

# Memo

To: Conservation Land Bank Commissioners and staff  
From: Aaron Rock, Financial Clerk  
RE: PROPOSED 2024-2025 Expenditure and Acquisition Plan  
Date: 9/11/2023

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The budget figures in this proposal reflect the 2021 and 2022 actuals along with the 2<sup>nd</sup> amended 2023 Budget and 2023 Year End (YE) Projections. Beginning and Ending Cash is calculated based on YE projections. Other items to note:

## **CONSERVATION AREA FUND**

### REVENUE

#### 2024:

- REET Revenue reduced to \$375K.
- \$500K Watmough Addition Salmon Recovery grant revenue.
- \$1M Watmough Addition Aquatic Lands Enhancement Account (ALEA) grant revenue.
- \$250K Cascade Creek Water Rights grant revenue.
- \$600K Sale of Land includes Entrance Mountain, Hauschka Cady Mt CE and SJ Alderman.

#### 2025:

- REET Revenue reduced to \$375K.
- Sale of Land includes: \$1.715M for the North Shore CE.

### EXPENDITURES

#### 2024:

- Administration costs include adjustments from the new Collective Bargaining Agreement (CBA).
- Endowment and Site Enhancement transfers to Stewardship (STEW) are based on history and stewardship expenses.
- Acquisition Costs includes the \$200k 3<sup>rd</sup> 2022 Hauschka Cady Mountain purchase payments for the only budgeted project.
- Debt Service includes the \$1M 2<sup>nd</sup> principal and interest payment for the loan from STEW for the North Shore purchase. Also included is the 5% interest on the Hauschka payment.

#### 2025:

- Same impacts on Administration, Acquisition Costs, Transfers to STEW as in 2024.
- Acquisition Costs include the \$200K 4<sup>th</sup> and final 2022 Hauschka Cady Mountain purchase payments for the only budgeted project.
- Debt Service includes the \$1M 3<sup>rd</sup> and final principal and interest payment for the loan from STEW for the North Shore purchase. Also included is the 5% interest on the Hauschka payment.

## **STEWARDSHIP & MANAGEMENT FUND**

### REVENUE

2024:

- \$10K Island Marble Butterfly program grant revenue.
- Removal of Turtleback and Mt Grant Sandscape Scale Restoration (LSR) Grant funds based on structure of indirect funding.
- \$104K Judd Cove shoreline restoration grant revenue.
- \$120K Refund of Prior Year Expenditures for the North Shore building demolition project.
- \$1M principal repayment from the loan to the Conservation Area Fund (CAF).

2025:

- Island Marble Butterfly Project is the only budgeted grant funding currently.
- Final principal and interest payments on the loan to CAF for North Shore.

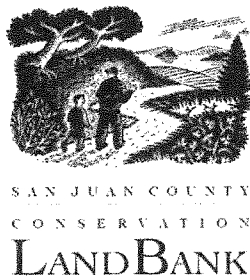
### EXPENDITURES

2024

- Endowment and Site Enhancement transfers from CAF are based on budgeted management and maintenance expenditures.
- Management and Maintenance budget decreased 12% from 2023.
- Site Enhancement (Capital Projects) increased 11% in 2024.

2025

- Management and Maintenance expenditures continue on the same trajectory as 2024.
- Site Enhancement projects decreased by 19% from 2024.



**PROPOSED**  
**San Juan County Land Bank**  
**2024-2025 Expenditure and Acquisition Plan**

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor's 2024-2025 Preliminary Budget. Changes to amounts on this document may be made by the Auditor's office and may be presented at the Public Hearing for the San Juan County 2024-2025 Budget. The Land Bank 2024-2025 First Amended Budget will reconcile to those on the SJC Auditor's 2024-2025 Budget.

