Nisqually Pines CC
Budget Proposal
October 1, 2026 to September 30, 2027

Summary of budgeted Income

| *Type* | *Office / General* | *Clubhouse* | *Maintenance* | *Pool* | *Riverpark* | ***Total General Budget*** | ***Water*** | ***USDA*** | ***Long Range Plan*** | ***Total*** |
|---|---|---|---|---|---|---|---|---|---|---|
| **Projected Revenues** | | | | | | | | | | |
| Membership dues | $ 611,082.00 | | | | | **$ 611,082.00** | | | | **$ 611,082.00** |
| Water base rate assessment | | | | | | **-** | **159,220.00** | | | **159,220.00** |
| Long range plan assessment | | | | | | **-** | | | **171,300.00** | **171,300.00** |
| USDA water loan assessment | | | | | | **-** | | **18,492.00** | | **18,492.00** |
| USDA water loan principal paydown assessment | | | | | | **-** | | **-** | | **-** |
| | | | | | | **-** | | | | |
| **Other member / non-member income:** | | | | | | **-** | | | | |
| Advertising - newsletter | $ 50.00 | | | | | **50.00** | | | | **50.00** |
| Clubhouse rental | | $ 7,000.00 | | | | **7,000.00** | | | | **7,000.00** |
| Pool fees | | | | $ 2,300.00 | | **2,300.00** | | | | **2,300.00** |
| Fines, legal fees, lien recording, and late fees | $ 37,800.00 | $ 300.00 | | | | **38,100.00** | | | | **38,100.00** |
| New account transfer fees | $ 3,500.00 | | | | | **3,500.00** | | | | **3,500.00** |
| Member activities donations | $ 150.00 | | | | | **150.00** | | | | **150.00** |
| **Total other member / non-member income** | **$ 41,500.00** | **$ 7,300.00** | **$ -** | **$ 2,300.00** | **$ -** | **$ 51,100.00** | **$ -** | **$ -** | **$ -** | **$ 51,100.00** |
| Water usage for 800 lots | | | | | | **-** | | **85,000.00** | | **85,000.00** |
| Water reconnect and other water related fees | | | | | | **-** | **3,550.00** | | | **3,550.00** |
| | | | | | | **-** | | | | |
| Interest on bank accounts | $ 12,000.00 | | | | | **12,000.00** | | | | **12,000.00** |
| Dividend income on investments | $ 9,200.00 | | | | | **9,200.00** | | | | **9,200.00** |
| | | | | | | **-** | | | | |
| **Total Projected Revenues** | **$ 673,782.00** | **$ 7,300.00** | **$ -** | **$ 2,300.00** | **$ -** | **$ 683,382.00** | **$ 162,770.00** | **$ 103,492.00** | **$ 171,300.00** | **$ 1,120,944.00** |

Summary of budgeted expenses

| *Type* | *Office / General* | *Clubhouse* | *Maintenance* | *Pool* | *Riverpark* | ***Total General Budget*** | ***Water*** | ***USDA*** | ***Long Range Plan*** | ***Total*** |
|---|---|---|---|---|---|---|---|---|---|---|
| **Employee expenses** | | | | | | | | | | |
| Wages | $ 128,573.00 | | $ 115,000.00 | $ 13,100.00 | $ 10,000.00 | **$ 266,673.00** | **$ -** | | | **$ 266,673.00** |
| Medical, dental, life insurance | 33,780.00 | | 17,260.00 | | | **51,040.00** | **-** | | | **51,040.00** |
| Drug test / background checks | 200.00 | | 200.00 | 175.00 | 102.00 | **677.00** | | | | **677.00** |
| Payroll taxes | 11,163.00 | | 17,291.00 | 1,546.00 | 1,075.00 | **31,075.00** | **-** | | | **31,075.00** |
| Training | 1,000.00 | | 1,000.00 | 800.00 | | **2,800.00** | **750.00** | | | **3,550.00** |
| **Total employee expenses** | **$ 174,716.00** | **$ -** | **$ 150,761.00** | **$ 15,621.00** | **$ 11,177.00** | **$ 352,265.00** | **$ 750.00** | **$ -** | **$ -** | **$ 353,015.00** |
| Sheriff patrol contract | 109,032.00 | | | | | **109,032.00** | | | | **109,032.00** |
| Water maintenance contract | | | | | | **-** | **32,000.00** | | | **32,000.00** |
| Accounting / audit / payroll processing | 26,300.00 | | 1,300.00 | | | **27,600.00** | **25,000.00** | | | **52,600.00** |
| Alarm system | 400.00 | | | | | **400.00** | **450.00** | | | **850.00** |
| Job advertising | 50.00 | | 50.00 | 50.00 | 25.00 | **175.00** | **-** | | | **175.00** |
| Vehicle expense - insurance, maint., license, fuel | | | 14,200.00 | | | **14,200.00** | **4,920.00** | | | **19,120.00** |
| Back flow testing | | | | | | **-** | **5,000.00** | | | **5,000.00** |
| Bank and merchant fees | 13,650.00 | | | | | **13,650.00** | | | | **13,650.00** |
| Dues and subscriptions | 1,700.00 | | | | | **1,700.00** | **800.00** | | | **2,500.00** |
| Dues on Pines lots | 2,400.00 | | | | | **2,400.00** | | | | **2,400.00** |
| Equipment and storage rental | 2,150.00 | | 360.00 | 150.00 | 1,500.00 | **4,160.00** | **1,200.00** | | | **5,360.00** |
| Insurance (liab/officers/property/ notary bond) | 17,120.00 | | | | | **17,120.00** | **11,000.00** | | | **28,120.00** |

| Type | Office / General | Clubhouse | Maintenance | Pool | Riverpark | Total General Budget | Water | USDA | Long Range Plan | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Inspections, licenses and permits | 200.00 | 500.00 | 200.00 | 650.00 | | 1,550.00 | 8,350.00 | | | 9,900.00 |
| Collections proced., lien fees, prop. stand. | 300.00 | | | | | 300.00 | | | | 300.00 |
| Legal fees | 5,000.00 | | | | | 5,000.00 | | | | 5,000.00 |
| Membership activities | 1,500.00 | | | | | 1,500.00 | | | | 1,500.00 |
| Meals / entertainment | 1,400.00 | | | | | 1,400.00 | | | | 1,400.00 |
| Supplies and tools, chemicals | 15,000.00 | 1,200.00 | 5,000.00 | 12,000.00 | 500.00 | 33,700.00 | 16,500.00 | | | 50,200.00 |
| Repairs and maintenance | 13,900.00 | 2,700.00 | 25,980.00 | 1,600.00 | | 44,180.00 | 19,000.00 | | 39,780.00 | 102,960.00 |
| Small equipment | - | | 1,000.00 | | | 1,000.00 | 1,500.00 | | | 2,500.00 |
| Property tax | 4,300.00 | | | | | 4,300.00 | 3,600.00 | | | 7,900.00 |
| Excise tax | 3,000.00 | | | | | 3,000.00 | 3,000.00 | | | 6,000.00 |
| Federal income tax | - | | | | | - | | | | - |
| Utilities and propane | 8,850.00 | 10,900.00 | 3,800.00 | 21,200.00 | | 44,750.00 | 29,700.00 | | | 74,450.00 |
| Long range plan study | - | | | | | - | | | | - |
| Interest on loan | | | | | | - | | 20,140.00 | | 20,140.00 |
| Total Expenses | $ 400,968.00 | $ 15,300.00 | $ 202,641.00 | $ 51,271.00 | $ 13,202.00 | $ 683,382.00 | $ 162,770.00 | $ 20,140.00 | $ 39,780.00 | $ 906,072.00 |
| | | | | | | | | | | |
| Principal payment on loan | | | | | | | | 83,352.00 | | 83,352.00 |
| Additional principal payment on loan | | | | | | | | - | | - |
| Reserve funding / Asset purchases or replacements | | | | | | | | | 131,520.00 | 131,520.00 |
| Total other payments | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 83,352.00 | $ 131,520.00 | $ 214,872.00 |
| | | | | | | | | | | |
| **Total cash payments budgeted** | **$ 400,968.00** | **$ 15,300.00** | **$ 202,641.00** | **$ 51,271.00** | **$ 13,202.00** | **$ 683,382.00** | **$ 162,770.00** | **$ 103,492.00** | **$ 171,300.00** | **$ 1,120,944.00** |
| | | | | | | | | | | |
| Income from usage / interest / fines / etc | $ 62,700.00 | $ 7,300.00 | $ - | $ 2,300.00 | $ - | $ 72,300.00 | $ 3,550.00 | $ 85,000.00 | $ - | $ 160,850.00 |
| | | | | | | | | | | |
| Funds required as dues | $ 611,082.00 | $ - | $ - | $ - | $ - | $ 611,082.00 | $ 159,220.00 | $ 18,492.00 | $ 171,300.00 | $ 960,094.00 |
| | | | | | | | | | | |
| | | | | Per unit per year | 827 | $ 738.91 | $ 192.53 | $ 22.36 | $ 207.13 | $ 1,160.94 |
| | | | | Monthly amount | | $ 61.58 | $ 16.04 | $ 1.86 | $ 17.26 | $ 96.75 |

