

2024 NEHOA Budget

	Yearly Dues	Yearly Budget	
Income from Dues:	\$300.00	\$36,000.00	
Expenses	Itemization	Individual Cost	Annual Total (Rounded up)
Lawn Care (not including weather damage)	<i>Per Contract</i>	\$1261.57 per month	\$15,140.00
	<i>Irrigation System (Sprinkler system installation, modifications, repairs and materials.)</i>	as needed	\$400.00
City of Yelm Water	<i>450-500/ per month for 3 month Main Entrance</i>	\$1,500.00	\$1,500.00
	<i>Roll over from 2023</i>	\$0.00	
Back Flow Testing	<i>\$50 each or 3 for \$45</i>	\$75.00	\$75.00
Insurance	<i>(General Liability, D&O, Umbrella)</i>	\$2,222.00	\$3,300
	<i>Deductable</i>	\$1,000.00	
Professional (Attorney/Accountant/Lien Filings)	<i>Attorney 385 per hr.</i>	\$385.00 per hr.	\$8,000.00
	<i>Lien Filling/Removal Per filling/removal</i>	\$500.00 per lien	Homeowner to pay
County Treasurer/Auditor (Taxes/SecState)	<i>Secretary of State</i>	\$50.00	\$170.00
	<i>Auditor</i>	\$120.00	
USPS (PO Box, Postage for Correspondence)	<i>PO Box</i>	\$250.00	\$650.00
	<i>Postage \$ 0.66 a stamp (\$60-\$150 100 roll)</i>	\$400.00	
Office Supplies and Annual Meeting	<i>\$150 for 1000 copies (\$0.30 each)</i>	\$300.00	\$600.00
	<i>Evelopes/ Lables/ Laminate Sheets/ Flyers/ Annual Meeting Misc.Items</i>	\$300.00	
Web Page (Domain, Hosting, Support, etc.)	<i>Unlimited Plan (3 years)</i>	\$150.00 per yr	\$275.00
	<i>Domain (3 years)</i>	\$25.00per yr	
	<i>Email (Yearly)</i>	\$100.00	
Reserve Study	<i>\$790 per year for 3 years</i>	\$790.00	\$790.00
Reserve: Long Term Maintenance and Capital			\$5,100.00
		Expenses Total	\$36,000.00

Yearly Dues Increase	Budget Cost Increase
\$101.55	\$12,186.00
66.15%	

Individual Cost Increase/Decrease from Last Year	Total Cost Increase/Decrease from Last Year
\$45.54	\$547.66
\$0.00	
	\$1,300.00
new	\$75.00
\$60.60	\$138.00
\$15.00	\$6,890.00
new	
	\$120.00
\$120.00	\$350.00
\$200.00	
\$150.00	\$250.00
\$100.00	
\$316.99	\$343.92
\$22.17	
new	\$790.00
2069.26	16.5% of Budget

* Please Note Due to the Reserve Study return date, the budget attached is subject to change. The updated budget will be sent via email approximately 14 days prior to the Annual Meeting. If you would like to receive hard copy through mail please contact HOA@nisquallymeadowshoa.com