## 1021 Conservation Area Fund (Land Bank)

					Proposed	Proposed
REVENUE	2021	2022	2023 Bud. Adj.	2023 Proj Total	2024 Budget	2025 Budget
Cash						
Beginning Net Cash & Investments	5,321,934	7,550,200	5,092,816	5,092,816	4,941,051	6,216,488
Total Cash	5,321,934	7,550,200	5,092,816	5,092,816	4,941,051	6,216,488
Taxes						
Conservation Futures Property Tax	337,050	344,583	335,000	322,428	345,050	355,402
Leasehold Tax - Conservation Futures	1,396	1,165	1,440	869	1,440	1,440
Timber Harvest Tax - Private Land	94	41	100	37	50	50
1% RE Excise Tax for Conservation	6,725,012	5,047,037	4,000,000	4,000,000	3,750,000	3,750,000
1% Admin Fee to Treasurer	0	0	-40,000	-40,000	-37,500	-37,500
Total Taxes	7,063,552	5,392,826	4,296,540	4,283,334	4,059,040	4,069,392
Intergovernmental Revenue						
Recreation & Conservation Office - WWRP	410,000	0	500,000	0	500,000	0
Recreation & Conservation Office - ALEA	330,525	0	1,000,000	0	1,000,000	0
DOE Grant for Forest Health	0	0	250,000	0	250,000	0
DNR PILT NAP/NRCA	163	167	200	200	200	200
Total Intergovernmental Revenue	740,688	167	1,750,200	200	1,750,200	200
Miscellaneous Revenues						
Investment Interest - LGIP	4,059	61,148	4,000	133,019	50,000	25,000
Donations from Private Sources	722,516	2,465	2,500	225	2,500	2,500
Refunds of Prior Year Expenditures	0	0	0	3,061	0	0
Total Miscellaneous Revenues	726,575	63,613	6,500	136,305	52,500	27,500
Other Financing Sources						
Sale of Land	847,977	0	428,820	779,811	600,000	1,715,000
Total Other Financing Sources	847,977	0	428,820	779,811	600,000	1,715,000
TOTAL REVENUE	14,700,727	16,006,806	11,574,876	10,292,466	11,402,791	12,028,580

EXPENDITURE	2021	2022	2023 Bud. Adj.	2023 Proj Total	2024 Status Quo	2025 Status Quo
Cash						
Ending Net Cash & Investments	7,550,200	5,092,816	5,768,445	4,941,051	6,216,488	6,664,322
Total SJ Conservation Area Fund	7,550,200	5,092,816	5,768,445	4,941,051	6,216,488	6,664,322
Total Administration	285,383	302,495	431,022	408,115	354,375	366,173
Transfers to Stewardship						
Transfers to Stew - Endowment	500,000	500,000	500,000	500,000	500,000	500,000
Transfers to Stew - Enhance/Opers	1,614,863	1,611,769	2,473,451	2,386,998	2,370,191	2,561,512
Total Transfers to Stewardship	2,114,863	2,111,769	2,973,451	2,886,998	2,870,191	3,061,512
Acquisition Costs						
Hauschka Cady Mtn*	730	208,203	200,000	200,000	200,000	200,000
Other Acquisition Costs	58,321	56,278	74,094	63,124	76,060	78,772
Total Acquisition Costs	3,441,630	7,844,889	724,094	263,124	276,060	278,772
Debt Service						
Interfund Loan Principal Pmts to Stew	565,000	0	1,000,000	1,000,000	1,000,000	1,000,000
Interest on Interfund Loan fr LB Stew	6,450	0	37,500	122,814	25,000	12,500
Interest on Installment Purchases	105,848	18,480	0	30,000	20,000	10,000
Bonds and Long Term Debt	631,353	636,357	640,364	640,364	640,678	635,301
Total Debt Service	1,308,651	654,837	1,677,864	1,793,178	1,685,678	1,657,801
TOTAL EXPENDITURES	14,700,727	16,006,806	11,574,876	10,292,466	11,402,791	12,028,580
Admin percentage of net revenue	3.04%	3.58%	6.65%	7.85%	5.48%	6.30%