**NISQUALLY PINES CC** YEAR: YEAR: 2026-2027
**CLUBHOUSE BUDGET WORKSHEET**

| | ACTUAL ACTIVITIES | | | | PRIOR YEAR BUDGETS | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 23 | Oct '23 - Sep 30 24 | Oct '24 - Sep 30 25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| Income | | | | | | | | | |
| 4008 · Club House Rental | 4905.00 | 7315.00 | 6840.00 | 6330.00 | $ 4,500.00 | $ 5,000.00 | $ 7,000.00 | $ 7,000.00 | |
| 4009 · Club House Repair | 475.00 | 575.00 | 1025.00 | 0.00 | | $ 300.00 | $ 300.00 | $ 300.00 | |
| Total Income | $ 5,380.00 | $ 7,890.00 | $ 7,865.00 | $ 6,330.00 | $ 4,500.00 | $ 5,300.00 | $ 7,300.00 | $ 7,300.00 | |
| Expense | | | | | | | | | |
| 7190 · Equipment Rental | 1.09 | 1.09 | 1.09 | 99.24 | $ - | $ - | $ - | $ - | |
| 7335 · Inspections by Thurston Co. | 115.00 | 115.00 | 0.00 | 236.25 | $ 120.00 | $ 120.00 | $ 120.00 | $ 500.00 | |
| 7701 · Buildings | 172.50 | 0.00 | 1140.62 | 12802.57 | $ 500.00 | $ 1,000.00 | $ 1,200.00 | $ 1,200.00 | |
| 7702 · Equipment | 0.00 | 1183.89 | 281.42 | 4857.10 | $ 192.00 | $ 192.00 | $ 200.00 | $ 500.00 | |
| 7705 · Grounds | 1178.24 | 843.98 | 975.56 | 1784.31 | | $ 500.00 | $ 700.00 | $ 1,000.00 | |
| 7756 · Small Equipment | 298.15 | 0.00 | 685.54 | 402.54 | | | | | |
| 7751 · Supplies & Tools | 469.63 | 1395.11 | 576.78 | 1372.21 | $ 1,500.00 | $ 1,200.00 | $ 1,200.00 | $ 1,200.00 | |
| 7754 · Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 | $ - | $ - | $ - | $ - | |
| 7750 · Supplies - Other | 0.00 | 0.00 | 0.00 | 0.00 | $ - | $ - | $ - | $ - | |
| 7770 · Taxes - Property | | | | | $ - | $ - | $ - | $ - | |
| 7821 · Electricity | 2032.43 | 2077.27 | 3049.36 | 2640.65 | $ 2,000.00 | $ 2,200.00 | $ 2,700.00 | $ 3,700.00 | |
| 7822 · Propane | 5740.28 | 5032.60 | 5601.97 | 4481.20 | $ 8,000.00 | $ 7,000.00 | $ 7,000.00 | $ 5,500.00 | |
| 7824 · Telephone | 1255.80 | 939.95 | 906.45 | 618.85 | $ 1,260.00 | $ 1,260.00 | $ 1,100.00 | $ 1,000.00 | 40% |
| 7825 · Internet | 837.27 | 626.66 | 604.17 | 517.64 | $ 850.00 | $ 700.00 | $ 700.00 | $ 700.00 | 40% |
| Total Expense | $ 12,100.39 | $ 12,215.55 | $ 13,822.96 | $ 29,812.56 | $ 14,422.00 | $ 14,172.00 | $ 14,920.00 | $ 15,300.00 | |
| Net Income | $ (6,720.39) | $ (4,325.55) | $ (5,957.96) | $ (23,482.56) | $ (9,922.00) | $ (8,872.00) | $ (7,620.00) | $ (8,000.00) | |

