\$ 300.00	\$ 2,000.00
7702 - Equipment	\$ 1,865.84	\$ 911.84	\$ 290.79	\$ 280.30	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 800.00
7705 - Grounds	\$ -	\$ 8,838.65	\$ 3,434.44	\$ 683.91	\$ 500.00	\$ 750.00	\$ 750.00	\$ 1,000.00
7707 - Technical Support	\$ 30.17	\$ 550.00	\$ 600.00	\$ 400.00	\$ 1,800.00	\$ 1,300.00	\$ 1,300.00	\$ 1,000.00
7722 - Road Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7700 - Repairs & Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	Oct '19-Sep 30 '20	Oct '20-Sep 30 '21	Oct '21-Sep 30 '22	Oct '22-May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
7740 - Sheriff Patrol	\$ 72,936.97	\$ 40,016.14	\$ 16,381.24	\$ 4,381.96	\$ 109,032.00	\$ 109,032.00	\$ 109,032.00	\$ 109,032.00
7766 - Small Equipment			\$ 242.13	\$ 160.07	\$ 2,720.00			
7581 - Postage	\$ 4,043.12	\$ 4,150.67	\$ 4,150.18	\$ 2,389.82	\$ 4,020.00	\$ 4,200.00	\$ 4,000.00	\$ 4,000.00
7751 - Supplies & Tools	\$ 1,169.32	\$ 2,106.55	\$ 267.57	\$ 788.13	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7754 - Office Supplies	\$ 4,461.00	\$ 4,017.82	\$ 4,900.77	\$ 2,763.83	\$ 4,500.00	\$ 4,500.00	\$ 3,500.00	\$ 4,000.00
7750 - Supplies - Other								
7754 - CERT Supplies	\$ 1,981.53							
7759 - Property Standards	\$ 2,202.08		\$ 250.47		\$ 1,700.00	\$ 1,500.00		
7765 - Taxes - State Excise(60 W/40 G)	\$ 2,698.53	\$ 3,278.79	\$ 2,474.25	\$ 1,099.62	\$ 2,050.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7768 - Taxes - Federal Income						\$ 5,000.00	\$ 5,000.00	
7770 - Taxes - Property	\$ 3,906.15	\$ 3,889.82	\$ 3,924.42	\$ 3,912.76	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00
7821 - Electricity	\$ 1,461.00	\$ 1,599.96	\$ 1,954.98	\$ 742.80	\$ 1,800.00	\$ 1,850.00	\$ 2,350.00	\$ 2,350.00
7823 - Refuse - GF 60% / WF 40%	\$ 1,526.33	\$ 1,670.68	\$ 1,598.18	\$ 947.91	\$ 1,670.00	\$ 1,670.00	\$ 1,400.00	\$ 1,500.00
7824 - Telephone - GF 60% / WF 40%	\$ 1,401.57	\$ 1,434.56	\$ 1,552.80	\$ 964.73	\$ 1,400.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
7825 - Internet - GF 60% / WF 40%	\$ 600.69	\$ 612.38	\$ 665.47	\$ 413.27	\$ 600.00	\$ 650.00	\$ 650.00	\$ 650.00
7870 - LRP - Long R. Plan (Reserve Stud)			\$ 4,900.00			\$ 5,500.00		
Total Expense	\$ 592,210.29	\$ 505,316.38	\$ 483,576.61	\$ 311,508.58	\$ 339,938.84	\$ 345,236.00	\$ 343,612.89	\$ 344,647.00
Net Ordinary Income	\$ (32,339.40)	\$ 85,677.33	\$ 96,526.22	\$ 24,505.23	\$ 203,792.61	\$ 199,195.45	\$ 211,961.07	\$ 224,282.15
Clubhouse						\$ (9,212.00)	\$ (14,062.00)	\$ (9,922.00)
Maint						\$ (147,173.40)	\$ (144,368.91)	\$ (149,031.99)
Pool						\$ (31,035.00)	\$ (41,417.00)	\$ (52,480.00)
River Park						\$ (11,775.00)	\$ (12,113.16)	\$ (12,848.16)
Total Dues						\$ 0.05	\$ 0.00	\$ 0.00
USDA						\$ -	\$ -	\$ -
Water						\$ -	\$ -	\$ 0.00
LRP						\$ -	\$ -	\$ -
Total Proposed Budget Net						\$ 0.05	\$ 0.00	\$ 0.01