Admin percentage of net revenue	3.04%	3.58%	6.65%	7.85%	5.48%	6.30%
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\* Please see Project Summary approved by the Land Bank Commission 5/20/2022 in the 1st Amended 2022 Expenditure and Acquisition Plan and approved by the SJC Council by Ordinance No.08-2022 6/28/2022

# **I.C. Summary of Land Bank Conservation**

## **Area Fund Revenue and Administrative Expenditures**

	<b>\$ Revenue*</b>	<b>Administrative Expenses</b>	<b>%</b>	<b>\$ to reach 10%</b>
<b>1991- 2022</b>				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
2016	4,092,255	264,165	6.46%	145,061
2017	4,913,091	313,947	6.39%	177,362
2018	4,534,863	327,994	7.23%	125,492
2019	5,218,079	315,541	6.05%	206,267
2020	9,795,111	281,823	2.88%	697,688
2021	9,378,793	285,383	3.04%	652,496
2022	8,456,606	302,495	3.58%	543,166
<b>Total 1991- 2022:</b>	<b>111,500,179</b>	<b>6,323,719</b>	<b>5.67%</b>	<b>4,826,299</b>
<b>2023 Projected</b>	<b>5,199,650</b>	<b>297,944</b>	<b>5.73%</b>	<b>222,021</b>
<b>Total 1991 - 2023:</b>	<b>116,699,829</b>	<b>6,621,663</b>	<b>5.67%</b>	<b>5,048,320</b>
<b>2024 Budgeted</b>	<b>6,461,740</b>	<b>354,375</b>	<b>5.48%</b>	<b>291,799</b>
<b>2025 Budgeted</b>	<b>5,812,092</b>	<b>366,173</b>	<b>6.30%</b>	<b>215,036</b>
<b>Total 1991 - 2025:</b>	<b>128,973,661</b>	<b>7,342,211</b>	<b>5.69%</b>	<b>5,555,155</b>

Annual administration costs of the fund shall be held to the minimum required to administer efficiently and properly the land bank but shall not exceed 10 percent of revenues received, exclusive of bond proceeds. SJCC 2.120.090.3

**SAN JUAN COUNTY LAND BANK 1991 - 2022**

**Summary of Fee Simple Acquisitions**

PROPERTY	ACRES
<b>SAN JUAN ISLAND</b>	
*Beaverton Marsh Preserve: 2001, '02, '06, '18, '19, '22	473
Cady Mountain Preserve: 2003, '05, '07, '18, '21	472
Caines St. Historic Driggs Park: 2018	1
Deadman Bay Preserve: 1995	18
False Bay Creek Preserve: 2008	40
*Frazer Homestead Preserve: 2003, '06	113
Kellett Bluff Preserve, Henry Island: 2016	81
*King Sisters Preserve: 2005	60
Limekiln Preserve: 1995, 2000	189
Middlewood Preserve: 2019	30
Mt. Ben Preserve: 2005	22
*Mount Grant Preserve: 2000, '15, '17	252
*San Juan Valley: 1998	10
Third Lagoon Preserve: 2000	20
Westside Scenic Preserve: 1993, '94, 2007, '15	46
Zylstra Lake Preserve: 2015	284
<b>ORCAS ISLAND</b>	
Coffelt Farm Preserve: 2008	190
Coho Preserve: 2016	24
*Crescent Beach Preserve 1998, 2005	129
Deer Harbor Preserve: 2006	2
Diamond Hill Preserve: 2005, '12, '14	52
Eastsound Waterfront Park: 1993 - 2004)	2
*Entrance Mountain Preserve: 1996, 2008	128
Fowler's Pond Preserve: 1994, 2006	51
Judd Cove Preserve: 2002, '10	12
Orcas Village Tidelands: 2001	
President Channel Preserve: 2012	20
*Stonebridge-Terrill Preserve: 2005	60
Turtleback Mountain Preserve: 2006, '20	1,610
Glenwood Inn - North Shore Preserve: 2022	58
<b>LOPEZ ISLAND</b>	
Fisherman Bay Preserve: Weeks Wetland: 1993	24
Fisherman Bay Preserve: The Spit: 2002	29
Fisherman Bay Preserve: The Tombolo: 2000, '17	6
Hummel Lake Preserve: 1996, 2000	79
Channel Preserve: 2017	9
Lopez Hill Preserve: 2018, '21	475
Richardson Marsh Preserve: 2021	24
Spencer Spit Preserve: 2019, '20	20
*Upright Head Preserve: 1998	23
Watmough Bay Preserve: 1993; 2007, '09, '22*	24
<b>TOTAL</b>	<b>5,104</b>
<b>CONSERVATION BUYER SALES</b>	
*Historic Lower Argyle Lots: 2002, '03	2
Odlin South managed by SJC Parks	100
<b>SHAW ISLAND</b>	
*Shaw Island: 2005 sold with a forever wild	30
<b>ORCAS ISLAND</b>	
Guthrie Cove Reserved Life Estate: 2004	80

