

November 20, 2024

RE: Mercer Park Condominiums Association– Budget Ratification Meeting Notice

Dear Homeowner,

On November 18, 2024, the Mercer Park Condominiums Association Board of Directors approved the enclosed budget for the 2025 fiscal year, effective January 1st, 2025.

The proposed budget includes a monthly assessment increase of 0%, and an assessment schedule for each home is enclosed for your records. The monthly dues will remain the same for 2025.

The Budget Ratification Meeting of the Mercer Park Condominiums Association is scheduled for December 4th, 2024. Check in begins at 6:15 p.m., and the meeting will be called to order at 6:30 p.m. The meeting will be held virtually via Microsoft Teams. The link will be posted at [www.mercerpark.org](http://www.mercerpark.org)

Wednesday December 4<sup>th</sup> at 6:30 p.m.  
Meeting link available on [www.mercerpark.org](http://www.mercerpark.org)

All owners are invited and encouraged to attend this important meeting. Please note, under Washington State law, the enclosed budget will be automatically ratified unless a majority of owners attend the meeting and reject it.

Thank you in advance for your participation in the future of the Mercer Park Condominiums Association community.

On behalf of the Board of Directors,

Juan Rodriguez, MBA, CMCA, AMS  
Condominium Practice Lead  
Trestle Community Management  
Direct: (425) 458-2712 | Main: (425) 454-6404 | [Mercerpark@TrestleCM.com](mailto:Mercerpark@TrestleCM.com)

*RCW 64.90.525(1)(a) Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified at, whether or not a quorum is present.*

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***Mercer Park Condominiums Association  
Budget Ratification Meeting Agenda  
December 4th, 2024 at 6:30 p.m. Via Teams***

- Check in 6:15 p.m.
- Call to Order 6:30 p.m.
- Roll Call
- Proof of Notice of Meeting
- Budget Ratification Vote
- Adjournment