NISQUALLY PINES CC
LONG RANGE PLAN BUDGET WORKSHEET

2023-2024

	2023-2024					PRIOR YEAR BUDGETS			
	ACTUAL ACTIVITY					2021-2022	2022-2023	2023-2024	
	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23		BUDGET	BUDGET	BUDGET	BUDGET
Income									
4034 - Long Range Plan	\$ 245,443.05	\$ 219,595.10	\$ 149,455.44	\$ 95,865.84	\$ 219,595.00	\$ 149,275.00	\$ 164,341.00	\$ 200,000.00	
4286 - USDA Loan - Cul-de-Sac Project									
Total Income	\$ 245,443.05	\$ 219,595.10	\$ 149,455.44	\$ 95,865.84	\$ 219,595.00	\$ 149,275.00	\$ 164,341.00	\$ 200,000.00	
Expense									
7701 - Buildings									
ClubHouse Roof	\$ 700.00		\$ 19,041.56	\$ 18,880.99					
ClubHouse Refrigerator									
7702 - Equipment									
Water system - Well #4 Replacement	\$ 7,200.00								
Telemetry Water Equipment									
Well Shaft Inspection									
Well generators servicing								\$ 5,000.00	
Well Cleaning									
Meter Replacements (102 meters)	\$ 18,962.96	\$ 18,962.96			\$ 24,000.00				
7705 - Grounds (tree removal / trimming)	\$ 3,354.83	\$ 15,083.08	\$ 5,509.55	\$ 6,055.75					
Pool									
Roads - Large patch repair									
Small Swing Set & pad, Lake Park									
Basketball Court									
Road Striping									
Well Security System									
7700 - Repairs & Maintenance - Other									
7756 - Small Equipment	\$ 1,375.49	\$ 950.38							
7751 - Supplies & Tools		\$ 86.39							
Total Expense	\$ 12,630.32	\$ 35,082.81	\$ 24,551.11	\$ 24,936.74	\$ 24,000.00		\$ 5,000.00	\$ 200,000.00	
Other Income/Expense									
Other Expense									
7870 - LRP - Long Range Plan									
Net Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Net Income	\$ 232,812.73	\$ 184,512.29	\$ 124,904.33	\$ 70,929.10	\$ 195,535.00	\$ 149,275.00	\$ 159,341.00	\$ 200,000.00
Assets Acquired on Balance Sheet								
Fence								
Playground								
Clubhouse roof replacement								
Well #4 replacement								
Scada - Telemetry								
Picnic tables								
Clubhouse refrigerator								
LMI Pump								
Pool Pump								
Office Computers								
Water Computer								
Maintenance Computer								
Used Maint Truck					\$ 40,000.00			
Heat pump for office / clubhouse					\$ 10,000.00	\$ 15,150.00	\$ -	\$ -
Storage building for chemicals/ decoration					\$ -	\$ 10,000.00	\$ -	\$ -
Security cameras and lighting for pool					\$ -	\$ -		
Clubhouse kitchen upgrades (counters, appliances add Cabinets, Sink & Count		3,337.00						
Path on Port Orford					\$ 25,000.00			
Clubhouse Locker Room Enhancement (Bathrooms)								
Sauna Renovation					\$ 18,540.00	\$ 18,540.00	\$ -	\$ -
Backhoe Replacement		50,000.00			\$ 12,731.00			
Replace Pool Heater					\$ 50,000.00			
Replace 2 mowers					\$ 9,000.00	\$ 15,090.00	\$ -	\$ -
Replace 3 computers			11,530.43			\$ 36,000.00	\$ -	\$ -
Renovation of Clubhouse						\$ 7,500.00	\$ -	\$ -
Road section overlay						\$ 60,000.00	\$ -	\$ -
Pool repair						\$ -	\$ 300,000.00	\$ -
Details of major repairs								\$ 200,000.00
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								
Caulk and seal the cracks in the concrete reservoirs						\$ 3,296.00	\$ -	\$ -
Road section resurface	48,983.40							
Replace basketball court surface		10,000.00						
Replace of (2) Sand Filters for Pool					\$ 7,200.00			
Asphalt striping				2,576.76		\$ 16,830.00	\$ -	\$ -
To Reserve fund Over /Deficit					\$ 4,064.00	\$ (333,131.00)	\$ 159,341.00	\$ -
Total assets	48,983.40	63,337.00	11,530.43	2,576.76	195,535.00	149,275.00	159,341.00	200,000.00
Net Long Range Plan	\$ 183,829.33	\$ 121,175.29	\$ 113,373.90	\$ 68,352.34	\$ -	\$ -	\$ -	\$ -

NISQUALLY PINES CC
MAINTENANCE BUDGET WORKSHEET

YEAR: 2023-2024

ACTUAL ACTIVITY
Oct '19 - Sep 30 '20 Oct '20 - Sep 30 '21 Oct '21 - Sep 30 '22 Oct '22 - May 10 '23