\*Acquired for full or partial inclusion in the Conservation Buyer Program

**Summary of Conservation Easements**

PROPERTY	ACRES
<b>SAN JUAN ISLAND</b>	
Beaverton Valley Marsh: 2010, '11	42
Cattle Point Road/Heritage Farm: 2003, '09	39
Cattle Point Road/Howard Farm: 2009	27
Cattle Point Road/Mulno Cove Farm: 1999	78
Cattle Point Road/Portland Fair: 2004	21
Edwards Point: 1998	8
Historic Roark House: 2002 HPE	1
Ihiya: 2020	30
North Neck Point Cove I & II: 1995, 2002	6
Oak Knoll Farm: 2004	30
San Juan Historical Society: 2010 HPE	1
San Juan Valley: 1997	155
W. Sundstrom Farm: 2008, * 2009	120
<b>ORCAS ISLAND</b>	
Buck Bay West: 2003	1
Cayou Key: 1997	5
Cayou Valley: 1995	109
Crow Valley: 1995, 2008	9
Crow Valley Schaffer Stretch: 1996	134
Crow Valley Gudgeff: 1997	31
Crow Valley Plum Tree Farm: 1998	55
Crow Valley Plum Tree Woodland: 1999	10
Goliathon Preserve Buck Bay: 2002	0
Hogback Mountain: 1998	50
North Shore: 1996	67
Olga Community Park: 2005	0
Orcas Artworks: 2006 HPE	1
Stonebridge Farm: 2006	34
Warm Valley Farm: 1993	78
West Sound: 1999	159
<b>LOPEZ ISLAND</b>	
Aleck Bay: 1997	245
Aleck Bay: 2003	12
Central Valley: 2000, '01, '05	126
Iceberg Point: 1998	40
Kjargaard Farm: 2012	95
South End: 1993, 2013	8
Strachan: 2009	44
Double R Bar Ranch: 2020	130
<b>BLAKELY ISLAND</b> Crowley donation: 2011	80
<b>CRANE ISLAND</b> Pole Pass: 2005	1
<b>HENRY ISLAND</b> Mosquito Pass Preserve: 2003	21
<b>SHAW ISLAND</b>	
Tharald Historic Homestead: 2002 HPE	
<b>WALDRON ISLAND</b>	
Huntley: 2018	34
Pt. Disney: 2000	171
Waldron Community Land Trust: 2004	13
<b>TOTAL</b>	<b>2,318</b>