**Mercer Park Condominium 2025 Budget**

Change From Prior 0.00%  
 Date Approved 11/18/2024  
 Date Effective 1/1/2025



GL Account	Current Budget	Year to Date as of 07/31/2024	Projected Year End	Proposed Budget	Additional Information
<b>Operating Accounts</b>					
<b>Income Accounts</b>					
<b>Assessment Income</b>					
40000-00 - Assessments, Member	\$943,860.00	\$550,584.09	\$943,858.44	\$943,884.72	
<b>Assessments</b>	<b>\$943,860.00</b>	<b>\$550,584.09</b>	<b>\$943,858.44</b>	<b>\$943,884.72</b>	
<b>Other Member Fee Income</b>					
42100-00 - Fees, Move-In/Out	\$0.00	\$2,800.00	\$4,800.00	\$0.00	Unpredictable
42150-00 - Fees, Delinquent	\$0.00	\$1,550.00	\$2,657.14	\$0.00	Unpredictable
42450-00 - Fees, Parking Permit	\$0.00	\$300.00	\$514.29	\$0.00	Unpredictable
<b>Other Member Fees</b>	<b>\$0.00</b>	<b>\$4,650.00</b>	<b>\$7,971.43</b>	<b>\$0.00</b>	
<b>Non-Member Income</b>					
48100-00 - Interest Earned - OP	\$0.00	\$34.77	\$59.61	\$0.00	Unpredictable
<b>Non-Member Income</b>	<b>\$0.00</b>	<b>\$34.77</b>	<b>\$59.61</b>	<b>\$0.00</b>	
<b>Transfers Income</b>					
49000-00 - Transfers Between Funds - OP	\$0.00	\$0.00	\$0.00	\$100,000.00	to cover renewal
<b>Transfers Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$100,000.00</b>	
<b>Income Accounts Total</b>	<b>\$943,860.00</b>	<b>\$555,268.86</b>	<b>\$951,889.47</b>	<b>\$1,043,884.72</b>	
<b>Expense Accounts</b>					
<b>Administrative Expenses</b>					
50250-00 - Bank Charges	\$150.00	\$0.00	\$0.00	\$150.00	
50400-00 - Office Supplies	\$300.00	\$370.00	\$634.29	\$300.00	
50550-00 - Corp Annual License	\$22.00	\$0.00	\$0.00	\$22.00	
50950-00 - Administrative, Other	\$5,100.00	\$3,028.87	\$5,192.35	\$5,100.00	
<b>Administrative</b>	<b>\$5,572.00</b>	<b>\$3,398.87</b>	<b>\$5,826.63</b>	<b>\$5,572.00</b>	
<b>Professional Services Expenses</b>					
52000-05 - Management - Base Fee	\$50,400.00	\$29,400.00	\$50,400.00	\$52,380.00	\$1.35 per door / per month increase
52000-10 - Management - Administrative	\$500.00	\$1,150.00	\$1,200.00	\$1,000.00	Emergency calls
52000-15 - Management - Financial	\$960.00	\$250.00	\$428.57	\$500.00	
52000-30 - Management - Architectural	\$200.00	\$0.00	\$0.00	\$200.00	
52000-90 - Management - Hourly	\$12,000.00	\$56,061.40	\$75,000.00	\$12,000.00	Out of contract services
52100-00 - Audit and/or Tax Return	\$3,000.00	\$0.00	\$3,000.00	\$3,250.00	
52150-00 - Attorney Fees	\$1,200.00	\$3,775.00	\$6,471.43	\$2,000.00	
52200-10 - Collection, Attorney	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	
52200-30 - Collection, Management	\$1,200.00	\$880.00	\$1,508.57	\$1,200.00	
52200-99 - Collections, Contra	-\$4,200.00	-\$645.00	-\$1,105.71	-\$4,200.00	
52300-00 - Reserve Study Fees	\$1,500.00	\$0.00	\$2,900.00	\$2,905.00	Board chose stand alone vs 3 year plan
<b>Professional Services</b>	<b>\$69,760.00</b>	<b>\$90,871.40</b>	<b>\$142,802.86</b>	<b>\$74,235.00</b>	
<b>Operations Expenses</b>					
54150-00 - Insurance, CGL	\$35,160.00	\$20,137.97	\$32,000.00	\$35,160.00	\$32k Crime D&O and Umbrella July 2024 to July 2025
54250-00 - Insurance, Earthquake	\$62,304.00	\$36,865.41	\$63,197.85	\$69,000.00	\$68,533 for July 2024 to July 2025
54400-00 - Bad Debt	\$250.00	\$0.00	\$0.00	\$250.00	
<b>Operations</b>	<b>\$97,714.00</b>	<b>\$57,003.38</b>	<b>\$95,197.85</b>	<b>\$104,410.00</b>	
<b>Fire Protection Expenses</b>					
55100-00 - Fire Inspection	\$8,000.00	\$0.00	\$0.00	\$10,000.00	
55200-00 - Fire Alarm Monitoring	\$3,000.00	\$1,411.66	\$2,419.99	\$3,000.00	
55300-00 - Fire Extinguisher Service	\$1,500.00	\$1,430.20	\$1,430.20	\$1,500.00	
55400-00 - Fire Service Calls	\$15,000.00	\$12,357.96	\$15,000.00	\$15,000.00	
<b>Fire Protection</b>	<b>\$27,500.00</b>	<b>\$15,199.82</b>	<b>\$18,850.19</b>	<b>\$29,500.00</b>	
<b>Utilities Expenses</b>					
56150-00 - Electricity	\$8,400.00	\$5,613.66	\$9,623.42	\$9,240.00	10% increase
56200-00 - Water	\$90,000.00	\$37,805.64	\$64,809.67	\$99,000.00	10% increase
56250-00 - Sewer	\$94,000.00	\$50,125.84	\$85,930.01	\$103,000.00	10% increase
56270-00 - Drainage / Surface Water	\$15,000.00	\$7,530.24	\$12,908.98	\$16,500.00	10% increase
56350-00 - Trash Removal	\$48,000.00	\$29,425.34	\$50,443.44	\$53,000.00	10% increase
<b>Utilities</b>	<b>\$255,400.00</b>	<b>\$130,500.72</b>	<b>\$223,715.52</b>	<b>\$280,740.00</b>	
<b>Tax Expense</b>					