PRIOR YEAR BUDGETS
2020-2021 BUDGET 2021-2022 BUDGET 2022-2023 BUDGET 2023-2024 BUDGET

	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Income								
Expense								
7015 *Advertising	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
7031 : Auto Insurance - M=50% W=50	\$ 1,028.90	\$ 1,040.28	\$ 2,236.68	\$ 1,491.12	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 2,400.00
7032 : Vehicle Maintenance	\$ 3,025.15	\$ 393.29	\$ 423.71	\$ 196.09	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00
7033 : Vehicle License & Registration	\$ 338.75	\$ 343.75	\$ 343.75	\$ 268.25	\$ 300.00	\$ 300.00	\$ 300.00	\$ 400.00
7704 : Gas / Oil / Diesel	\$ 2,692.34	\$ 2,917.91	\$ 7,410.27	\$ 2,525.23	\$ 3,900.00	\$ 4,000.00	\$ 6,500.00	\$ 6,500.00
7145 * Drug Test / Background Check	\$ 107.40	\$ 64.95	\$ -	\$ -	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
7172 : Medical Insurance	\$ 15,346.63	\$ 20,705.14	\$ 9,466.42	\$ 6,682.08	\$ 21,650.00	\$ 24,000.00	\$ 15,000.00	\$ 12,300.00
7173 : Life Insurance	\$ 205.20	\$ 302.40	\$ 88.50	\$ 98.40	\$ 410.40	\$ 410.40	\$ 100.00	\$ 150.00
7190 * Equipment Rental					\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
7335 - Inspections by Thurston Co.	\$ 92.50	\$ 92.50	\$ -	\$ 92.50	\$ 93.00	\$ 93.00	\$ 93.00	\$ 93.00
7591 : Regular Wages	\$ 50,846.01	\$ 47,441.65	\$ 74,139.53	\$ 51,554.59	\$ 75,368.00	\$ 76,705.00	\$ 83,336.91	\$ 90,725.00
7592 : OT Wages	\$ 309.00	\$ 1,778.63	\$ 2,028.39	\$ 364.59	\$ 350.00	\$ 750.00	\$ 1,000.00	\$ 1,000.00
7642 Mileage Reimbursement	\$ 50.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7601 : Taxes - FICA & Medicare	\$ 3,980.96	\$ 3,611.78	\$ 5,646.27	\$ 3,913.80	\$ 5,792.00	\$ 5,925.00	\$ 6,452.00	\$ 7,017.00
7602 : Taxes - Employment Security	\$ 192.31	\$ 160.14	\$ 285.74	\$ 198.31	\$ 289.00	\$ 296.00	\$ 313.00	\$ 331.00
7603 : Taxes - FUTA - Fed. Unemploy	\$ 141.45	\$ 83.76	\$ 84.24	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00	\$ 126.00
7604 : Taxes - Labor & Industries	\$ 2,390.05	\$ 1,950.72	\$ 2,916.71	\$ 2,052.64	\$ 4,600.00	\$ 4,600.00	\$ 4,600.00	\$ 4,950.00
7620 : Employee Training	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7701 : Buildings	\$ -	\$ 26.83	\$ -	\$ -	\$ 480.00	\$ 480.00	\$ 480.00	\$ 480.00
7702 : Equipment	\$ 2,574.61	\$ 5,023.56	\$ 2,343.28	\$ 838.43	\$ 3,600.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
7705 : Grounds	\$ 3,591.29	\$ 540.65	\$ 961.69	\$ 1,372.62	\$ 10,500.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
7706 : Miscellaneous	\$ 481.09	\$ 420.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7715 : Porta Potties	\$ 1,383.58	\$ 1,124.90	\$ 1,191.57	\$ 834.60	\$ 1,150.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7721 : Road Supplies	\$ 239.99	\$ 293.97	\$ 2,772.44	\$ 289.71	\$ -	\$ -	\$ -	\$ -
7722 : Road Maintenance	\$ -	\$ -	\$ 116.54	\$ 712.58	\$ 2,400.00	\$ 2,400.00	\$ 1,000.00	\$ 1,000.00
7720 - Road Maintenance - Other								
7756 : Small Equipment			\$ 1,502.84	\$ 2,569.72				
7751 : Supplies & Tools	\$ 2,074.42	\$ 1,080.66	\$ 3,044.67	\$ 1,808.72	\$ 3,000.00	\$ 4,000.00	\$ 6,500.00	\$ 5,000.00
7752 : Chemicals	\$ 20.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7821 : Electricity	\$ 1,245.11	\$ 1,328.10	\$ 1,787.89	\$ 1,747.23	\$ 2,200.00	\$ 1,600.00	\$ 2,200.00	\$ 2,600.00
7823 : Refuse - GF 60% / WF 40%								
7824 : Telephone - GF 60% / WF 40%	\$ 1,099.35	\$ 1,075.76	\$ 830.19	\$ 457.58	\$ 1,020.00	\$ 1,020.00	\$ 900.00	\$ 900.00
Total Expense	\$ 92,955.60	\$ 91,883.12	\$ 120,041.74	\$ 80,152.79	\$ 142,196.40	\$ 147,173.40	\$ 144,368.91	\$ 149,031.99
Net Income	\$ (92,955.60)	\$ (91,883.12)	\$ (120,041.74)	\$ (80,152.79)	\$ (142,196.40)	\$ (147,173.40)	\$ (144,368.91)	\$ (149,031.99)