N:\Acquisitions\LISTS\Summary of Acquisitions\2022

## Land Bank Stewardship & Management Fund

REVENUE					Proposed	Proposed
	2021	2022	2023 Bud. Adj.	2023 Proj Total	2024 Budget	2025 Budget
<b>Cash</b>						
Beginning Operating Cash	858,526	1,668,344	1,613,112	1,613,112	1,613,112	1,613,122
Beginning Endowment Funds	4,624,055	5,135,161	2,667,773	2,667,773	4,351,047	5,906,047
<b>Total Beginning Cash</b>	<b>5,482,581</b>	<b>6,803,505</b>	<b>4,280,885</b>	<b>4,280,885</b>	<b>5,964,159</b>	<b>7,519,169</b>
<b>Intergovernmental Revenue</b>						
Direct Federal Grant - Dept of Interior	10,930	10,152	0	10,000	10,000	10,000
State Grant from Department Natural Resources	0	0	66,732	0	0	0
Puget Sound Acq & Restoration - RCO	0	0	103,909	0	103,909	0
<b>Total Intergovernmental Revenue</b>	<b>34,941</b>	<b>10,152</b>	<b>200,641</b>	<b>10,000</b>	<b>113,909</b>	<b>10,000</b>
<b>Charges for Goods and Services</b>						
Sale of Plant Materials	17,573	32,997	12,000	12,000	12,000	12,000
<b>Total Charges for Goods &amp; Services</b>	<b>17,573</b>	<b>32,997</b>	<b>12,000</b>	<b>12,000</b>	<b>12,000</b>	<b>12,000</b>
<b>Miscellaneous Revenues</b>						
Investment Interest - LGIP	4,656	32,612	2,500	60,460	30,000	30,000
Interest on Interfund Loan to CAF	6,450	0	37,500	122,814	25,000	12,500
Lease Income - King Sisters Preserve	4,700	3,600	3,600	3,600	3,600	3,600
Lease Income - Frazer Homestead	800	800	800	0	0	0
Lease Income - Coffelt Farm	19,308	16,500	15,000	17,325	28,200	28,200
Utility Reimbs - Coffelt Farm	7,235	8,804	8,000	1,692	2,000	2,000
Lease Income - Zylstra Preserve	0	0	0	2,800	2,800	2,800
Donations from Private Sources	2,915	2,461	2,500	0	1,000	1,000
Refunds of Prior Year Expenditures	0	2,546	0	3,056	120,000	0
<b>Total Miscellaneous Revenues</b>	<b>46,702</b>	<b>67,323</b>	<b>69,900</b>	<b>211,747</b>	<b>212,600</b>	<b>80,100</b>
<b>Nonrevenues</b>						
Interfund Loan Principal from CAF	565,000	0	1,000,000	1,000,000	1,000,000	1,000,000
Sales Tax Collections	1,363	2,683	600	121	600	600
<b>Total Nonrevenues</b>	<b>566,363</b>	<b>2,683</b>	<b>1,000,600</b>	<b>1,000,121</b>	<b>1,000,600</b>	<b>1,000,600</b>
<b>Other Financing Sources</b>						
Transfers-in for YE Endowment	500,000	500,000	500,000	500,000	500,000	500,000
Transfers-in for Site Enhancement	1,614,863	1,611,769	2,473,451	2,386,998	2,370,191	2,561,512
<b>Total Other Financing Sources</b>	<b>2,114,863</b>	<b>2,111,769</b>	<b>2,973,451</b>	<b>2,886,998</b>	<b>2,870,191</b>	<b>3,061,512</b>
<b>TOTAL REVENUE</b>	<b>8,263,024</b>	<b>9,028,429</b>	<b>8,537,477</b>	<b>8,401,751</b>	<b>10,173,459</b>	<b>11,683,381</b>