	GL Account	Current Budget	Year to Date as of 07/31/2024	Projected Year End	Proposed Budget	Additional Information
	58200-00 - Federal Income Taxes	\$0.00	\$0.00	\$0.00	\$327.72	Automatically calculated
<b>Taxes</b>		\$0.00	\$0.00	\$0.00	\$327.72	
<b>Building Maintenance Expenses</b>						
	60050-00 - Plumbing Maintenance	\$1,000.00	\$566.15	\$970.54	\$1,000.00	
	60200-00 - Roof Maintenance	\$2,000.00	\$0.00	\$0.00	\$2,000.00	
	60250-00 - Gutter Cleaning & Maintenance	\$7,000.00	\$9,754.78	\$9,754.78	\$10,000.00	Scheduled service plus service calls
	60350-00 - Pressure Washing	\$15,000.00	\$0.00	\$0.00	\$15,000.00	
	60400-00 - Painting Maintenance	\$30,000.00	\$0.00	\$0.00	\$30,000.00	T&M set up
	60550-00 - Dryer Vent Cleaning	\$2,500.00	\$0.00	\$0.00	\$2,500.00	
	60600-00 - Janitorial Service	\$9,000.00	\$5,528.00	\$9,476.57	\$9,450.00	
	60610-00 - Carpet Cleaning Service	\$500.00	\$0.00	\$0.00	\$500.00	
	60700-00 - Deck Maintenance/Repair	\$2,000.00	\$0.00	\$0.00	\$2,000.00	
	60800-00 - Pest Control	\$6,000.00	\$2,864.00	\$4,909.71	\$6,000.00	
	60850-00 - Maintenance Supplies	\$0.00	\$109.76	\$188.16	\$0.00	
	60900-00 - Building/Structure Maintenance	\$48,000.00	\$18,720.10	\$32,091.60	\$48,000.00	
	60950-00 - General Maintenance	\$0.00	\$387.55	\$664.37	\$0.00	
<b>Building Maintenance</b>		\$123,000.00	\$37,930.34	\$58,055.74	\$126,450.00	
<b>Landscape/Grounds Maintenance Expense</b>						
	68050-00 - Landscape Maintenance, Contract	\$24,240.00	\$13,987.28	\$23,978.19	\$25,000.00	
	68100-00 - Landscape Maintenance, Other	\$12,000.00	\$0.00	\$0.00	\$12,000.00	
	68300-00 - Landscape, Irrigation Maintenance	\$6,000.00	\$1,830.45	\$3,137.91	\$6,000.00	
	68310-00 - Landscape, Tree Services	\$3,000.00	\$0.00	\$0.00	\$3,000.00	
	68320-00 - Landscape, Backflow Testing	\$550.00	\$0.00	\$0.00	\$550.00	
<b>Grounds Maintenance</b>		\$45,790.00	\$15,817.73	\$27,116.11	\$46,550.00	
<b>Site &amp; Amenities Maintenance</b>						
	76250-00 - Road Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00	
	76300-00 - Snow Removal	\$2,000.00	\$0.00	\$0.00	\$2,000.00	
	76400-00 - Lighting Maintenance	\$500.00	\$0.00	\$0.00	\$500.00	
<b>Site &amp; Amenities Maintenance</b>		\$3,500.00	\$0.00	\$0.00	\$3,500.00	
<b>Transfers Expense</b>						
	90100-00 - Transfers to Insurance Reserve	\$0.00	\$0.00	\$0.00	\$100,000.00	
	90200-00 - Transfers to Replacement Reserve	\$315,624.00	\$184,114.00	\$315,624.00	\$272,600.00	
<b>Transfers</b>		\$315,624.00	\$184,114.00	\$315,624.00	\$372,600.00	
<b>Expense Accounts Total</b>		\$943,860.00	\$534,836.26	\$887,188.89	\$1,043,884.72	
<b>Operating Accounts Net</b>		\$0.00	\$20,432.60	\$64,700.58	\$0.00	