NISQUALLY PINES CC
POOL BUDGET WORKSHEET

YEAR: 2023-2024

	ACTUAL ACTIVITY				
	Oct '19 - Sep '20	Oct '20 - Sep '21	Oct '21 - Sep '22	Oct '22 - May '23	
Income					
4048 - Pool Fees	\$ -	\$ 1,167.00	\$ 2,166.50	\$ -	
Total Income	\$ -	\$ 1,167.00	\$ 2,166.50	\$ -	
Expense					
7015 - Advertising	\$ -	\$ 25.00	\$ -	\$ -	
7145 - Drug Test / Background	\$ -	\$ 129.90	\$ 104.85	\$ -	
7190 - Equipment Rental	\$ -	\$ 1.09	\$ 1.09	\$ -	
7460 - Licenses & Permits	\$ 280.00	\$ -	\$ 295.00	\$ 305.00	
7591 - Regular Wages	\$ -	\$ 9,767.81	\$ 9,548.92	\$ -	
7592 - OT Wages	\$ -	\$ 747.24	\$ 277.12	\$ -	
7601 - Taxes - FICA & Medical	\$ -	\$ 35.17	\$ 751.70	\$ -	
7602 - Taxes - Employment S	\$ -	\$ 58.61	\$ 36.39	\$ -	
7603 - Taxes - FUTA - Fed. Un	\$ -	\$ 527.42	\$ 58.95	\$ -	
7604 - Taxes - Labor & Indus	\$ -	\$ -	\$ 493.33	\$ -	
7620 - Employee Training	\$ 700.00	\$ -	\$ -	\$ -	
7701 - Buildings	\$ -	\$ 64.78	\$ -	\$ -	
7702 - Equipment	\$ 7,612.36	\$ (576.34)	\$ 10.67	\$ 722.56	
7705 - Grounds	\$ -	\$ -	\$ 1,300.00	\$ -	
7751 - Supplies & Tools	\$ -	\$ 502.10	\$ 100.37	\$ 343.38	
7752 - Chemicals	\$ 161.85	\$ 6,862.05	\$ 8,988.13	\$ 959.05	
7750 - Supplies - Other	\$ -	\$ -	\$ -	\$ -	
7770 - Taxes - Property	\$ -	\$ -	\$ -	\$ -	
7821 - Electricity	\$ 4,158.57	\$ 4,619.54	\$ 5,009.50	\$ 3,203.07	
7822 - Propane	\$ -	\$ 12,658.30	\$ 19,826.93	\$ -	
Total Expense	\$ 12,912.78	\$ 35,422.67	\$ 46,781.95	\$ 5,533.06	
Net Income	\$ (12,912.78)	\$ (34,255.67)	\$ (44,615.45)	\$ (5,533.06)	

PRIOR YEAR BUDGETS

	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00
	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00
	\$ 51.00	\$ 50.00	\$ 50.00	\$ 50.00
	\$ 100.00	\$ 135.00	\$ 135.00	\$ 135.00
	\$ 290.00	\$ 290.00	\$ 300.00	\$ 325.00
	\$ 10,333.44	\$ 10,475.00	\$ 11,733.00	\$ 12,745.00
	\$ 791.00	\$ 801.00	\$ 898.00	\$ 975.00
	\$ 83.00	\$ 84.00	\$ 94.00	\$ 102.00
	\$ 26.00	\$ 63.00	\$ 70.00	\$ 76.00
	\$ 612.00	\$ 612.00	\$ 612.00	\$ 612.00
	\$ 610.00	\$ 610.00	\$ 610.00	\$ 610.00
	\$ -	\$ 100.00	\$ 100.00	\$ 100.00
	\$ 14,450.00	\$ 500.00	\$ 500.00	\$ 750.00
	\$ -	\$ -	\$ -	\$ -
	\$ 400.00	\$ 400.00	\$ 400.00	\$ 500.00
	\$ 5,550.00	\$ 7,415.00	\$ 15,415.00	\$ 12,000.00
	\$ -	\$ -	\$ -	\$ -
	\$ 4,300.00	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00
	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00	\$ 20,000.00
	\$ 42,596.44	\$ 32,035.00	\$ 42,417.00	\$ 53,980.00
	\$ (41,096.44)	\$ (31,035.00)	\$ (41,417.00)	\$ (52,480.00)