NISQUALLY PINES CC YEAR: 2026-2027

GENERAL BUDGET WORKSHEET

| | ACTUAL ACTIVITY | | | | PRIOR YEAR BUDGETS | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Oct '22 -Sep 30 '23 | Oct '23 -Sep 30 '24 | Oct '24 -Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| Income | | | | | | | | | |
| 4001 · Membership Activities Fund | $ 110.00 | $ 90.00 | $ 200.00 | $ - | $ 150.00 | $ 125.00 | $ 150.00 | $ 150.00 | |
| 4002 · Advertising - Newsletter | $ 192.00 | $ 57.00 | $ 33.00 | $ - | $ - | $ 100.00 | $ 75.00 | $ 50.00 | |
| 4008 · Club House Rental | | | | | | | | | |
| 4010 · Dues | $ 512,812.69 | $ 519,798.14 | $ 589,287.37 | $ 411,382.88 | $ 519,779.15 | $ 589,263.28 | $ 617,039.88 | $ 611,081.80 | |
| 4011 · Fines - Property Standards | $ 9,850.00 | $ 4,070.55 | $ 4,749.41 | $ 3,119.73 | $ 7,000.00 | $ 3,000.00 | $ 5,000.00 | $ 4,800.00 | |
| 4018 · Interest | $ 3,621.75 | $ 2,565.25 | $ 2,449.06 | $ 10,275.61 | $ 2,000.00 | $ 2,300.00 | $ 2,300.00 | $ 12,000.00 | |
| 4019 · Dividend Income on Investments | $ 9,241.54 | $ 9,484.53 | $ 9,431.02 | $ 6,301.45 | $ 8,000.00 | $ 7,500.00 | $ 9,000.00 | $ 9,200.00 | |
| 4020 · Late Fees | $ 31,465.13 | $ 34,568.50 | $ 33,842.56 | $ 22,432.36 | $ 28,000.00 | $ 31,000.00 | $ 33,000.00 | $ 33,000.00 | |
| 4024 · Legal Fees | $ 1,893.99 | $ 1,157.52 | $ 1,247.59 | $ 3,186.39 | | | | | |
| 4036 · Miscellaneous Income | $ - | $ - | $ - | $ - | | | | | |
| 4052 · Lien Recording Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 4055 · Returned Check Fees | $ 210.00 | $ 75.00 | $ 150.00 | $ 90.00 | | | | | |
| 4058 · New Acct & Trnsfr of Acct Fees | $ 3,150.00 | $ 3,825.00 | $ 4,050.00 | $ 2,400.00 | $ 4,000.00 | $ 2,750.00 | $ 3,300.00 | $ 3,500.00 | |
| 4059 · Renter's 2nd Billing Fee | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 4220 · Back Flow Test | | | | | | | | | |
| Total Income | $ 572,547.10 | $ 575,691.49 | $ 645,440.01 | $ 459,188.42 | $ 568,929.15 | $ 636,038.28 | $ 669,864.88 | $ 673,781.80 | |
| Expense | | | | | | | | | |
| 7005 · Accounting | $ 12,627.50 | $ 13,722.50 | $ 15,721.24 | $ 12,204.97 | $ 13,000.00 | $ 14,000.00 | $ 16,000.00 | $ 17,500.00 | *Includes tax return (McSwain), audit support, regular acctng) |
| 7007 · Audit | $ 4,250.00 | $ 4,850.00 | $ 6,050.00 | $ 6,375.00 | $ 4,500.00 | $ 5,200.00 | $ 7,000.00 | $ 7,500.00 | |
| 7010 · Alarm | $ 337.08 | $ 364.39 | $ 365.06 | $ 383.32 | $ 400.00 | $ 400.00 | $ 400.00 | $ 400.00 | |
| 7015 · Advertising | $ - | $ 33.00 | $ 33.00 | $ - | $ 50.00 | $ 50.00 | $ 50.00 | $ 50.00 | |
| 7020 · Amortization / 7021 Amortization o | $ 1,340.30 | $ 1,340.32 | $ 2,007.30 | $ 1,005.21 | | | | | |
| 7040 · Bad Debt & NSF Checks | $ 10,897.22 | $ - | $ 13,441.82 | $ 3,393.78 | | | | | |
| 7050 · Bank Service Charges | $ 109.50 | $ 49.50 | $ 87.00 | $ 97.26 | $ 150.00 | $ 150.00 | $ 150.00 | $ 150.00 | |
| 7342 · Interest Expenses on Lease | | | $ 128.00 | | | | | | |
| 7110 · Merchant fees | $ 11,262.12 | $ 12,318.16 | $ 13,333.73 | $ 9,981.42 | $ 11,000.00 | $ 12,500.00 | $ 13,500.00 | $ 13,500.00 | |
| 7125 · Depreciation | $ 249,987.79 | $ 288,361.26 | $ 272,180.18 | $ 218,358.90 | | | | | |
| 7145 · Drug Test / Background Check | $ 256.75 | $ 150.00 | $ 150.00 | $ 189.90 | $ 200.00 | $ 200.00 | $ 200.00 | $ 200.00 | |
| 7150 · Dues & Subscriptions | $ 626.30 | $ 160.62 | $ 1,430.24 | $ 403.04 | $ 600.00 | $ 700.00 | $ 1,500.00 | $ 1,700.00 | |
| 7155 · Dues on PINES Lots | $ 5,354.05 | $ 5,623.89 | $ 3,503.20 | $ 1,562.10 | $ 5,500.00 | $ 5,400.00 | $ 2,400.00 | $ 2,400.00 | |
| 7172 · Medical Insurance | $ 21,427.30 | $ 24,834.72 | $ 29,280.60 | $ 25,716.00 | $ 24,025.00 | $ 30,000.00 | $ 31,200.00 | $ 33,380.00 | Rates from quote - 2 Ees |
| 7173 · Life Insurance | $ 302.40 | $ 302.40 | $ 327.60 | $ 264.60 | $ 300.00 | $ 300.00 | $ 400.00 | $ 400.00 | |
| 7190 · Equipment Rental | $ 1,028.28 | $ 1,033.00 | $ 204.14 | $ 817.95 | $ 1,000.00 | $ 1,000.00 | $ 1,050.00 | $ 1,050.00 | |
| 7331 · Liab/Officers/Prop- GF60%/WF40% | $ 15,013.80 | $ 15,549.81 | $ 16,000.16 | $ 12,161.81 | $ 15,500.00 | $ 15,500.00 | $ 17,000.00 | $ 17,000.00 | |
| 7332 * Notary Bond & Insurance | $ - | $ - | $ 97.00 | $ - | $ 120.00 | $ 120.00 | $ 120.00 | $ 120.00 | |
| 7335 · Inspections by Thurston Co. | $ 30.00 | $ 30.00 | $ - | $ 78.75 | $ 30.00 | $ 30.00 | $ 30.00 | $ 100.00 | |