GL Account	Current Budget	Year to Date as of 07/31/2024	Projected Year End	Proposed Budget	Additional Information
<b>Replacement Reserve Accounts</b>					
<b>Income Accounts</b>					
<b>Replacement Fund Income</b>					
48100-00 - Interest Earned - RR	\$0.00	\$2,305.80	\$3,952.80	\$0.00	
<b>Replacement Fund Income</b>	<b>\$0.00</b>	<b>\$2,305.80</b>	<b>\$3,952.80</b>	<b>\$0.00</b>	
<b>Transfers Income</b>					
49000-00 - Transfers Between Funds - RR	\$315,624.00	\$157,812.00	\$270,534.86	\$272,600.00	
<b>Replacement Fund Transfers</b>	<b>\$315,624.00</b>	<b>\$157,812.00</b>	<b>\$270,534.86</b>	<b>\$272,600.00</b>	
<b>Income Accounts Total</b>	<b>\$315,624.00</b>	<b>\$160,117.80</b>	<b>\$274,487.66</b>	<b>\$272,600.00</b>	
<b>Expense Accounts</b>					
50250-00 - Bank Charges - RR	\$0.00	\$30.00	\$51.43	\$0.00	
81160-00 - Reserve, Deck Repair/Replace	\$0.00	\$72,459.90	\$72,459.00	\$0.00	
<b>Replacement Fund Expenses</b>					
<b>Expense Accounts Total</b>	<b>\$0.00</b>	<b>\$72,489.90</b>	<b>\$72,510.43</b>	<b>\$0.00</b>	
<b>Reserve Accounts Net</b>	<b>\$315,624.00</b>	<b>\$87,627.90</b>	<b>\$201,977.23</b>	<b>\$272,600.00</b>	

