

NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2023 - SEPT. 30, 2024

REVENUE RECAP			
	2022-2023 Budget	2023-2024 Budget	2023-2024 Budget Change
CLUBHOUSE	\$ 3,500	\$ 4,500	\$ 1,000
GENERAL FUND	\$ 512,574	\$ 519,779	\$ 7,205
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ 43,000	\$ 49,150	\$ 6,150
RESERVE ACCOUNT ASSESSMENT	\$ 164,341	\$ 200,000	\$ 35,659
MAJOR RESERVE REPAIRS AND PROJECTS	\$25000	\$ -	\$ -
RESERVE ACCOUNT ASSESSMENT	\$139341	\$ 200,000	\$ 200,000
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 1,000	\$ 1,500	\$ 500
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 18,492	\$ 23,492	\$ 5,000
WATER USAGE	\$ 85,000	\$ 80,000	\$ (5,000)
WATER MAINT (BASE RATE)	\$ 167,952	\$ 178,422	\$ 10,470
WATER - MISC FEES	\$ 2,930	\$ 2,930	\$ -
GRAND TOTAL	\$ 998,789	\$ 1,059,773	\$ 60,984

EXPENDITURE RECAP			
	2022-2023 Budget	2023-2024 Budget	2023-2024 Budget Change
CLUBHOUSE	\$ 17,562	\$ 14,422	\$ (3,140)
GENERAL FUND	\$ 343,613	\$ 344,647	\$ 1,034
RESERVE ACCOUNT ASSESSMENT	\$ 164,341	\$ 200,000	\$ 35,659
MAJOR RESERVE REPAIRS AND PROJECTS	\$25000	\$ -	\$ -
RESERVE ACCOUNT ASSESSMENT	\$139341	\$ 200,000	\$ 200,000
MAINTENANCE	\$ 144,369	\$ 149,032	\$ 4,663
POOL	\$ 42,417	\$ 53,980	\$ 11,563
RIVER PARK	\$ 12,113	\$ 12,848	\$ 735
USDA LOAN (Principal & interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 170,882	\$ 181,352	\$ 10,470
GRAND TOTAL	\$ 998,789	\$ 1,059,773	\$ 60,984

BUDGET CALCULATIONS

	NUMBER OF LOTS	2022-2023- LOT PER MONTH	2023-2024- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	827	\$ 51.65	\$ 52.38	\$ 519,779	49%
RESERVE ACCOUNT ASSESSMENT	827	\$ 16.56	\$ 20.15	\$ 200,000	19%
WATER USAGE	827	\$ -	\$ -	\$ -	0%
USDA LOAN (less water usage applied)	827	\$ 1.86	\$ 2.37	\$ 23,492	2%
WATER MAINT (BASE RATE)	827	\$ 16.93	\$ 17.99	\$ 178,422	17%
		\$ 87.00	\$ 92.89	\$ 921,693	
		<i>*Annual dues per lot = \$1,044.00</i>			
PROJECTED WATER USAGE				\$ 80,000	8%
MISC GENERAL BUDGET INCOME				\$ 55,150	5%
MISC WATER BUDGET INCOME				\$ 2,930	0%
TOTAL BASIC BUDGET				\$ 1,059,773	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 @ \$8.33 PER YEAR IS \$80,000
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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 \$21.74, WHICH INCLUDES FULLY FUNDING THE RESERVE ACCOUNT
 AND PAYING FOR ONGOING EXPENSE.