| | Oct '22 -Sep 30 '23 | Oct '23 -Sep 30 '24 | Oct '24 -Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
|---|---|---|---|---|---|---|---|---|---|
| 7451 · Collection procedures | $ 2,186.98 | $ 805.02 | $ 1,550.59 | $ 2,882.39 | | | | | |
| 7450 · Legal - Other | $ 1,473.25 | $ 220.00 | $ 1,320.00 | $ - | $ 10,000.00 | $ 5,000.00 | $ 5,000.00 | $ 5,000.00 | |
| 7455 · Lien Fees | $ - | | | $ - | $ 600.00 | $ 600.00 | $ 600.00 | $ 300.00 | |
| 7460 · Licenses & Permits | $ 90.00 | $ 60.00 | $ 60.00 | $ 60.00 | $ 60.00 | $ 100.00 | $ 100.00 | $ 100.00 | |
| 7480 · Meals & Entertainment | $ 793.08 | $ 870.93 | $ 1,399.24 | $ 1,395.03 | $ 850.00 | $ 900.00 | $ 1,200.00 | $ 1,400.00 | |
| 7485 · Membership Activities | $ 712.53 | $ 1,047.15 | $ 718.22 | $ 980.88 | $ 1,200.00 | $ 1,200.00 | $ 1,200.00 | $ 1,500.00 | |
| 7490 · Miscellaneous | $ - | $ - | $ - | $ - | | | | | |
| 7591 · Regular Wages | $ 103,748.39 | $ 105,691.36 | $ 127,055.34 | $ 81,207.13 | $ 103,200.00 | $ 117,053.28 | $ 120,564.88 | $ 123,572.80 | 3% increase Reflect board provided rates |
| 7592 · OT Wages | $ 4,600.20 | $ 4,088.34 | $ 4,682.25 | $ 2,517.91 | $ 3,500.00 | $ 3,500.00 | $ 4,000.00 | $ 5,000.00 | |
| 7593 · Payroll Service | $ 1,167.50 | $ 1,119.50 | $ 1,116.50 | $ 782.75 | $ 1,200.00 | $ 1,300.00 | $ 1,300.00 | $ 1,300.00 | |
| 7590 · Payroll Expenses - Other | | | | | | | | | |
| 7601 · Taxes - FICA & Medicare | $ 8,097.52 | $ 8,062.08 | $ 9,249.05 | $ 6,823.85 | $ 8,163.00 | $ 9,222.00 | $ 9,529.00 | $ 9,836.00 | |
| 7602 · Taxes - Employment Security | $ 411.28 | $ 424.79 | $ 482.66 | $ 286.46 | $ 533.00 | $ 603.00 | $ 623.00 | $ 643.00 | |
| 7603 · Taxes - FUTA -Fed. Unemploymer | $ 84.00 | $ 84.00 | $ 84.00 | $ 84.00 | $ 84.00 | $ 84.00 | $ 84.00 | $ 84.00 | |
| 7604 · Taxes - Labor & Industries | $ 500.39 | $ 453.82 | $ 486.04 | $ 346.31 | $ 450.00 | $ 600.00 | $ 600.00 | $ 600.00 | |
| 7600 · Payroll Taxes - Other | $ - | $ - | $ - | $ - | | | | | |
| 7610 · Penalties & Fines | $ - | $ - | $ - | $ - | | | | | |
| 7642 · Mileage Reimbursement | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7620 · Employee Training | | | | | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | |
| 7690 · Rent, Storage | $ 996.00 | $ 1,006.00 | $ 996.00 | $ 774.00 | $ 1,100.00 | $ 1,100.00 | $ 1,100.00 | $ 1,100.00 | |
| 7701 · Buildings | $ 1,782.18 | $ 422.36 | $ - | $ - | $ 2,000.00 | $ 2,000.00 | $ 2,000.00 | $ 2,000.00 | |
| 7702 · Equipment | $ 604.60 | $ 393.94 | $ 639.73 | $ - | $ 800.00 | $ 800.00 | $ 800.00 | $ 800.00 | |
| 7705 · Grounds | $ 799.37 | $ 1,409.16 | $ 69.18 | $ 7,723.64 | $ 1,000.00 | $ 1,000.00 | $ 1,500.00 | $ 1,500.00 | |
| 7707 · Technical Support | $ 600.00 | $ 691.63 | $ 764.20 | $ 603.37 | $ 1,000.00 | $ 9,600.00 | $ 9,600.00 | $ 9,600.00 | Add mo Cap Bus tech sup fee |
| 7722 · Road Maintenance | | $ 573.55 | $ - | | | | | | |
| 7715 · Porta Potties | | | | $ 64.44 | | | | | |
| 7740 · Sheriff Patrol | $ 19,567.82 | $ 29,956.48 | $ 33,776.89 | $ 38,268.83 | $ 109,032.00 | $ 109,032.00 | $ 109,032.00 | $ 109,032.00 | Note, contract driven. |
| 7766 · Small Equipment | $ 436.80 | $ 80.31 | $ - | $ - | | | | | |
| 7581 · Postage | $ 4,743.55 | $ 5,358.76 | $ 5,274.34 | $ 3,908.12 | $ 4,000.00 | $ 5,000.00 | $ 6,000.00 | $ 6,000.00 | |
| 7751 · Supplies & Tools | $ 1,069.40 | $ 473.81 | $ 173.06 | $ 50.05 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | |
| 7754 · Office Supplies | $ 6,289.27 | $ 5,966.31 | $ 7,556.97 | $ 4,971.90 | $ 4,000.00 | $ 5,000.00 | $ 6,500.00 | $ 7,500.00 | |
| 7750 · Supplies - Other | | | | | | | | | |
| 7754 · CERT Supplies | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7759 · Property Standards | $ 1,480.00 | $ 920.55 | $ 569.41 | $ 837.69 | $ - | $ - | $ - | $ - | |
| 7765 · Taxes - State Excise(60 W/40 G) | $ 3,480.04 | $ 2,657.90 | $ 2,931.16 | $ 894.02 | $ 2,500.00 | $ 2,500.00 | $ 3,000.00 | $ 3,000.00 | |
| 7768 · Taxes - Federal Income | | | | | $ - | $ - | $ - | $ - | |
| 7770 · Taxes - Property | $ 3,912.76 | $ 3,909.04 | $ 3,889.82 | $ 4,161.80 | $ 4,500.00 | $ 4,300.00 | $ 4,300.00 | $ 4,300.00 | |
| 7821 · Electricity | $ 1,171.29 | $ 1,476.27 | $ 2,365.88 | $ 2,591.44 | $ 2,350.00 | $ 1,600.00 | $ 2,300.00 | $ 3,500.00 | |
| 7823 · Refuse - GF 60% / WF 40% | $ 1,620.15 | $ 1,690.13 | $ 1,782.95 | $ 1,219.70 | $ 1,500.00 | $ 1,600.00 | $ 1,800.00 | $ 1,800.00 | |
| 7824 · Telephone - GF 60% / WF 40% | $ 1,689.27 | $ 2,257.30 | $ 2,371.04 | $ 2,199.18 | $ 1,500.00 | $ 2,000.00 | $ 2,500.00 | $ 2,500.00 | |

| | Oct '22 -Sep 30 '23 | Oct '23 -Sep 30 '24 | Oct '24 -Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET |
|---|---|---|---|---|---|---|---|---|
| 7825 · Internet - GF 60% / WF 40% | $ 698.47 | $ 640.28 | $ 661.53 | $ 652.43 | $ 650.00 | $ 650.00 | $ 650.00 | $ 1,050.00 |
| 7870 - LRP - Long R. Plan (Reserve Stud | $ - | $ - | $ - | $ 5,200.00 | $ - | $ - | $ 5,200.00 | $ - |
| Total Expense | $ 509,656.48 | $ 551,534.34 | $ 586,366.32 | $ 464,481.33 | $ 344,647.00 | $ 374,394.28 | $ 394,582.88 | $ 400,967.80 |
| Net Ordinary Income | $ 62,890.62 | $ 24,157.15 | $ 59,073.69 | $ (5,292.91) | $ 224,282.15 | $ 261,644.00 | $ 275,282.00 | $ 272,814.00 |
| Funds paid from General fund for overbudget capital proj | | -42399.66 | -57216.94 | -13798.45 | | | | |
| Clubhouse | | | | | $ (9,922.00) | $ (8,872.00) | $ (7,620.00) | $ (8,000.00) |
| Maint | | | | | $ (149,031.99) | $ (187,987.00) | $ (204,018.00) | $ (202,641.00) |
| Pool | | | | | $ (52,480.00) | $ (52,027.00) | $ (50,559.00) | $ (48,971.00) |
| River Park | | | | | $ (12,848.16) | $ (12,758.00) | $ (13,085.00) | $ (13,202.00) |
| Total Dues | | | | | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| USDA | | | | | $ - | $ - | $ - | $ - |
| Water | | | | | $ - | $ - | $ - | $ - |
| LRP | | | | | $ - | $ - | $ - | $ - |
| Total Proposed Budget Net | | | | | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |

NISQUALLY PINES CC
LONG RANGE PLAN BUDGET WORKSHEET

2026-2027

| | ACTUAL ACTIVITY | | | | PRIOR YEAR BUDGETS | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 '23 | Oct '23 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET |
| Income | | | | | | | | |
| 4034 · Long Range Plan | $ 164,341.44 | $ 199,968.60 | $ 215,747.76 | $ 111,413.44 | $ 200,000.00 | $ 215,748.00 | $ 167,121.00 | $ 171,300.00 |
| 4286 · USDA Loan - Cul-de-Sac Project | | | | | | | | |
| Total Income | $ 164,341.44 | $ 199,968.60 | $ 215,747.76 | $ 111,413.44 | $ 200,000.00 | $ 215,748.00 | $ 167,121.00 | $ 171,300.00 |
| Expense | | | | | | | | |
| 7701 · Buildings | $ - | | $ 781.98 | $ - | | | | |
| 7702 · Equipment | | | | | | | | |
| Well generators servicing | | | | | $ - | $ - | $ - | $ - |
| 7705 · Grounds (tree removal / trimming) | $ 23,362.28 | $ 12,902.94 | $ - | $ - | $ - | $ - | $ - | $ 31,364.00 |
| Pool | | | | | | | | |
| Asphalt striping | | | | | | | | |
| Small Swing Set & pad, Lake Park | | | | | | | | |
| Basketball Court | | | | | | | | |
| Road Striping | | | | | | | | |
| Well Security System | | | | | | | | |
| 7700 · Repairs & Maintenance - Other | | | | | | | | |
| 7720 · Road Maintenance | | $ 11,554.02 | $ - | | | | | |
| 7756 · Small Equipment | | $ 5,340.00 | $ 765.38 | $ - | | | | |
| 7751 · Supplies & Tools | $ - | $ - | $ - | $ - | | | | |
| Total Expense | $ 23,362.28 | $ 29,796.96 | $ 1,547.36 | $ - | $ - | $ - | $ - | $ 31,364.00 |
| Other Income/Expense | | | | | | | | |
| Other Expense | | $ 4,117.86 | $ - | | | | | |
| 7870 · LRP - Long Range Plan | | | | | | | | |
| Net Other Income | $ - | $ 4,117.86 | $ - | $ - | $ - | $ - | $ - | $ - |
| Net Income | $ 140,979.16 | $ 166,053.78 | $ 214,200.40 | $ 111,413.44 | $ 200,000.00 | $ 215,748.00 | $ 167,121.00 | $ 139,936.00 |
| Assets Acquired on Balance Sheet | | | | | | | | |
| Used Maint Truck | | 45,942.66 | - | - | | | | |
| Storage building for chemicals/ decoration | | 9,885.59 | - | - | $ - | $ - | $ - | $ - |
| Clubhouse kitchen upgrades (counters, appliances add Cabinet | 4,000.00 | 43,413.00 | - | - | | | | |

