

MCCA 26/27 BUDGET

STEADY PLANNING, CAREFUL STEWARDSHIP, STRONG COMMUNITY

Each year, your MCCA Board approaches the budget with one guiding principle:

BE RESPONSIBLE STEWARDS OF OUR RESIDENTS' MONEY WHILE PROTECTING THE LONG-TERM VALUE OF OUR COMMUNITY.

The 2026/2027 budget reflects months of review, discussion, and analysis of insurance markets, vendor contracts, operational needs, and long-term reserve funding. Every line item was evaluated carefully to balance service levels with fiscal discipline.

While insurance premiums continue to rise dramatically for associations across Washington, MCCA successfully kept property and auto insurance costs flat. This reflects proactive management, strong vendor relationships, and thoughtful financial oversight.

ASSESSMENT UPDATE

To meet operational costs and continue strengthening reserves, the Board recommends a **4% assessment increase**.

2026/2027 Expense Overview

- **Maintenance:** \$1,016,352
- **Administration (includes insurance):** \$571,600
- **Security:** \$268,439
- **Reserve Fund Contribution:** \$238,960

Nearly half of a single-family homeowner's assessment goes directly toward maintaining the parks, trails, and infrastructure that make Mill Creek such a special place to live.

Proposed Annual Assessments

This measured increase allows us to maintain service levels, plan responsibly, and avoid large future adjustments. Assessments are due on July 1, 2026.

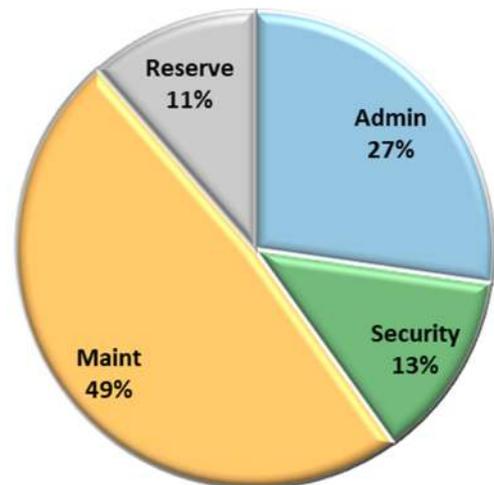
- Single-Family Homes: **\$766**
- Townhomes: **\$574.50**
- Condominiums/Apartments: **\$383**

WHERE YOUR ASSESSMENTS GO

Your assessments support the maintenance and protection of:

- 160 acres of common area
- 21 parks and 12 playgrounds
- 16+ miles of trails
- Stormwater systems and retention ponds
- Bridges, entries, the Nature Preserve, and community facilities
- Maintenance crew, office staff, and security patrol services

How Your Assessments Are Allocated



Assessments are due to be paid in full by July 1, 2026.

RESERVE STUDY: PLANNING FOR THE FUTURE

MCCA conducts a full reserve study every three years with annual updates, as required by RCW 64.90.550. These studies guide long-term planning for major repairs and replacements of community assets.

2026 Reserve Snapshot

- Estimated Starting Balance: \$875,778
- Fully Funded Balance: \$1,510,934
- Percent Funded: **58%**
- Special Assessment Risk: Medium
- Recommended Contribution: \$238,960
- Budgeted Contribution: \$238,960

Average Reserve Deficit Per Unit

- Single-Family Home: **(\$237)**
- Townhome: **(\$178)**
- Condo/Apt: **(\$118)**

Access the entire Reserve Study by logging into Smartwebs. Scroll to the bottom, click on MCCA Documents, then click on Reserve Study.

JOIN THE CONVERSATION

**Anatomy of a Budget Session – April 16, 6:00 PM,
MCCA Boardroom**

This session is your chance to sit down with the Board, ask any questions you have about the budget, and get clarity on how decisions are made. No need to RSVP and if you are unable to attend in person, email your questions to Hilary at hilary@mcca.info.

Budget Ratification Meeting – April 23, 7:00 PM, Online (link on the MCCA calendar)

There is no quorum requirement for a budget meeting. The budget will be ratified unless a majority of homeowners vote against it. Follow the voting instructions on the enclosed ballot, or the voting instructions emailed to you by Voteegrity.net, to vote on the proposed budget. *All votes must be received by 9 pm April 23.* Contact the MCCA office with your questions.

