

NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2024 - SEPT. 30, 2025

REVENUE RECAP			
	2023-2024 Budget	2024-2025 Budget	2024-2025 Budget Change
CLUBHOUSE	\$ 4,500	\$ 5,000	\$ 500
GENERAL FUND	\$ 519,779	\$ 589,263	\$ 69,484
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ 49,150	\$ 47,075	\$ (2,075)
RESERVE ACCOUNT ASSESSMENT	\$ 200,000	\$ 215,748	\$ 15,748
MAJOR RESERVE REPAIRS AND PROJECTS		\$ -	
RESERVE ACCOUNT ASSESSMENT		\$ 215,748	
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 1,500	\$ 1,600	\$ 100
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 23,492	\$ 13,492	\$ (10,000)
WATER USAGE	\$ 80,000	\$ 90,000	\$ 10,000
WATER MAINT (BASE RATE)	\$ 178,422	\$ 136,853	\$ (41,569)
WATER - MISC FEES	\$ 2,930	\$ 4,500	\$ 1,570
GRAND TOTAL	\$ 1,059,773	\$ 1,103,531	\$ 43,758

EXPENDITURE RECAP			
	2023-2024 Budget	2024-2025 Budget	2024-2025 Budget Change
CLUBHOUSE	\$ 14,422	\$ 14,172	\$ (250)
GENERAL FUND	\$ 344,647	\$ 374,394	\$ 29,747
RESERVE ACCOUNT ASSESSMENT	\$ 200,000	\$ 215,748	\$ 15,748
MAJOR RESERVE REPAIRS AND PROJECTS		\$ -	
RESERVE ACCOUNT ASSESSMENT		\$ 215,748	
MAINTENANCE	\$ 149,032	\$ 187,987	\$ 38,955
POOL	\$ 53,980	\$ 53,627	\$ (353)
RIVER PARK	\$ 12,848	\$ 12,758	\$ (90)
USDA LOAN (Principal & Interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 181,352	\$ 141,353	\$ (39,999)
GRAND TOTAL	\$ 1,059,773	\$ 1,103,531	\$ 43,758

BUDGET CALCULATIONS					
	NUMBER OF LOTS	2023-2024- LOT PER MONTH	2024-2025- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	827	\$ 52.38	\$ 59.38	\$ 589,263	53%
RESERVE ACCOUNT ASSESSMENT	827	\$ 20.15	\$ 21.74	\$ 215,748	20%
USDA LOAN (less water usage applied)	827	\$ 2.37	\$ 1.36	\$ 13,492	1%
WATER MAINT (BASE RATE)	827	\$ 17.99	\$ 13.79	\$ 136,853	12%
		\$ 92.89	\$ 96.27	\$ 955,356	
				<i>*Annual dues per lot = \$1,155.24</i>	
PROJECTED WATER USAGE				\$ 90,000	8%
MISC GENERAL BUDGET INCOME				\$ 53,675	5%
MISC WATER BUDGET INCOME				\$ 4,500	0%
TOTAL BASIC BUDGET		**MONTHLY INSTALLMENTS DUE ON THE 15TH OF EACH MONTH		\$ 1,103,531	100%

WATER RATES		PROJECTED AVERAGE WATER USAGE 800 LOTS @ \$9.38 PER YEAR IS \$90,000
\$.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)		

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.