| | Oct '22 - Sep 30 '23 | Oct '23 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET |
|---|---|---|---|---|---|---|---|---|
| Clubhouse Locker Room Enhancement (Bathrooms) | | | | - | $ - | $ - | $ - | $ - |
| Renovation of Clubhouse | | 70,287.92 | - | 4,698.45 | $ - | $ - | $ - | $ - |
| Road section overlay - Passed on June 2026 budget | | 322,436.36 | - | 60,393.28 | $ - | $ - | $ - | $ 603,933.00 |
| Pool repair | 22,927.19 | 172,834.85 | 44,740.85 | - | $ 200,000.00 | $ - | $ - | $ - |
| Water Line installs | | | 6,933.53 | | | | | |
| Billing system upgrade - from Rails to Trails funds | | | | 9,100.00 | | | | |
| Details of major repairs | | | | | | | | |
| Paint inside clubhouse | | 287.46 | - | - | | | | |
| Flooring for clubhouse (kitchen and dance floor) | | 8,719.72 | - | - | | | | |
| Front office paint / windows / floors / furniture / shelving | 18,880.99 | | | | | | | |
| Clean the concrete reservoirs | | 3,018.35 | - | - | | | | $ 5,623.00 |
| Caulke and seal the cracks in the concrete reservoirs | | 10,506.00 | - | - | $ - | $ - | $ - | $ - |
| Road section resurface | | | | | | | | |
| Asphalt striping | $ 5,275.98 | | | | $ - | $ - | $ - | $ - |
| Lights - 5 Solar, 5 PSE | | | | | | $ 10,000.00 | $ - | $ - |
| Office Flooring | | | | | | | | $ 2,793.00 |
| Roof for Shed | | | 436.73 | | | | | |
| Clubhouse flooring | | | 5,105.83 | | | | | |
| Funds paid from General fund for overbudget capital projects | | (42,399.66) | (57,216.94) | (13,798.45) | | | | |
| To Reserve fund Over /Deficit | | | | | $ - | $ 205,748.00 | $ 167,121.00 | $ (472,413.00) |
| Total assets | 51,084.16 | 644,932.25 | - | 60,393.28 | 200,000.00 | 215,748.00 | 167,121.00 | 139,936.00 |
| Net Long Range Plan | $ 89,895.00 | $ (478,878.47) | $ 214,200.40 | $ 51,020.16 | $ - | $ - | $ - | $ - |
| | | | | | ** | ** | ** | ** |

NISQUALLY PINES CC YEAR: 2026-2027
MAINTENANCE BUDGET WORKSHEET

| | ACTUAL ACTIVITY | | | | PRIOR YEAR BUDGETS | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 '23 | Oct '23 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET |
| Income | | | | | | | | |
| | | | | | | | | |
| Expense | | | | | | | | |
| 7015 * Advertising | $ - | $ 27.06 | $ - | $ - | $ 50.00 | $ 50.00 | $ 50.00 | $ 50.00 |
| | | | | | | | | |
| 7031 · Auto Insurance - M=50% W=50 | $ 2,236.68 | $ 3,145.05 | $ 3,039.41 | $ 2,917.37 | $ 2,400.00 | $ 2,800.00 | $ 4,700.00 | $ 4,200.00 |
| 7032 · Vehicle Maintenance | $ 2,262.57 | $ 2,764.03 | $ 2,565.95 | $ 7,629.71 | $ 1,000.00 | $ 2,500.00 | $ 3,000.00 | $ 3,000.00 |
| 7033 · Vehicle License & Registration | $ 363.75 | $ 486.50 | $ 481.50 | $ 303.00 | $ 400.00 | $ 400.00 | $ 500.00 | $ 500.00 |
| 7704 · Gas / Oil / Diesel | $ 4,962.25 | $ 5,245.03 | $ 5,400.42 | $ 4,806.04 | $ 6,500.00 | $ 5,000.00 | $ 6,000.00 | $ 6,500.00 |
| | | | | | | | | |
| 7145 * Drug Test / Background Check | $ - | $ 157.85 | $ 68.95 | $ 68.95 | $ 150.00 | $ 150.00 | $ 200.00 | $ 200.00 |
| | | | | | | | | |
| 7172 · Medical Insurance | $ 10,282.84 | $ 11,873.74 | $ 14,293.24 | $ 12,591.70 | $ 12,300.00 | $ 15,252.00 | $ 16,040.00 | $ 17,100.00 |
| 7173 · Life Insurance | $ 147.60 | $ 147.60 | $ 147.60 | $ 110.70 | $ 150.00 | $ 150.00 | $ 160.00 | $ 160.00 |
| | | | | | | | | |
| 7190 * Equipment Rental | | | | | $ 360.00 | $ 360.00 | $ 360.00 | $ 360.00 |
| | | | | | | | | |
| 7335 · Inspections by Thurston Co. | $ 92.50 | $ 92.50 | $ - | $ 183.75 | $ 93.00 | $ 93.00 | $ 100.00 | $ 200.00 |
| | | | | | | | | |
| 7591 · Regular Wages | $ 86,174.56 | $ 89,216.68 | $ 113,127.66 | $ 79,237.29 | $ 90,725.00 | $ 104,500.00 | $ 110,000.00 | $ 111,500.00 |
| 7592 · OT Wages | $ 1,642.86 | $ 2,621.61 | $ 3,208.50 | $ 1,513.80 | $ 1,000.00 | $ 1,500.00 | $ 3,000.00 | $ 3,500.00 |
| 7593 Payroll Service | $ - | $ - | $ 1,116.50 | $ 782.75 | | $ 1,200.00 | $ 1,300.00 | $ 1,300.00 |
| 7601 · Taxes - FICA & Medicare | $ 6,429.87 | $ 6,950.96 | $ 8,835.94 | $ 6,153.63 | $ 7,017.00 | $ 8,109.00 | $ 8,645.00 | $ 8,798.00 |
| 7602 · Taxes - Employment Security | $ 329.11 | $ 356.14 | $ 460.80 | $ 251.68 | $ 331.00 | $ 367.00 | $ 567.00 | $ 577.00 |
| 7603 · Taxes - FUTA -Fed. Unemployn | $ 84.00 | $ 103.88 | $ 151.08 | $ 114.67 | $ 126.00 | $ 126.00 | $ 126.00 | $ 126.00 |
| 7604 · Taxes - Labor & Industries | $ 3,468.28 | $ 4,707.14 | $ 7,198.70 | $ 3,947.33 | $ 4,950.00 | $ 4,950.00 | $ 7,790.00 | $ 7,790.00 |
| 7620 · Employee Training | | | | | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 |
| 7701 · Buildings | $ 3.92 | $ 27.86 | $ 261.53 | $ - | $ 480.00 | $ 480.00 | $ 480.00 | $ 480.00 |
| 7702 · Equipment | $ 951.23 | $ 3,533.34 | $ 1,105.40 | $ 256.81 | $ 4,000.00 | $ 3,000.00 | $ 4,000.00 | $ 4,000.00 |
| 7705 · Grounds | $ 6,222.51 | $ 528.58 | $ 9,217.43 | $ 33,452.27 | $ 5,000.00 | $ 15,000.00 | $ 15,000.00 | $ 10,000.00 |
| 7706 · Miscellaneous | $ - | $ - | $ 880.21 | $ - | | | | |
| 7715 · Porta Potties | $ 1,316.10 | $ 1,409.43 | $ 1,442.83 | $ 977.74 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 |
| | | | | | | | | |
| 7721 · Road Supplies | $ 419.40 | $ 1,075.37 | $ 60.82 | $ - | | | | |
| 7722 · Road Maintenance | $ 6,853.70 | $ 20,229.58 | $ 3,997.77 | $ - | $ 1,000.00 | $ 10,000.00 | $ 10,000.00 | $ 10,000.00 |
| 7720 · Road Maintenance - Other | | | | | | | | |
| 7756 · Small Equipment | $ 4,998.76 | $ 513.69 | $ 3,716.97 | $ 35.02 | | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 |
| 7751 · Supplies & Tools | $ 3,023.34 | $ 2,262.15 | $ 1,755.23 | $ 1,421.94 | $ 5,000.00 | $ 5,000.00 | $ 5,000.00 | $ 5,000.00 |
| 7752 · Chemicals | $ 196.73 | | | | | | | |
| 7821 · Electricity | $ 2,161.02 | $ 2,343.36 | $ 2,393.99 | $ 2,681.98 | $ 2,600.00 | $ 2,600.00 | $ 2,600.00 | $ 3,800.00 |
| 7823 · Refuse - GF 60% / WF 40% | $ 33.00 | | $ 70.84 | | | | | |
| 7824 · Telephone - GF 60% / WF 40% | $ 715.90 | $ - | $ - | $ - | $ 900.00 | $ 900.00 | $ 900.00 | $ - |
| | | | | | | | | |
| Total Expense | $ 145,372.48 | $ 159,819.13 | $ 184,999.27 | $ 159,438.13 | $ 149,031.99 | $ 187,987.00 | $ 204,018.00 | $ 202,641.00 |
| Asset purchase from General Fund | | $ 5,347.76 | $ - | | | | | |
| | | | | | | | | |
| Net Income | $ (145,372.48) | $ (165,166.89) | $ (184,999.27) | $ (159,438.13) | $ (149,031.99) | $ (187,987.00) | $ (204,018.00) | $ (202,641.00) |

