

NISQUALLY PINES PROPOSED BUDGET FOR YEAR: OCT. 1, 2026 - SEPT. 30, 2027

REVENUE RECAP

	2025-2026 Budget	2026-2027 Budget	2026-2027 Budget Change
CLUBHOUSE	\$ 7,000	\$ 7,000	\$ -
GENERAL FUND	\$ 617,040	\$ 611,082	\$ (5,958)
INTEREST / DIVIDEND, MBR ACTIVITY INCOME	\$ 53,125	\$ 63,000	\$ 9,875
RESERVE ACCOUNT ASSESSMENT	\$ 167,121	\$ 171,300	\$ 4,179
MAJOR RESERVE REPAIRS AND PROJECTS	\$ -	\$ -	\$ -
RESERVE ACCOUNT ASSESSMENT	\$ 167,121	\$ 171,300	\$ 4,179
MAINTENANCE	\$ -	\$ -	\$ -
POOL	\$ 2,000	\$ 2,300	\$ 300
RIVER PARK	\$ -	\$ -	\$ -
USDA LOAN	\$ 20,492	\$ 18,492	\$ (2,000)
WATER USAGE	\$ 83,000	\$ 85,000	\$ 2,000
WATER MAINT (BASE RATE)	\$ 150,203	\$ 159,220	\$ 9,017
WATER - MISC FEES	\$ 3,550	\$ 3,550	\$ -
GRAND TOTAL	\$ 1,103,531	\$ 1,120,944	\$ 17,413

EXPENDITURE RECAP

	2025-2026 Budget	2026-2027 Budget	2026-2027 Budget Change
CLUBHOUSE	\$ 14,920	\$ 15,300	\$ 380
GENERAL FUND	\$ 394,583	\$ 400,968	\$ 6,385
RESERVE ACCOUNT ASSESSMENT	\$ 167,121	\$ 171,300	\$ 4,179
MAJOR RESERVE REPAIRS AND PROJECTS	\$ -	\$ -	\$ -
RESERVE ACCOUNT ASSESSMENT	\$ 167,121	\$ 171,300	\$ 4,179
MAINTENANCE	\$ 204,018	\$ 202,641	\$ (1,377)
POOL	\$ 52,559	\$ 51,271	\$ (1,288)
RIVER PARK	\$ 13,085	\$ 13,202	\$ 117
USDA LOAN (Principal & interest)	\$ 103,492	\$ 103,492	\$ -
WATER MAINT (BASE RATE)	\$ 153,753	\$ 162,770	\$ 9,017
GRAND TOTAL	\$ 1,103,531	\$ 1,120,944	\$ 17,413

BUDGET CALCULATIONS

	NUMBER OF LOTS	2025-2026- LOT PER MONTH	2026-2027- LOT PER MONTH	TOTAL	PERCENT OF BUDGET
DUES	827	\$ 62.18	\$ 61.58	\$ 611,082	55%
RESERVE ACCOUNT ASSESSMENT	827	\$ 16.84	\$ 17.26	\$ 171,300	15%
USDA LOAN (less water usage applied)	827	\$ 2.06	\$ 1.86	\$ 18,492	2%
WATER MAINT (BASE RATE)	827	\$ 15.14	\$ 16.05	\$ 159,220	14%
		\$ 96.22	\$ 96.75	\$ 960,094	
<i>*Annual dues per lot = \$1,167.00</i>					
PROJECTED WATER USAGE				\$ 85,000	8%
MISC GENERAL BUDGET INCOME				\$ 72,300	6%
MISC WATER BUDGET INCOME				\$ 3,550	0%
TOTAL BASIC BUDGET				\$ 1,120,944	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
 807 LOTS @ \$8.78
 PER MONTH IS
 \$85,000

NISQUALLY PINES COMMUNITY CLUB HAS A RESERVE STUDY THAT MEETS THE REQUIREMENTS OF RCW 64.90.550.
 THE CURRENT RESERVE FUND IS FULLY FUNDED.