EXPENDITURE					2024 Status Quo	2025 Status Quo
	2021	2022	2023 Bud. Adj.	2023 Proj Total		
<b>Land Bank Stewardship &amp; Management</b>						
Ending Operating Cash	1,668,344	1,613,112	1,613,112	1,613,112	1,613,122	1,613,122
Ending Endowment Funds	5,135,161	2,667,773	4,207,773	4,351,047	5,906,047	7,448,547
<b>Total Land Bank Stewardship &amp; Management</b>	<b>6,803,505</b>	<b>4,280,885</b>	<b>5,820,885</b>	<b>5,964,159</b>	<b>7,519,169</b>	<b>9,061,669</b>
<b>Total Administration</b>	<b>1,041,623</b>	<b>4,128,879</b>	<b>1,316,277</b>	<b>1,316,277</b>	<b>1,298,030</b>	<b>1,392,652</b>
<b>Management &amp; Maintenance</b>						
District 1	184,816	175,624	262,425	262,425	253,300	236,600
District 2	141,564	212,426	492,240	492,240	287,810	336,810
District 3	19,362	37,637	48,150	48,150	100,650	64,650
Agriculture	0	24,964	43,500	43,500	101,000	96,000
<b>Total Management &amp; Maintenance</b>	<b>345,742</b>	<b>450,651</b>	<b>846,315</b>	<b>846,315</b>	<b>742,760</b>	<b>734,060</b>
<b>Site Enhancement</b>						
Capital Improvements SJI	32,366	53,018	247,000	110,000	228,500	79,000
Capital Improvements Orcas	33,413	108,378	230,000	150,000	320,000	230,000
Capital Improvements Lopez	6,374	6,618	15,000	15,000	35,000	36,000
Capital Improvements Ag	0	0	62,000	0	30,000	150,000
<b>Total Site Enhancement</b>	<b>72,154</b>	<b>168,014</b>	<b>554,000</b>	<b>275,000</b>	<b>613,500</b>	<b>495,000</b>
<b>TOTAL EXPENDITURES</b>	<b>8,263,024</b>	<b>9,028,429</b>	<b>8,537,477</b>	<b>8,401,751</b>	<b>10,173,459</b>	<b>11,683,381</b>

## 2024-2025 Capital Projects

		2024	2025
<b>District 1</b>			
Beaverton Marsh	Interpretive Signage	10,000	
	Benches	1,000	
	Ph IV Trail - Marsh Crossing	50,000	50,000
Cady Mountain	Trailhead and restroom	60,000	
	Trail Construction	5,500	3,000
	Signs	6,000	2,000
Office and Driggs Park	Native Plant Project	10,000	3,000
	Seismic Retrofit	14,500	
	Floorplan Revisions	36,000	
Frazer Homestead	Trailhead	10,000	
Kellet Bluff	Mooring Buoy	8,000	
King Sisters		5,000	
Limekiln	Interpretive Signs/Exhibits		5,000
Mount Ben	Parking	10,000	
Mount Grant	Interpretive Signs/Exhibits	20,000	
	Entry Gate	32,500	
	Summit Accessible Trails		6,000
Westside	Interpretive Signs/Exhibits		10,000
<b>Capital Improvements Total</b>		<b>228,500</b>	<b>79,000</b>
<b>District 2</b>			
Fowlers Pond	Dam control valve		30,000
Judd Cove	Stream restoration		90,000
North Shore	Water system upgrade (electrical and plumbing)	30,000	
	Road and parking lots, restroom, bike rack, wetlands and general site grading	280,000	
	Interpretive signage (likely covered by SJPT)	0	
Turtleback Mountain	South Entrance parking lot redevelopment, restroom		80,000
	New south trail		30,000
	Field oaks and trail	10,000	
<b>Capital Improvements Total</b>		<b>320,000</b>	<b>230,000</b>
<b>District 3</b>			
Upright Head	Overlook replacement	5,000	
Weeks Wetland	Overlook replacement		10,000
Richardson Marsh	Fencing	5,000	
	Parking, public access		10,000
Watmough	Pumphouse		10,000
	Caretaker setup	5,000	
	Public Access Improvements	5,000	
	Interpretive signage		6,000
Lopez Hill	Parking upgrade	10,000	
	Signage update	5,000	
<b>Capital Improvements Total</b>		<b>35,000</b>	<b>36,000</b>
<b>Agriculture</b>		2024	2025
Coffelt Farm	Perimeter fencing	30,000	
	Barn roof(s) replacement		50,000
	New domestic well		100,000
<b>Capital Improvements Total</b>		<b>30,000</b>	<b>150,000</b>