NISQUALLY PINES CC
POOL BUDGET WORKSHEET

YEAR: 2026-2027

| | ACTUAL ACTIVITY | | | | PRIOR YEAR BUDGETS | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 '23 | Oct '23 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| Income | | | | | | | | | |
| 4048 · Pool Fees | $ 1,633.00 | $ 2,055.00 | $ 2,779.00 | $ 780.00 | $ 1,500.00 | $ 1,600.00 | $ 2,000.00 | $ 2,300.00 | |
| Total Income | $ 1,633.00 | $ 2,055.00 | $ 2,779.00 | $ 780.00 | $ 1,500.00 | $ 1,600.00 | $ 2,000.00 | $ 2,300.00 | |
| Expense | | | | | | | | | |
| 7015 · Advertising | $ - | $ 27.88 | $ - | $ - | $ 50.00 | $ 50.00 | $ 50.00 | $ 50.00 | |
| 7145 · Drug Test / Background | $ 117.95 | $ 68.95 | $ - | $ - | $ 135.00 | $ 135.00 | $ 175.00 | $ 175.00 | |
| 7190 · Equipment Rental | $ 1.09 | $ 1.09 | $ 1.09 | $ 148.92 | $ - | $ 5.00 | $ 5.00 | $ 150.00 | New propane tank expense |
| 7460 · Licenses & Permits | $ 305.00 | $ 315.00 | $ 570.00 | $ 609.00 | $ 325.00 | $ 325.00 | $ 650.00 | $ 650.00 | |
| 7591 · Regular Wages | $ 10,506.45 | $ 9,067.96 | $ 11,453.75 | $ 1,370.40 | $ 12,745.00 | $ 12,700.00 | $ 12,900.00 | $ 13,100.00 | 2026 minumum wage = $17.13* 1.038 estimated increase in min wage - est 12 weeks, 8 hrs / day, 7 days per week + 4 weekends only, 8 hrs per day |
| 7592 · OT Wages | | | | | | | | | |
| 7601 · Taxes - FICA & Medica | $ 803.75 | $ 693.69 | $ 876.21 | $ 104.83 | $ 975.00 | $ 972.00 | $ 987.00 | $ 1,002.00 | |
| 7602 · Taxes - Employment S | $ 42.03 | $ 36.29 | $ 45.82 | $ 3.71 | $ 102.00 | $ 102.00 | $ 65.00 | $ 65.00 | |
| 7603 · Taxes - FUTA -Fed. Ur | $ 63.04 | $ 52.79 | $ 68.73 | $ 8.22 | $ 76.00 | $ 76.00 | $ 77.00 | $ 79.00 | |
| 7604 · Taxes - Labor & Indus | $ 200.72 | $ 114.60 | $ 167.47 | $ 15.08 | $ 612.00 | $ 612.00 | $ 500.00 | $ 400.00 | |
| 7620 * Employee Training | | | $ 754.01 | | $ 610.00 | $ 800.00 | $ 800.00 | $ 800.00 | |
| 7701 · Buildings | $ - | $ - | $ - | $ - | $ 100.00 | $ 100.00 | $ 100.00 | $ 100.00 | |
| 7702 * Equipment | $ 2,580.77 | $ - | $ 815.07 | $ 1,106.83 | $ 750.00 | $ 750.00 | $ 750.00 | $ 1,000.00 | |
| 7705 · Grounds | | | | $ 1,732.80 | $ - | $ 500.00 | $ 500.00 | $ 500.00 | |
| | | | | | $ - | $ - | $ - | $ - | |
| 7751 · Supplies & Tools | $ 1,138.68 | $ 352.89 | $ 783.64 | $ 609.27 | $ 500.00 | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | |
| 7752 · Chemicals | $ 4,858.53 | $ 7,463.18 | $ 5,361.37 | $ 7,018.21 | $ 12,000.00 | $ 12,000.00 | $ 10,000.00 | $ 11,000.00 | |
| 7750 - Supplies - Other | $ - | $ - | $ - | $ - | | | | | |
| 7770 · Taxes - Property | | | | | $ - | $ - | $ - | $ - | |
| 7821 · Electricity | $ 5,229.83 | $ 2,309.95 | $ 6,346.20 | $ 5,749.00 | $ 5,000.00 | $ 5,500.00 | $ 6,000.00 | $ 7,700.00 | |
| 7822 · Propane | $ 11,299.67 | $ 16,168.10 | $ 19,466.47 | $ 3,833.57 | $ 20,000.00 | $ 18,000.00 | $ 18,000.00 | $ 13,500.00 | |
| Total Expense | $ 37,147.51 | $ 36,672.37 | $ 46,709.73 | $ 22,309.84 | $ 53,980.00 | $ 53,627.00 | $ 52,559.00 | $ 51,271.00 | |
| Net Income | $ (35,514.51) | $ (34,617.37) | $ (43,930.73) | $ (21,529.84) | $ (52,480.00) | $ (52,027.00) | $ (50,559.00) | $ (48,971.00) | |