2023 minimum wage
= \$15.74 - est 12
weeks: 8 hrs /day, 7
days per week - 4
weekends only 8 hrs
per day
10% cola

NISQUALLY PINES CC
RIVER PARK BUDGET WORKSHEET

YEAR: 2023-2024

PRIOR YEAR BUDGETS

ACTUAL ACTIVITY

	Oct '19 - Sep 30 '20	Oct '20 - Sep 30 '21	Oct '21 - Sep 30 '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Expense								
7015 - Advertising	\$ -	\$ -	\$ -	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
7145 - Drug Test / Background Check	\$ 135.00	\$ 174.90	\$ 45.00	\$ -	\$ 102.00	\$ 102.00	\$ 102.00	\$ 102.00
7591 - Regular Wages	\$ 6,648.00	\$ 6,964.71	\$ 4,520.88	\$ 289.80	\$ 7,862.40	\$ 7,970.00	\$ 8,927.16	\$ 9,697.16
7601 - Taxes - FICA & Medicare	\$ 508.58	\$ 532.80	\$ 345.85	\$ 22.17	\$ 601.00	\$ 610.00	\$ 683.00	\$ 742.00
7602 - Taxes - Employment Security	\$ 16.62	\$ 24.93	\$ 16.27	\$ 1.05	\$ 20.00	\$ 20.00	\$ 22.00	\$ 24.00
7603 - Taxes - FUTA - Fed. Unemployment	\$ 39.89	\$ 41.79	\$ 27.13	\$ 1.74	\$ 47.00	\$ 48.00	\$ 54.00	\$ 58.00
7604 - Taxes - Labor & Industries	\$ 394.11	\$ 377.12	\$ 229.14	\$ 14.69	\$ 500.00	\$ 500.00	\$ 500.00	\$ 400.00
7702 - Equipment	\$ 16.37	\$ -	\$ 21.85	\$ 7.20	\$ -	\$ -	\$ -	\$ -
7705 - Grounds	\$ 1,383.58	\$ 1,124.80	\$ 1,191.47	\$ 834.60	\$ 1,100.00	\$ 1,500.00	\$ 1,300.00	\$ 1,300.00
7751 - Supplies & Tools	\$ 634.16	\$ -	\$ -	\$ 270.25	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
7824 - Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 9,776.31	\$ 9,241.05	\$ 6,397.59	\$ 1,441.50	\$ 11,257.40	\$ 11,775.00	\$ 12,113.16	\$ 12,848.16
Net Income	\$ (9,776.31)	\$ (9,241.05)	\$ (6,397.59)	\$ (1,441.50)	\$ (11,257.40)	\$ (11,775.00)	\$ (12,113.16)	\$ (12,848.16)

= minimum wage \$15.74 in
2023-10 per day x 3 day
weekend + 5 hrs per day
Monday to Thurs = 50 hrs per
week * 10 weeks (July 1 to
first week Sept)

YEAR: 2023-2024

NISQUALLY PINES CC
USDA BUDGET WORKSHEET

ACTUAL ACTIVITY

PRIOR YEAR BUDGETS

Oct '19 - Sep '20 Oct '20 - Sep '21 Oct '21 - Sep '22 Oct '22 - May 10 '23

2023-2024 BUDGET

2022-2023 BUDGET

2021-2022 BUDGET

2020-2021 BUDGET

	Oct '19 - Sep '20	Oct '20 - Sep '21	Oct '21 - Sep '22	Oct '22 - May 10 '23	2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Income								
4285 - Water Usage	\$ 88,520.32	\$ 105,702.71	\$ 78,685.36	\$ 39,084.95	\$ 69,000.00	\$ 77,000.00	\$ 85,000.00	\$ 80,000.00
4286 - USDA Loan - Cul-de-Sac Project	\$ 34,493.76	\$ 34,500.72	\$ 26,497.08	\$ 10,767.54	\$ 34,492.00	\$ 26,492.00	\$ 18,492.00	\$ 23,492.00
Total Income	\$ 123,014.08	\$ 140,203.43	\$ 105,182.44	\$ 49,852.49	\$ 103,492.00	\$ 103,492.00	\$ 103,492.00	\$ 103,492.00
Expense								
7340 - Interest on Water Loan	\$ 61,435.56	\$ 53,914.62	\$ 53,560.58	\$ 27,479.80	\$ 61,174.64	\$ 55,464.47	\$ 51,366.00	\$ 49,186.00
Total Expense	\$ 61,435.56	\$ 53,914.62	\$ 53,560.58	\$ 27,479.80	\$ 61,174.64	\$ 55,464.47	\$ 51,366.00	\$ 49,186.00
Principal portion of loan payments	\$ 41,483.70	\$ 44,919.08	\$ 148,029.48	\$ 51,847.20	\$ 42,317.36	\$ 48,027.53	\$ 52,126.00	\$ 54,306.00
Total semi-annual loan payments (Oct & April)					\$ 103,492.00	\$ 103,492.00	\$ 103,492.00	\$ 103,492.00
Net Income	\$ 20,094.82	\$ 41,369.73	\$ (96,407.62)	\$ (29,474.51)	\$ -	\$ -	\$ -	\$ -