# Mercer Park Condominium 2025 Assessment Schedule

**Assessments are due on the 1st of each month and must be paid by the 15th.**

Assessment Total

Reserve Funding Total

\$943,884.72

\$272,600.00

Lot #	Street Address	Unit #	Ownership Percentage	Owner Contribution to Reserves	Total Annual Assessment	Total Monthly Assessment
1-101	2540 118th Ave SE	1-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
1-102	2540 118th Ave SE	1-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
1-201	2540 118th Ave SE	1-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
1-202	2540 118th Ave SE	1-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
1-301	2540 118th Ave SE	1-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
1-302	2540 118th Ave SE	1-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-101	2580 118th Ave SE	2-101	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-102	2580 118th Ave SE	2-102	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-103	2580 118th Ave SE	2-103	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-104	2580 118th Ave SE	2-104	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-105	2580 118th Ave SE	2-105	1.020000%	\$2,780.52	\$9,627.62	\$802.30
2-106	2580 118th Ave SE	2-106	1.020000%	\$2,780.52	\$9,627.62	\$802.30
3-101	2560 118th Ave SE	3-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
3-102	2560 118th Ave SE	3-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
3-201	2560 118th Ave SE	3-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
3-202	2560 118th Ave SE	3-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
3-301	2560 118th Ave SE	3-301	0.830000%	\$2,262.58	\$7,834.24	\$652.85
3-302	2560 118th Ave SE	3-302	0.830000%	\$2,262.58	\$7,834.24	\$652.85
4-101	2600 118th Ave SE	4-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
4-102	2600 118th Ave SE	4-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-103	2600 118th Ave SE	4-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-201	2600 118th Ave SE	4-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-202	2600 118th Ave SE	4-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-203	2600 118th Ave SE	4-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-301	2600 118th Ave SE	4-301	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-302	2600 118th Ave SE	4-302	0.750000%	\$2,044.50	\$7,079.14	\$589.93
4-303	2600 118th Ave SE	4-303	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-101	2610 118th Ave SE	5-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
5-102	2610 118th Ave SE	5-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-103	2610 118th Ave SE	5-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-201	2610 118th Ave SE	5-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-202	2610 118th Ave SE	5-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-203	2610 118th Ave SE	5-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
5-301	2610 118th Ave SE	5-301	0.830000%	\$2,262.58	\$7,834.24	\$652.85
5-302	2610 118th Ave SE	5-302	0.830000%	\$2,262.58	\$7,834.24	\$652.85
5-303	2610 118th Ave SE	5-303	0.830000%	\$2,262.58	\$7,834.24	\$652.85
6-101	2630 118th Ave SE	6-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
6-102	2630 118th Ave SE	6-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-103	2630 118th Ave SE	6-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-201	2630 118th Ave SE	6-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-202	2630 118th Ave SE	6-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-203	2630 118th Ave SE	6-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-301	2630 118th Ave SE	6-301	0.750000%	\$2,044.50	\$7,079.14	\$589.93
6-302	2630 118th Ave SE	6-302	0.750000%	\$2,044.50	\$7,079.14	\$589.93

Lot #	Street Address	Unit #	Ownership Percentage	Owner Contribution to Reserves	Total Annual Assessment	Total Monthly Assessment
6-303	2630 118th Ave SE	6-303	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-101	2640 118th Ave SE	7-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
7-102	2640 118th Ave SE	7-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-103	2640 118th Ave SE	7-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-201	2640 118th Ave SE	7-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-202	2640 118th Ave SE	7-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-203	2640 118th Ave SE	7-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
7-301	2640 118th Ave SE	7-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
7-302	2640 118th Ave SE	7-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
7-303	2640 118th Ave SE	7-303	1.020000%	\$2,780.52	\$9,627.62	\$802.30
8-101	2660 118th Ave SE	8-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
8-102	2660 118th Ave SE	8-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
8-103	2660 118th Ave SE	8-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
8-201	2660 118th Ave SE	8-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
8-202	2660 118th Ave SE	8-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
8-203	2660 118th Ave SE	8-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
8-301	2660 118th Ave SE	8-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
8-302	2660 118th Ave SE	8-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
8-303	2660 118th Ave SE	8-303	1.020000%	\$2,780.52	\$9,627.62	\$802.30
9-101	2670 118th Ave SE	9-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
9-102	2670 118th Ave SE	9-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
9-103	2670 118th Ave SE	9-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
9-201	2670 118th Ave SE	9-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
9-202	2670 118th Ave SE	9-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
9-203	2670 118th Ave SE	9-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
9-301	2670 118th Ave SE	9-301	0.830000%	\$2,262.58	\$7,834.24	\$652.85
9-302	2670 118th Ave SE	9-302	0.830000%	\$2,262.58	\$7,834.24	\$652.85
9-303	2670 118th Ave SE	9-303	0.830000%	\$2,262.58	\$7,834.24	\$652.85
10-101	2720 118th Ave SE	10-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
10-102	2720 118th Ave SE	10-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
10-201	2720 118th Ave SE	10-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
10-202	2720 118th Ave SE	10-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
10-301	2720 118th Ave SE	10-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
10-302	2720 118th Ave SE	10-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
11-101	2730 118th Ave SE	11-101	0.740000%	\$2,017.24	\$6,984.75	\$582.06
11-102	2730 118th Ave SE	11-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
11-201	2730 118th Ave SE	11-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
11-202	2730 118th Ave SE	11-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
11-301	2730 118th Ave SE	11-301	0.830000%	\$2,262.58	\$7,834.24	\$652.85
11-302	2730 118th Ave SE	11-302	0.830000%	\$2,262.58	\$7,834.24	\$652.85
12-101	2740 118th Ave SE	12-101	0.750000%	\$2,044.50	\$7,079.14	\$589.93
12-102	2740 118th Ave SE	12-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
12-201	2740 118th Ave SE	12-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
12-202	2740 118th Ave SE	12-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
12-301	2740 118th Ave SE	12-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
12-302	2740 118th Ave SE	12-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
13-101	2680 118th Ave SE	13-101	0.750000%	\$2,044.50	\$7,079.14	\$589.93
13-102	2680 118th Ave SE	13-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
13-103	2680 118th Ave SE	13-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
13-201	2680 118th Ave SE	13-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
13-202	2680 118th Ave SE	13-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
13-203	2680 118th Ave SE	13-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93