NISQUALLY PINES CC
RIVER PARK BUDGET WORKSHEET

YEAR: 2026-2027

| | ACTUAL ACTIVITY | | | | PRIOR YEAR BUDGETS | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 '23 | Oct '24 - Sep 30 '24 | Oct '25 - Sep 30 '25 | Oct '25 - June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| Expense | | | | | | | | | |
| 7015 · Advertising | $ - | $ 27.06 | $ - | $ - | $ 25.00 | $ 25.00 | $ 25.00 | $ 25.00 | |
| 7145 · Drug Test / Background Check | $ 68.95 | $ 68.95 | $ 68.95 | $ - | $ 102.00 | $ 102.00 | $ 102.00 | $ 102.00 | |
| 7591 · Regular Wages | $ 2,760.98 | $ 8,074.92 | $ 7,930.16 | $ 583.10 | $ 9,697.16 | $ 9,660.00 | $ 9,800.00 | $ 10,000.00 | = 2026 minumum wage = $17.13* 1.038 estimated increase in min wage- 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) |
| 7601 · Taxes - FICA & Medicare | $ 211.21 | $ 617.74 | $ 606.65 | $ 44.61 | $ 742.00 | $ 739.00 | $ 750.00 | $ 765.00 | |
| 7602 · Taxes - Employment Security | $ 10.93 | $ 32.29 | $ 31.72 | $ 2.33 | $ 24.00 | $ 24.00 | $ 49.00 | $ 50.00 | |
| 7603 · Taxes - FUTA -Fed. Unemployment | $ 16.56 | $ 48.46 | $ 47.58 | $ 3.50 | $ 58.00 | $ 58.00 | $ 59.00 | $ 60.00 | |
| 7604 · Taxes - Labor & Industries | $ 42.84 | $ 101.77 | $ 115.94 | $ 8.53 | $ 400.00 | $ 300.00 | $ 300.00 | $ 200.00 | |
| 7702 · Equipment | $ 7.20 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7705 · Grounds | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7715 · Porta Potties | $ 1,316.10 | $ 1,417.30 | $ 1,442.80 | $ 977.74 | $ 1,300.00 | $ 1,350.00 | $ 1,500.00 | $ 1,500.00 | |
| 7751 · Supplies & Tools | $ 270.25 | $ 82.18 | $ 16.47 | $ 50.57 | $ 500.00 | $ 500.00 | $ 500.00 | $ 500.00 | |
| 7824 · Telephone | $ - | $ - | $ - | $ - | | | | | |
| Total Expense | $ 4,705.02 | $ 10,470.67 | $ 10,260.27 | $ 1,670.38 | $ 12,848.16 | $ 12,758.00 | $ 13,085.00 | $ 13,202.00 | |
| Net Income | $ (4,705.02) | $ (10,470.67) | $ (10,260.27) | $ (1,670.38) | $ (12,848.16) | $ (12,758.00) | $ (13,085.00) | $ (13,202.00) | |

NISQUALLY PINES CC
USDA BUDGET WORKSHEET

YEAR: 2026-2027

| | ACTUAL ACTIVITY | | | | | PRIOR YEAR BUDGETS | | |
|---|---|---|---|---|---|---|---|---|
| | Oct '22 - Sep 30 '23 | Oct '23 -Sep 30 '24 | Oct '24 -Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET |
| Income | | | | | | | | |
| 4285 · Water Usage | $ 98,412.48 | $ 82,030.67 | $ 88,061.66 | $ 42,435.41 | $ 80,000.00 | $ 90,000.00 | $ 83,000.00 | $ 85,000.00 |
| 4286 · USDA Loan - Cul-de-Sac Project | $ 18,458.64 | $ 23,519.88 | $ 13,496.64 | $ 13,628.96 | $ 23,492.00 | $ 13,492.00 | $ 20,492.00 | $ 18,492.00 |
| Total Income | $ 116,871.12 | $ 105,550.55 | $ 101,558.30 | $ 56,064.37 | $ 103,492.00 | $ 103,492.00 | $ 103,492.00 | $ 103,492.00 |
| Expense | | | | | | | | |
| 7340 · Interest on Water Loan | $ 50,292.45 | $ 26,529.28 | $ 23,480.15 | $ 11,668.59 | $ 49,186.00 | $ 24,570.30 | $ 22,400.00 | $ 20,140.00 |
| Total Expense | $ 50,292.45 | $ 26,529.28 | $ 23,480.15 | $ 11,668.59 | $ 49,186.00 | $ 24,570.30 | $ 22,400.00 | $ 20,140.00 |
| Principal portion of loan pymts + Accrued int | $ 902,523.87 | $ 76,927.08 | $ 79,030.29 | $ 81,078.13 | $ 54,306.00 | $ 78,921.70 | $ 81,092.00 | $ 83,352.00 |
| Total semi-annual loan payments (Oct & April) | | | | | $ 103,492.00 | $ 103,492.00 | $ 103,492.00 | $ 103,492.00 |
| Net Income | $ (835,945.20) | $ 2,094.19 | $ (962.14) | $ (36,682.35) | $ - | $ - | $ - | $ - |

NISQUALLY PINES CC 2026-2027

WATER BUDGET WORKSHEET

| | ACTUAL ACTIVITY | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct '24 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| Income | | | | | | | | |
| 4036 · Miscellaneous Income | $ - | $ - | $ - | | | | | |
| 4220 · Back Flow Test | $ 6,055.00 | $ 9,080.00 | $ 200.00 | $ 2,850.00 | $ 4,500.00 | $ 3,550.00 | $ 3,550.00 | |
| 4260 · Reconnect Fees | $ - | $ - | $ - | $ 80.00 | $ - | $ - | $ - | |
| 4270 · Water Base Rate | $ 178,532.76 | $ 136,851.96 | $ 100,166.24 | $ 178,422.00 | $ 136,853.00 | $ 150,203.00 | $ 159,220.00 | |
| Balance cash in bank used to offset Water Loan | | | | $ - | $ - | $ - | $ - | |
| 4280 · Water Loan | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 4285 · Water Usage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 4286 * USDA Loan - Cul-de-Sac Project | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| Total Income | $ 184,587.76 | $ 145,931.96 | $ 100,366.24 | $ 181,352.00 | $ 141,353.00 | $ 153,753.00 | $ 162,770.00 | |
| Expense | | | | | | | | |
| 7735 · Water Management Com | $ 16,810.87 | $ 27,047.45 | $ 22,429.39 | $ - | $ 32,000.00 | $ 32,000.00 | $ 32,000.00 | |
| 7005 · Accounting | $ 13,722.50 | $ 15,721.23 | $ 12,204.96 | $ 13,000.00 | $ 14,000.00 | $ 16,000.00 | $ 17,500.00 | *Includes tax return (McSwain), audit support, regular acctng) |
| 7007 · Audit | $ 4,850.00 | $ 6,050.00 | $ 6,375.00 | $ 4,500.00 | $ 5,200.00 | $ 7,000.00 | $ 7,500.00 | |
| 7010 · Alarm | $ 364.38 | $ 365.06 | $ 383.31 | $ 450.00 | $ 450.00 | $ 450.00 | $ 450.00 | |
| 7015 - Advertising | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7031 · Auto Insurance - M=50% W=50% | $ 2,243.95 | $ 3,404.55 | $ 1,882.64 | $ 2,200.00 | $ 1,400.00 | $ 2,300.00 | $ 2,800.00 | |
| 7032 · Vehicle Maintenance | $ 33.22 | $ - | $ - | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | $ 1,000.00 | |
| 7033 · Vehicle License & Registration | $ 101.25 | $ 101.25 | $ 108.00 | $ 120.00 | $ 120.00 | $ 120.00 | $ 120.00 | |
| 7704 · Gas / Oil / Diesel | $ 1,128.89 | $ 705.01 | $ 237.70 | $ 1,000.00 | $ 800.00 | $ 1,000.00 | $ 1,000.00 | |
| 7038 · Back Flow and Testing | $ 6,074.15 | $ 8,600.14 | $ 2,432.90 | $ 3,500.00 | $ 5,700.00 | $ 5,000.00 | $ 5,000.00 | |
| 7145 · Drug Test / Background ( | $ - | $ - | $ - | $ 25.00 | $ 25.00 | $ 25.00 | $ - | |
| 7150 · Dues & Subscriptions | $ 406.39 | $ 578.76 | $ 574.85 | $ 650.00 | $ 800.00 | $ 800.00 | $ 800.00 | |
| 7172 · Medical Insurance | $ 6,423.59 | $ - | $ 61.00 | $ 13,360.00 | $ - | $ - | $ - | |
| 7173 · Life Insurance | $ 102.60 | $ - | $ - | $ 150.00 | $ - | $ - | $ - | |
| 7190 · Equipment Rental | $ 1,033.00 | $ 990.51 | $ 774.90 | $ 1,000.00 | $ 1,000.00 | $ 1,200.00 | $ 1,200.00 | |
| 7331 · Liab/Officers/Prop-GF60%/WF40% | $ 10,395.24 | $ 10,666.84 | $ 8,107.90 | $ 10,100.00 | $ 10,100.00 | $ 10,500.00 | $ 11,000.00 | |
| 7335 · Inspections by Thurston | $ 959.50 | $ - | $ 183.75 | $ 400.00 | $ 800.00 | $ 900.00 | $ 900.00 | |
| 7340 · Interest on Water Loan | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7460 · Licenses & Permits | $ 1,423.00 | $ 1,423.00 | $ 1,787.89 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | $ 1,850.00 | |
| 7470 · Locates | $ 111.05 | $ 130.87 | $ 629.45 | $ 200.00 | $ 200.00 | $ 200.00 | $ 200.00 | |
| 7490 · Miscellaneous | | | | $ - | $ - | $ - | $ - | |
| 7591 · Regular Wages | $ 30,614.58 | $ - | $ - | $ 58,320.00 | $ - | $ - | $ - | |



