

The Board reviewed the results of the Reserve Study, and has determined that no other increases are necessary to the budget.
Homeowner dues for the 2026 year will remain \$300

2026 NEHOA Budget updated

	# of homes	Yearly Dues	Yearly Budget		Last Years Budget
Income from Dues: Due Jan 1st. 2026	120	\$300.00 Due Jan 1st, 2026	\$36,000.00		\$36,000.00 \$300.00
Expenses	Itemization	Individual Cost	Annual Total (Rounded up)	Annual Cost per Home	Last Years Budget
Lawn Care (not including weather damage)	Per Contract	\$1261.57 per month	\$15,140.00	\$126.17	\$15,140.00
	Irrigation System (Sprinkler system installation, modifications, repairs and materials.) [1]	as needed	\$500.00	\$4.17	\$500.00
City of Yelm Water (been turn off and will not be turned back)	450-500/ per month for 3 month Main Entrance [2]	\$1,500.00	\$0.00	\$0.00	\$0.00
Back Flow Testing	\$55 each or 3 for \$50 [3]	\$50.00	\$0.00	\$0.00	\$0.00
Insurance	(General Liability, D&O, Umbrella)	\$2,400.00	\$3,500	\$29.17	\$3,500.00
	Deductable	\$1,000.00			
Professional (Attorney/Accountant/Lien Filings)	Attorney 385 per hr.	\$385.00 per hr.	\$6,500.00	\$54.17	\$6,500.00
	Lien Filling/Removal Per filling/removal	\$500.00 per lien	Homeowner to pay		
County Treasurer/Auditor (Taxes/SecState)	Secetary of State	\$100.00	\$100.00	\$0.83	\$50.00
	Auditor	\$0.00			
USPS (PO Box, Postage for Correspondence)	PO Box	\$300.00	\$700.00	\$5.83	\$700.00
	Postage \$ 0.73 a stamp (\$60-\$150 100 roll)	\$400.00			
Office Supplies and Annual Meeting	\$150 for 1000 copies (\$0.30 each)	\$300.00	\$600.00	\$5.00	\$600.00
	Envelopes/ Lables/ Laminate Sheets/ Flyers/ Annual Meeting Misc.Items	\$300.00			
Web Page (Domain, Hosting, Support, etc.)	Unlimited Plan (3 years)Nov 2025	\$440per yr	\$600.00	\$5.00	\$275.00
	Domain (3 years) Jan 2026	\$30per yr			
	Email (Yearly) Jan2025	\$100.00			
	Roller over (24/25)	\$0.00			
Reserve Study	Collecting new bids	-	\$900.00	\$7.50	\$790.00
Expenses Total			\$28,540.00	\$237.83	\$28,055.00
Reserve: Long Term Maintenance and Capital Improvements (i.e. Park Improvement, Fence Repair in Common Areas, etc)			\$7,460.00	\$62.17	\$7,945.00
Total			\$36,000.00	\$300.00	\$36,000.00