Lot #	Street Address	Unit #	Ownership Percentage	Owner Contribution to Reserves	Total Annual Assessment	Total Monthly Assessment
13-301	2680 118th Ave SE	13-301	0.830000%	\$2,262.58	\$7,834.24	\$652.85
13-302	2680 118th Ave SE	13-302	0.830000%	\$2,262.58	\$7,834.24	\$652.85
13-303	2680 118th Ave SE	13-303	0.830000%	\$2,262.58	\$7,834.24	\$652.85
14-101	2690 118th Ave SE	14-101	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-102	2690 118th Ave SE	14-102	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-103	2690 118th Ave SE	14-103	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-104	2690 118th Ave SE	14-104	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-105	2690 118th Ave SE	14-105	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-106	2690 118th Ave SE	14-106	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-107	2690 118th Ave SE	14-107	1.020000%	\$2,780.52	\$9,627.62	\$802.30
14-108	2690 118th Ave SE	14-108	1.020000%	\$2,780.52	\$9,627.62	\$802.30
15-101	2520 118th Ave SE	15-101	0.750000%	\$2,044.50	\$7,079.14	\$589.93
15-102	2520 118th Ave SE	15-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
15-201	2520 118th Ave SE	15-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
15-202	2520 118th Ave SE	15-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
15-301	2520 118th Ave SE	15-301	1.020000%	\$2,780.52	\$9,627.62	\$802.30
15-302	2520 118th Ave SE	15-302	1.020000%	\$2,780.52	\$9,627.62	\$802.30
16-101	2500 118th Ave SE	16-101	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-102	2500 118th Ave SE	16-102	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-103	2500 118th Ave SE	16-103	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-201	2500 118th Ave SE	16-201	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-202	2500 118th Ave SE	16-202	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-203	2500 118th Ave SE	16-203	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-301	2500 118th Ave SE	16-301	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-302	2500 118th Ave SE	16-302	0.750000%	\$2,044.50	\$7,079.14	\$589.93
16-303	2500 118th Ave SE	16-303	0.750000%	\$2,044.50	\$7,079.14	\$589.93
				\$272,600.00	\$943,884.72	\$78,657.06



# Mercer Park Condominium

## 2025 Supplemental Budget Information Related to Reserve Funding

### In Compliance with 64.90.525 Section 2(e)

In accordance with RCW 64.90.550, the Reserve Study was prepared on:	Oct-24
Reserve Study prepared by:	RSG
Recommended annual contribution for the budgeted fiscal year:	\$581,231.00
This recommended contribution is based on the following funding plan:	Baseline
Contribution to Reserves per proposed budget:	\$272,600.00

### In Compliance with 64.90.525 Section 3

Is a Special Assessment Planned?	Yes
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Per RCW 64.90.525(3): *The board, at any time, may propose a special assessment. The assessment is effective only if the board follows the procedures for ratification of a budget described in subsection (1) of this section and the unit owners do not reject the proposed assessment. The board may provide that the special assessment may be due and payable in installments over any period it determines and may provide a discount for early payment.*