DRAFT - FOR INTERNAL USE ONLY

NISQUALLY PINES CC 2026-2027
WATER BUDGET WORKSHEET

| | ACTUAL ACTIVITY | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Oct '24 - Sep 30 '24 | Oct '24 - Sep 30 '25 | Oct '25 -June 25 '26 | 2023-2024 BUDGET | 2024-2025 BUDGET | 2025-2026 BUDGET | 2026-2027 BUDGET | |
| 7592 · OT Wages | $ - | $ - | $ - | $ 300.00 | $ - | $ - | $ - | |
| 7593 · Payroll Service | $ 1,119.50 | $ - | $ - | $ 1,200.00 | $ - | $ - | $ - | |
| | | | | | | | | |
| | | | | | | | | |
| 7601 · Taxes - FICA & Medicare | $ 2,367.13 | $ - | $ - | $ 4,484.00 | $ - | $ - | $ - | |
| 7602 · Taxes - Employment Security | $ 123.98 | $ - | $ - | $ 293.00 | $ - | $ - | $ - | |
| 7603 · Taxes - FUTA -Fed. Unemployment | $ 42.00 | $ - | $ - | $ 42.00 | $ - | $ - | $ - | |
| 7604 · Taxes - Labor & Industries | $ 971.37 | $ - | $ - | $ 1,600.00 | $ - | $ - | $ - | |
| | | | | | | | | |
| 7615 · Manager Training | $ 405.00 | $ - | $ - | $ 600.00 | $ - | $ - | $ - | |
| 7620 · Employee Training | $ - | $ - | $ - | $ 150.00 | $ 750.00 | $ 750.00 | $ 750.00 | |
| | | | | | | | | |
| 7642 · Mileage Reimbursement | $ 100.50 | $ - | $ - | $ - | $ - | $ - | $ - | |
| | | | | | | | | |
| 7701 · Buildings | $ 578.28 | $ - | $ - | $ - | $ - | $ - | $ - | |
| 7702 · Equipment | $ 18,593.47 | $ 2,835.51 | $ 1,729.38 | $ 9,000.00 | $ 11,000.00 | $ 11,000.00 | $ 11,000.00 | Moved $5000 well generator svc here |
| 7705 · Grounds | $ 1,020.62 | $ 500.93 | $ - | $ 3,000.00 | $ 3,000.00 | $ 3,000.00 | $ 3,000.00 | |
| 7707 · Technical Support | $ 3,612.54 | $ 4,059.55 | $ 3,310.02 | $ 3,600.00 | $ 5,000.00 | $ 5,000.00 | $ 5,000.00 | |
| 7710 · Emergency Repairs | | | $ 4,696.22 | | | | | |
| 7756 · Small Equipment | $ - | $ - | $ - | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | |
| 7581 · Postage | $ 3,218.14 | $ 2,787.09 | $ 2,088.80 | $ 2,700.00 | $ 2,700.00 | $ 4,000.00 | $ 4,000.00 | |
| 7751 · Supplies & Tools | $ 753.08 | $ 263.80 | $ 110.68 | $ 2,208.00 | $ 2,208.00 | $ 2,208.00 | $ 1,000.00 | |
| 7752 · Chemicals | $ 5,378.17 | $ 9,727.64 | $ 4,989.69 | $ 10,000.00 | $ 10,000.00 | $ 10,000.00 | $ 10,000.00 | |
| 7754 · Office Supplies | $ 1,005.70 | $ 1,390.18 | $ 1,084.27 | $ 2,000.00 | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | |
| | | | | | | | | |
| | | | | | | | | |
| 7765 · Taxes - State Excise(60 W/40 G) | $ 1,771.93 | $ 1,954.09 | $ 596.01 | $ 1,600.00 | $ 2,300.00 | $ 3,000.00 | $ 3,000.00 | |
| 7770 · Taxes - Property | $ 3,261.09 | $ 3,241.88 | $ 3,468.84 | $ 3,600.00 | $ 3,600.00 | $ 3,600.00 | $ 3,600.00 | |
| | | | | | | | | |
| | | | | | | | | |
| 7821 · Electricity | $ 15,701.39 | $ 19,304.43 | $ 17,483.38 | $ 14,500.00 | $ 15,000.00 | $ 19,000.00 | $ 24,000.00 | |
| 7822 · Propane | $ - | $ - | $ - | $ 1,500.00 | $ 1,500.00 | $ 1,500.00 | $ 1,000.00 | |
| 7823 · Refuse - GF 60% / WF 40% | $ 1,126.75 | $ 1,188.67 | $ 813.14 | $ 1,150.00 | $ 1,150.00 | $ 1,150.00 | $ 1,300.00 | |
| 7824 · Telephone - GF 60% / WF 40% | $ 1,491.61 | $ 1,574.05 | $ 1,466.07 | $ 1,700.00 | $ 1,700.00 | $ 1,700.00 | $ 1,900.00 | |
| 7825 · Internet - GF 60% / WF 40% | $ 1,326.86 | $ 1,341.05 | $ 1,109.77 | $ 1,350.00 | $ 1,350.00 | $ 1,350.00 | $ 1,500.00 | |
| | | | | | | | | |
| 7840 · Water Testing | $ 2,826.30 | $ 1,863.00 | $ 2,668.00 | $ 1,800.00 | $ 2,000.00 | $ 3,500.00 | $ 5,400.00 | 5318 |
| Total Expense | $ 162,593.57 | $ 127,816.54 | $ 103,787.91 | $ 181,352.00 | $ 141,353.00 | $ 153,753.00 | $ 162,770.00 | |
| Asset purchase from General Fun | $ 3,409.50 | $ 6,933.53 | $ - | | | | | |
| Principal portion of loan payment | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| | | | | $ 181,352.00 | $ 141,353.00 | $ 153,753.00 | $ 162,770.00 | |
| | | | | | | | | |
| Net Income | $ 18,584.69 | $ 11,181.89 | $ (3,421.67) | $ 0.00 | $ - | $ - | $ - | |