

NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2022 - SEPT. 30, 2023

REVENUE RECAP			
	2021-2022 Budget	2022-2023 Budget	2022-2023 Budget Change
CLUBHOUSE	\$ 3,600	\$ 3,500	\$ (100)
GENERAL FUND	\$ 525,731	\$ 512,574	\$ (13,157)
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ 18,700	\$ 43,000	\$ 24,300
RESERVE ACCOUNT ASSESSMENT	\$ 149,275	\$ 164,341	\$ 15,066
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 20,126	\$ 25,000	
RESERVE ACCOUNT ASSESSMENT	\$129,149	\$ 139,341	
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 1,000	\$ 1,000	\$ -
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 26,492	\$ 18,492	\$ (8,000)
WATER USAGE	\$ 77,000	\$ 85,000	\$ 8,000
WATER MAINT (BASE RATE)	\$ 161,020	\$ 167,952	\$ 6,932
WATER - MISC FEES	\$ 2,930	\$ 2,930	\$ -
GRAND TOTAL	\$ 965,748	\$ 998,789	\$ 33,041

EXPENDITURE RECAP			
	2021-2022 Budget	2022-2023 Budget	2022-2023 Budget Change
CLUBHOUSE	\$ 12,812	\$ 17,562	\$ 4,750
GENERAL FUND	\$ 345,236	\$ 343,613	\$ (1,623)
RESERVE ACCOUNT ASSESSMENT	\$ 149,275	\$ 164,341	\$ 15,066
MAJOR RESERVE REPAIRS AND PROJECTS	\$ 20,126	\$ 25,000	
RESERVE ACCOUNT ASSESSMENT	\$129,149	\$ 139,341	
MAINTENANCE	\$ 147,173	\$ 144,369	\$ (2,804)
POOL	\$ 32,035	\$ 42,417	\$ 10,382
RIVER PARK	\$ 11,775	\$ 12,113	\$ 338
USDA LOAN (Principal & interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 163,950	\$ 170,882	\$ 6,932
GRAND TOTAL	\$ 965,748	\$ 998,789	\$ 33,041

BUDGET CALCULATIONS

	NUMBER OF LOTS	2021-2022- LOT PER MONTH	2022-2023- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	827	\$ 53.03	\$ 51.65	\$ 512,574	51%
RESERVE ACCOUNT ASSESSMENT	827	\$ 15.06	\$ 16.56	\$ 164,341	16%
WATER USAGE	827	-	-	-	0%
USDA LOAN (less water usage applied)	827	\$ 2.67	\$ 1.86	\$ 18,492	2%
WATER MAINT (BASE RATE)	827	\$ 16.24	\$ 16.93	\$ 167,952	17%
		\$ 87.00	\$ 87.00	\$ 863,359	
		<i>*Annual dues per lot = \$1,044.00</i>			
PROJECTED WATER USAGE				\$ 85,000	9%
MISC GENERAL BUDGET INCOME				\$ 47,500	5%
MISC WATER BUDGET INCOME				\$ 2,930	0%
TOTAL BASIC BUDGET		**MONTHLY INSTALLMENTS DUE ON THE 15TH OF EACH MONTH		\$ 998,789	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 @ \$8.85 PER YEAR IS \$85,000
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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 \$18.71, WHICH INCLUDES FULLY FUNDING THE RESERVE ACCOUNT
 AND PAYING FOR ONGOING EXPENSE.