	ACTUAL ACTIVITY					PRIOR YEAR BUDGETS			
	Oct '19 - Sep '20	Oct '20 - Sep '21	Oct '21 - Sep '22	Oct '22 - May 10 '23		2020-2021 BUDGET	2021-2022 BUDGET	2022-2023 BUDGET	2023-2024 BUDGET
Income									
4036 - Miscellaneous Income	\$ 105.00	\$ -	\$ -	\$ -	\$ -				
4220 - Back Flow Test	\$ 400.00	\$ 2,760.00	\$ 2,865.00	\$ 365.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00
4260 - Reconnect Fees	\$ -	\$ -	\$ -	\$ -	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00
4270 - Water Base Rate	\$ 147,375.50	\$ 152,675.60	\$ 161,165.76	\$ 98,007.77	\$ 152,659.00	\$ 161,020.00	\$ 167,952.00	\$ 178,422.00	\$ 178,422.00
Balance cash in bank used to offset Water Loan					\$ (24,545.93)				
4280 - Water Loan	\$ 112,164.66	\$ 86,450.08	\$ -	\$ -	\$ 111,016.43				
4285 - Water Usage	\$ -	\$ -	\$ -	\$ -	\$ -				
4286 - USDA Loan - Cul-de-Sac Project	\$ -	\$ -	\$ -	\$ -	\$ -				
Total Income	\$ 260,065.16	\$ 241,885.68	\$ 164,030.76	\$ 98,372.77	\$ 242,059.50	\$ 163,950.00	\$ 170,882.00	\$ 181,352.00	\$ 181,352.00
Expense									
7005 - Accounting	\$ 13,945.50	\$ 12,500.00	\$ 11,375.00	\$ 7,717.50	\$ 12,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
7007 - Audit	\$ 4,175.00	\$ 4,100.00	\$ 4,150.00	\$ 4,250.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,500.00	\$ 4,500.00
7010 - Alarm	\$ 277.55	\$ 291.50	\$ 344.50	\$ 337.08	\$ 280.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00
7015 - Advertising	\$ -	\$ -	\$ -	\$ -	\$ -				
7031 - Auto Insurance - M=50% W=50%	\$ 2,089.10	\$ 2,083.68	\$ 1,118.28	\$ 745.52	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
7032 - Vehicle Maintenance	\$ 518.33	\$ -	\$ -	\$ 17.48	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7033 - Vehicle License & Registration	\$ 90.50	\$ 90.50	\$ 90.50	\$ 100.50	\$ 90.00	\$ 100.00	\$ 100.00	\$ 120.00	\$ 120.00
7704 - Gas / Oil / Diesel	\$ 766.04	\$ 622.19	\$ 845.55	\$ 523.65	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7038 - Back Flow and Testing	\$ -	\$ 4,228.65	\$ 2,135.00	\$ 2,394.77	\$ 2,880.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
7145 - Drug Test / Background	\$ 22.50	\$ -	\$ -	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
7150 - Dues & Subscriptions	\$ 339.20	\$ 603.77	\$ 603.77	\$ 339.20	\$ 360.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
7172 - Medical Insurance	\$ 10,029.94	\$ 10,790.64	\$ 11,190.48	\$ 7,723.12	\$ 10,730.00	\$ 12,500.00	\$ 12,500.00	\$ 13,360.00	\$ 13,360.00
7173 - Life Insurance	\$ 147.60	\$ 147.60	\$ 147.60	\$ 98.40	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
7190 - Equipment Rental	\$ 911.56	\$ 975.42	\$ 1,027.56	\$ 685.52	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
7331 - Liab/Officers/Prop-GF60%/WF40%	\$ 8,867.16	\$ 9,427.20	\$ 9,961.20	\$ 6,681.92	\$ 8,200.00	\$ 8,200.00	\$ 10,000.00	\$ 10,100.00	\$ 10,100.00
7335 - Inspections by Thurston	\$ 92.50	\$ 92.50	\$ -	\$ 92.50	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00
7340 - Interest on Water Loan	\$ 5,347.40	\$ 1,616.74	\$ -	\$ -	\$ 3,233.49	\$ -	\$ -	\$ -	\$ -
7460 - Licenses & Permits	\$ 1,423.00	\$ 1,423.00	\$ 1,423.00	\$ 1,423.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
7470 - Locates	\$ 101.64	\$ 126.28	\$ 249.48	\$ 49.28	\$ 108.00	\$ 108.00	\$ 120.00	\$ 200.00	\$ 200.00
7490 - Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7591 - Regular Wages	\$ 48,974.73	\$ 49,372.58	\$ 49,457.92	\$ 34,682.16	\$ 51,718.00	\$ 51,300.00	\$ 57,420.00	\$ 58,320.00	\$ 58,320.00
7592 - OT Wages	\$ 267.20	\$ -	\$ -	\$ 41.18	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
7593 - Payroll Service	\$ 892.38	\$ 904.50	\$ 872.00	\$ 745.00	\$ 900.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 1,200.00

