

DBWC Proposed Budget 2024



Budget 101



Who? – Finance Committee, Staff, and BOD Liaison and Treasurer

How? – Review each line item to assess historical income and expenses (annual since 2018) and last year's actual (Jan – Aug) and estimated (Sept – Dec), and then project spending needs for 2024

Budget 101



2023

Rent - \$200 per site monthly

Other sources (parking fees, electric recovery, doc prep, etc.)

Assessment - (to cover difference between rent/other income and total expenses) \$15 per site monthly

Monthly total: \$215 per site

Budget 101



Leases & Rent

Base amount in 2023 - \$200

Annual Increase per Lease Agreement
based on Western WA CPU (5.4% for
past 12 months at end of Aug 2023)

2024 Rent - \$210.80

Budget 101



2024 Projected Budget

After calculating rent and other sources of income, and the budgeted expenses, the monthly assessment required to cover the deficit is \$14.20 per site

Proposed Monthly Total: \$225 per site
(\$10 per month, overall increase 4.65%)

By Category 2023 vs 2024

2023	Budget	Est	2024 Budget
Income			
• Rent + Assessments	\$296,700	\$296,700	\$310,500
• Other Sources	\$ 57,120	\$ 64,169	\$ 60,730
• Reserve Contributions	\$ 95,124	\$ 95,124	\$ 92,820
Total Income	\$258,696	\$265,745	\$278,410
Expenses			
• Salaries & Wages	\$ 82,981	\$ 83,027	\$104,875.23 (add bookkeeper)
• Administrative	\$ 51,647	\$ 39,228	\$ 44,020 (less Legal)
• Contract Services	\$ 17,750	\$ 18,041	\$ 15,850 (less bookkeeping)
• Repairs & Maintenance	\$ 23,300	\$ 17,735	\$ 20,650
• Parts & Supplies	\$ 2,250	\$ 2,250	\$ 2,250
• Utilities	\$ 67,950	\$ 77,303	\$ 79,200 (Electric)
• Taxes	\$ 11,600	\$ 10,260	\$ 11,600
Total Expenses	\$ 257,478	\$247,844	\$278, 445.23

Reserves Expenses 2024

110 Gate Arms/Operating Replace	\$15,500
702 Office/Lounge Appliances Replace	\$ 1,100
920 Septic Maintenance	\$ 2,100
924 Sewer Lines Repair/Replace	\$ 4,100
929 Septic Drain Fields Retire	\$36,100
949 Polaris Ranger - Replace	\$20,600
Total	\$79,500*

*(712 Lower Restroom Water Heater Replacement will be done in 2023)

Recommendations

Capital Improvement Projects

- Remodeling Laundry Room to add a Commercial Washing Machine
- Installing a Heat Pump with Air Conditioning to Office Building
- Finance Committee recommends that the BOD approve these projects and use Capital Improvement Reserve Funds to finance them.



Finance Committee

Kate Higgins, Chair

Michele Ransom

Susie Thrune

Janet Baker

Joann Garner

Sile Donelly

Char Schulz

Teri Charlesworth

Thank you