1021.00.318 - Revenues

Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	\$170,789	\$167,494	\$169,775	\$268,280	\$393,220	\$379,832	\$241,755	\$460,110	\$380,894	\$362,103	\$255,636	\$274,865
2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045
2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533
2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695
2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523	\$655,661	\$588,043	\$485,643	\$594,848	\$694,893	\$488,162
2022	\$360,392	\$316,292	\$482,637	\$349,007	\$752,805	\$644,480	\$399,948	\$324,623	\$416,135	\$399,211	\$246,895	\$354,612
2023	\$329,863	\$170,409	\$347,114	\$262,422	\$342,813	\$620,587	\$339,411	\$384,040				\$2,796,660

Budget 2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	4.85%	4.75%	4.82%	7.61%	11.16%	10.78%	6.86%	13.05%	10.81%	10.27%	7.25%	7.80%
2018	6.66%	4.39%	7.59%	7.01%	9.52%	12.88%	8.85%	8.63%	8.17%	10.85%	7.34%	8.11%
2019	3.60%	4.15%	4.81%	7.46%	12.53%	8.03%	8.43%	11.29%	8.01%	11.14%	8.04%	12.51%
2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%
2021	6.18%	4.51%	5.83%	10.00%	8.21%	13.12%	9.75%	8.74%	7.22%	8.85%	10.33%	7.26%
2022	7.14%	6.27%	9.56%	6.92%	14.92%	12.77%	7.92%	6.43%	8.25%	7.91%	4.89%	7.03%
2023	8.33%	4.30%	8.77%	6.63%	8.66%	15.67%	8.57%	9.70%				

Cumulative

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752
2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910
2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232
2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084
2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761	\$3,873,422	\$4,461,465	\$4,947,109	\$5,541,957	\$6,236,850	\$6,725,012
2022	\$360,392	\$676,684	\$1,159,321	\$1,508,327	\$2,261,132	\$2,905,613	\$3,305,560	\$3,630,184	\$4,046,319	\$4,445,530	\$4,692,424	\$5,047,037
2023	\$329,863	\$500,273	\$847,386	\$1,109,808	\$1,452,621	\$2,073,209	\$2,412,620	\$2,796,660				

Cumulative %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%
2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%
2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%
2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%
2021	6.18%	10.68%	16.51%	26.51%	34.72%	47.85%	57.60%	66.34%	73.56%	82.41%	92.74%	100.00%
2022	7.14%	13.41%	22.97%	29.89%	44.80%	57.57%	65.50%	71.93%	80.17%	88.08%	92.97%	100.00%
2023	8.33%	12.63%	21.40%	28.03%	36.68%	52.35%	60.92%	70.62%				

Avg % Recvd

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2017	5.48%	10.00%	16.28%	23.25%	33.41%	44.16%	53.07%	62.82%	72.14%	82.97%	90.95%	100.00%

Projections

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min	\$4,619,503	\$3,731,275	\$3,689,049	\$3,713,545	\$3,242,372	\$3,601,154	\$3,683,666	\$3,888,190				
Max	\$9,160,823	\$6,681,496	\$6,745,783	\$7,198,676	\$7,243,511	\$7,685,884	\$6,252,770	\$5,710,175				
Average	\$6,017,909	\$5,005,148	\$5,203,935	\$4,773,032	\$4,347,438	\$4,694,509	\$4,546,482	\$4,451,623				
Budget Amt	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000
YE Budget Proj(%)	151.97%	126.39%	131.41%	120.53%	109.78%	118.55%	114.81%	112.41%				

REET by Year Column