NISQUALLY PINES CC
WATER BUDGET WORKSHEET

2023-2024

	ACTUAL ACTIVITY					PRIOR YEAR BUDGETS			
	2020-2021 BUDGET		2021-2022 BUDGET		2022-2023 BUDGET		2023-2024 BUDGET		
	Oct '19 - Sep '20	Oct '20 - Sep '21	Oct '21 - Sep '22	Oct '22 - May '23					
7601 - Taxes - FICA & Medicare	\$ 3,660.69	\$ 3,681.76	\$ 3,686.63	\$ 2,592.23	\$ 3,984.00	\$ 3,947.00	\$ 4,416.00	\$ 4,484.00	
7602 - Taxes - Employment Security	\$ 174.76	\$ 162.26	\$ 189.97	\$ 130.59	\$ 260.00	\$ 258.00	\$ 289.00	\$ 293.00	
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	\$ 1,605.24	\$ 1,392.55	\$ 1,311.36	\$ 907.37	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,600.00	
7615 - Manager Training	\$ 315.00	\$ 220.00	\$ -	\$ 480.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	
7620 - Employee Training	\$ 210.00	\$ 200.00	\$ -	\$ 123.50	\$ -	\$ -	\$ -	\$ 150.00	
7642 - Mileage Reimbursement	\$ -	\$ -	\$ 26.32	\$ -	\$ -	\$ -	\$ -	\$ -	
7701 - Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7702 - Equipment	\$ 2,873.51	\$ 2,815.16	\$ 1,396.18	\$ 2,273.16	\$ 5,500.00	\$ 5,500.00	\$ 4,000.00	\$ 9,000.00	
7705 - Grounds	\$ 2,281.26	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
7707 - Technical Support	\$ 3,895.12	\$ 2,814.58	\$ 3,129.17	\$ 2,129.18	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	
7756 - Small Equipment	\$ 1,088.70	\$ 492.93	\$ -	\$ 507.16	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
7581 - Postage	\$ 2,228.83	\$ 1,999.17	\$ 2,595.85	\$ 928.26	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	
7751 - Supplies & Tools	\$ 2,128.48	\$ 1,480.64	\$ 2,402.59	\$ 404.59	\$ 2,208.00	\$ 2,208.00	\$ 2,208.00	\$ 2,208.00	
7752 - Chemicals	\$ 5,731.02	\$ 7,926.90	\$ 10,544.40	\$ 6,528.80	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 10,000.00	
7754 - Office Supplies	\$ 2,982.58	\$ 2,048.94	\$ 2,544.39	\$ 449.53	\$ 1,800.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
7765 - Taxes - State Excise (60 W/40 G)	\$ 1,799.00	\$ 2,185.86	\$ 1,649.50	\$ 733.08	\$ 2,700.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	
7770 - Taxes - Property	\$ 3,258.21	\$ 3,241.88	\$ 3,276.48	\$ 3,264.81	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	
7821 - Electricity	\$ 13,330.43	\$ 13,824.28	\$ 14,521.04	\$ 8,844.63	\$ 13,440.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	
7822 - Propane	\$ 352.61	\$ -	\$ -	\$ 1,503.92	\$ 800.00	\$ 800.00	\$ 800.00	\$ 1,500.00	
7823 - Refuse - GF 60% / WF 40%	\$ 1,017.49	\$ 1,113.73	\$ 1,065.45	\$ 631.94	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	
7824 - Telephone - GF 60% / WF 40%	\$ 1,667.26	\$ 1,673.55	\$ 1,568.67	\$ 948.23	\$ 1,620.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	
7825 - Internet - GF 60% / WF 40%	\$ 1,300.44	\$ 1,308.23	\$ 1,343.67	\$ 875.61	\$ 1,284.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	
7840 - Water Testing	\$ 1,848.00	\$ 1,711.00	\$ 1,088.00	\$ 1,162.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	
Total Expense	\$ 153,069.46	\$ 149,732.17	\$ 147,393.51	\$ 104,108.37	\$ 158,822.49	\$ 163,950.00	\$ 170,882.00	\$ 181,352.00	
Principal portion of loan payment	\$ 107,782.94	\$ 107,782.94	\$ -	\$ -	\$ 107,782.94	\$ 163,950.00	\$ 170,882.00	\$ 181,352.00	
Net Income	\$ (787.24)	\$ (15,629.43)	\$ 16,637.25	\$ (5,735.60)	\$ (24,545.93)	\$ -	\$ -	\$ 0.00	