### In Compliance with 64.90.525 Section 2(f)

Total reserve deficit or (surplus):	\$4,493,992.00
Percentage at which the reserves are funded:	3.00%

***The below table is for informational purposes only and represents the current deficiency or (surplus) in reserve funding on a per unit basis. Payment should not be sent based on this table.***

Lot	Address	Unit	Ownership	Deficit or Surplus
1-101	2540 118th Ave SE	1-101	0.740000%	\$33,255.54
1-102	2540 118th Ave SE	1-102	0.750000%	\$33,704.94
1-201	2540 118th Ave SE	1-201	0.750000%	\$33,704.94
1-202	2540 118th Ave SE	1-202	0.750000%	\$33,704.94
1-301	2540 118th Ave SE	1-301	1.020000%	\$45,838.72
1-302	2540 118th Ave SE	1-302	1.020000%	\$45,838.72
2-101	2580 118th Ave SE	2-101	1.020000%	\$45,838.72
2-102	2580 118th Ave SE	2-102	1.020000%	\$45,838.72
2-103	2580 118th Ave SE	2-103	1.020000%	\$45,838.72
2-104	2580 118th Ave SE	2-104	1.020000%	\$45,838.72
2-105	2580 118th Ave SE	2-105	1.020000%	\$45,838.72
2-106	2580 118th Ave SE	2-106	1.020000%	\$45,838.72
3-101	2560 118th Ave SE	3-101	0.740000%	\$33,255.54
3-102	2560 118th Ave SE	3-102	0.750000%	\$33,704.94
3-201	2560 118th Ave SE	3-201	0.750000%	\$33,704.94
3-202	2560 118th Ave SE	3-202	0.750000%	\$33,704.94
3-301	2560 118th Ave SE	3-301	0.830000%	\$37,300.13
3-302	2560 118th Ave SE	3-302	0.830000%	\$37,300.13
4-101	2600 118th Ave SE	4-101	0.740000%	\$33,255.54
4-102	2600 118th Ave SE	4-102	0.750000%	\$33,704.94
4-103	2600 118th Ave SE	4-103	0.750000%	\$33,704.94
4-201	2600 118th Ave SE	4-201	0.750000%	\$33,704.94
4-202	2600 118th Ave SE	4-202	0.750000%	\$33,704.94
4-203	2600 118th Ave SE	4-203	0.750000%	\$33,704.94
4-301	2600 118th Ave SE	4-301	0.750000%	\$33,704.94
4-302	2600 118th Ave SE	4-302	0.750000%	\$33,704.94
4-303	2600 118th Ave SE	4-303	0.750000%	\$33,704.94