OUR COMMITMENT

Mill Creek Community Association's strength comes from both its beautiful surroundings and its sound financial foundation. We are proud to continue building both – carefully and responsibly. We recognize that every assessment dollar represents your household budget. The Board remains committed to:

- **PRESERVING LONG-TERM PROPERTY VALUES**
- **THOUGHTFUL, DISCIPLINED SPENDING**
- **CONTROLLING INSURANCE COSTS WHEN POSSIBLE**
- **STRENGTHENING RESERVES RESPONSIBLY**
- **AVOIDING SPECIAL ASSESSMENTS**

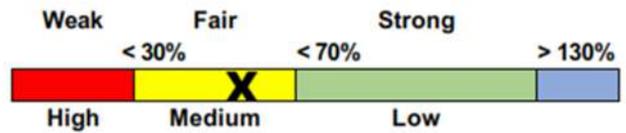
ONLINE BUDGET MEETING INSTRUCTIONS

Please join our Zoom Meeting on April 23 at 7 pm, by clicking on this link, <https://us06web.zoom.us/j/87813578403>. You can also find the meeting link on the [MCCA website calendar](https://mcca.info/?page_id=493) (https://mcca.info/?page_id=493).

Meeting ID: 878 1357 8403

You can also join by phone using the numbers below:

- +1-253-215-8782
- +1-253-205-0468
- 878-135-78403# US (Tacoma)
- 878-135-78403# US



A STRONG HISTORY OF SOUND FINANCIAL MANAGEMENT

While we continue to strengthen our reserve account, one fact stands out:

MCCA HAS NEVER HAD A SPECIAL ASSESSMENT.

That record reflects decades of prudent financial management and disciplined reserve contributions.



COMMUNITY ASSOCIATION

Mill Creek Community Association 2026-2027 Annual Budget & Assessment Approved Plan

	2024/25 Budget	2025/26 Budget	2025/26 Projected	2026/27 Budget	Proposed Assessment by Unit		
	Approved	Approved		Proposed	1595 Single Family Homes	269 Townhomes	1774 Condos & Apartments
Ordinary Income/Expense							
Income							
Revenue - Homeowners	1,920,830	1,985,240	2,010,590	2,067,753	766	574.50	383
Revenue - Other	28,800	31,300	33,900	32,300			
Total Income	1,949,630	2,016,540	2,044,490	2,100,053			
Gross Revenue	1,949,630	2,016,540	2,044,490	2,100,053	766	574.50	383
Expense							
Administration							
Payroll Costs	293,491	300,500	269,440	269,000			
Professional Fees & Services	68,000	76,000	69,500	77,500			
Communications	22,800	23,700	47,100	33,100			
Facilities & Office	20,700	38,200	37,900	38,600			
Community Relations & Meetings	15,000	15,000	16,500	17,400			
Insurance	136,000	136,000	138,000	136,000			
Total Administration	555,991	589,400	578,440	571,600	209	157	104
Security							
Payroll Costs	229,624	247,000	237,200	254,539			
Cell Phone	800	1,700	1,700	1,700			
Vehicle Maintenance	5,200	6,000	6,000	6,000			
Administration	1,400	1,600	1,000	1,600			
Gasoline	5,700	4,600	4,600	4,600			
Total Security	242,724	260,900	250,500	268,439	98	74	49
Maintenance							
Payroll Costs	634,000	653,300	646,300	693,252			
Grounds Maintenance	214,500	204,000	230,000	231,000			
Vehicles & Equipment Costs	61,000	60,000	66,000	67,000			
Administration	15,300	24,600	22,500	25,100			
Total Maintenance	924,800	941,900	964,800	1,016,352	371	278	186
Unspent Operating							
Reserve Fund Deposit	225,340	232,000	232,000	238,960	0	0	0
Total Expense	1,948,855	2,024,200	2,025,740	2,095,351	88	65.50	44
Net Ordinary Income	775.00	-7,660.00	18,750.00	4,701.78	766	574.50	383