Moved \$5000-well gen

Nisqually Pines CC		Long Range Plans Approved on Ballot		Items left to complete											
Ballot Approved	Item	\$ Budgeted	Need to complete by	Additional amount requested	Total Expense anticipated	Date Completed	Total Actual Cost	Amount Remaining in 5 Year Budget	Notes						
9/14/2016	Safety and security system for well and well area	none listed	9/30/2021			7/1/2021	475.19	Completed							
9/14/2016	Video inspection of current well shafts	none listed	9/30/2021					Not Doing							
9/21/2019	Paint outside clubhouse	19,261.00	9/30/2024	-	19,261.00	11/22/2021	19,041.56	Completed							
9/21/2019	Landscape front area of clubhouse	1,000.00	9/30/2024	-	1,000.00			1,000.00							
9/21/2019	Paint inside clubhouse	2,000.00	9/30/2024	-	2,000.00			2,000.00							
9/21/2019	Flooring for clubhouse (kitchen and dance floor)	5,000.00	9/30/2024	-	5,000.00			5,000.00							
9/21/2019	Structure for pool attendants \$1484		Did-not-pass			n/a									
9/21/2019	Front office paint / windows / floors / furniture / shelving	1,000.00	9/30/2024	19,000.00	20,000.00	10/5/2022, 10/25/22	18,880.99	Completed	Window installed 10/5/22, trim & paint 10/25/22						
9/21/2019	Nisqually Pines signs repaint	6,365.00	9/30/2024	-	6,365.00			6,365.00							
9/21/2019	Big toy repair - repair/ replace climbing wall	2,000.00	9/30/2024	-	2,000.00			Completed							
9/21/2019	Clean the concrete reservoirs	3,296.00	9/30/2024	-	3,296.00			3,296.00							
9/21/2019	Caulk and seal the cracks in the concrete reservoirs	7,210.00	9/30/2024	3,296.00	10,506.00			10,506.00							
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	2/10/2021	10,000.00	Completed							
9/21/2019	Meters (\$24,000 / year for 5 years)	24,000.00	9/30/2024	-	24,000.00	12/28/2020	18,962.96	5,037.04							
9/21/2019	Heat pump for office / clubhouse	5,150.00	9/30/2024	25,150.00	30,300.00	9/30/2022, 10/25/22	37,925.28	Completed	\$30,300 pd from LRP, balance from general						
9/21/2019	Storage building for chemicals/ decoration	5,000.00	9/30/2024	10,000.00	15,000.00			15,000.00							
9/21/2019	Security cameras and lighting for pool	2,500.00	9/30/2024	-	2,500.00	7/1/2021	475.19	Completed							
9/21/2019	Clubhouse kitchen upgrades (counters, appliances)	25,750.00	9/30/2024	25,000.00	50,750.00	3/11/2021, 4/26/21, 5/25/21	3,337.00	47,413.00	*Additional Requested for Cabinets, sinks & countertops						
9/21/2019	Removal of dead or dangerous trees in greenbelts and common areas	60,000.00	9/30/2024	-	60,000.00	2/6/2020, 1/21/21, 3/25/21, 4/26/21, 5/25/21, 12/8/21, 1/25/23, 2/9/23	25,639.21	34,360.79							
9/23/2020	Clubhouse Locker Room Enhancement (Bathrooms)	18,540.00	9/30/2025	18,540.00	37,080.00			37,080.00							
Net-Approved	Sauna Renovation-\$12,731 - did-not-pass														
9/23/2020	Backhoe Replacement	50,000.00	9/30/2025		50,000.00	10/19/2020	50,000.00	Completed							