5-101	2610 118th Ave SE	5-101	0.740000%	\$33,255.54
5-102	2610 118th Ave SE	5-102	0.750000%	\$33,704.94
5-103	2610 118th Ave SE	5-103	0.750000%	\$33,704.94
5-201	2610 118th Ave SE	5-201	0.750000%	\$33,704.94
5-202	2610 118th Ave SE	5-202	0.750000%	\$33,704.94
5-203	2610 118th Ave SE	5-203	0.750000%	\$33,704.94
5-301	2610 118th Ave SE	5-301	0.830000%	\$37,300.13
5-302	2610 118th Ave SE	5-302	0.830000%	\$37,300.13
5-303	2610 118th Ave SE	5-303	0.830000%	\$37,300.13
6-101	2630 118th Ave SE	6-101	0.740000%	\$33,255.54
6-102	2630 118th Ave SE	6-102	0.750000%	\$33,704.94
6-103	2630 118th Ave SE	6-103	0.750000%	\$33,704.94
6-201	2630 118th Ave SE	6-201	0.750000%	\$33,704.94
6-202	2630 118th Ave SE	6-202	0.750000%	\$33,704.94
6-203	2630 118th Ave SE	6-203	0.750000%	\$33,704.94
6-301	2630 118th Ave SE	6-301	0.750000%	\$33,704.94
6-302	2630 118th Ave SE	6-302	0.750000%	\$33,704.94
6-303	2630 118th Ave SE	6-303	0.750000%	\$33,704.94
7-101	2640 118th Ave SE	7-101	0.740000%	\$33,255.54
7-102	2640 118th Ave SE	7-102	0.750000%	\$33,704.94
7-103	2640 118th Ave SE	7-103	0.750000%	\$33,704.94
7-201	2640 118th Ave SE	7-201	0.750000%	\$33,704.94
7-202	2640 118th Ave SE	7-202	0.750000%	\$33,704.94
7-203	2640 118th Ave SE	7-203	0.750000%	\$33,704.94
7-301	2640 118th Ave SE	7-301	1.020000%	\$45,838.72
7-302	2640 118th Ave SE	7-302	1.020000%	\$45,838.72
7-303	2640 118th Ave SE	7-303	1.020000%	\$45,838.72
8-101	2660 118th Ave SE	8-101	0.740000%	\$33,255.54
8-102	2660 118th Ave SE	8-102	0.750000%	\$33,704.94
8-103	2660 118th Ave SE	8-103	0.750000%	\$33,704.94
8-201	2660 118th Ave SE	8-201	0.750000%	\$33,704.94
8-202	2660 118th Ave SE	8-202	0.750000%	\$33,704.94
8-203	2660 118th Ave SE	8-203	0.750000%	\$33,704.94
8-301	2660 118th Ave SE	8-301	1.020000%	\$45,838.72
8-302	2660 118th Ave SE	8-302	1.020000%	\$45,838.72
8-303	2660 118th Ave SE	8-303	1.020000%	\$45,838.72
9-101	2670 118th Ave SE	9-101	0.740000%	\$33,255.54
9-102	2670 118th Ave SE	9-102	0.750000%	\$33,704.94
9-103	2670 118th Ave SE	9-103	0.750000%	\$33,704.94
9-201	2670 118th Ave SE	9-201	0.750000%	\$33,704.94
9-202	2670 118th Ave SE	9-202	0.750000%	\$33,704.94
9-203	2670 118th Ave SE	9-203	0.750000%	\$33,704.94
9-301	2670 118th Ave SE	9-301	0.830000%	\$37,300.13
9-302	2670 118th Ave SE	9-302	0.830000%	\$37,300.13
9-303	2670 118th Ave SE	9-303	0.830000%	\$37,300.13
10-101	2720 118th Ave SE	10-101	0.740000%	\$33,255.54
10-102	2720 118th Ave SE	10-102	0.750000%	\$33,704.94
10-201	2720 118th Ave SE	10-201	0.750000%	\$33,704.94
10-202	2720 118th Ave SE	10-202	0.750000%	\$33,704.94
10-301	2720 118th Ave SE	10-301	1.020000%	\$45,838.72
10-302	2720 118th Ave SE	10-302	1.020000%	\$45,838.72
11-101	2730 118th Ave SE	11-101	0.740000%	\$33,255.54
11-102	2730 118th Ave SE	11-102	0.750000%	\$33,704.94
11-201	2730 118th Ave SE	11-201	0.750000%	\$33,704.94

11-202	2730 118th Ave SE	11-202	0.750000%	\$33,704.94
11-301	2730 118th Ave SE	11-301	0.830000%	\$37,300.13
11-302	2730 118th Ave SE	11-302	0.830000%	\$37,300.13
12-101	2740 118th Ave SE	12-101	0.750000%	\$33,704.94
12-102	2740 118th Ave SE	12-102	0.750000%	\$33,704.94
12-201	2740 118th Ave SE	12-201	0.750000%	\$33,704.94
12-202	2740 118th Ave SE	12-202	0.750000%	\$33,704.94
12-301	2740 118th Ave SE	12-301	1.020000%	\$45,838.72
12-302	2740 118th Ave SE	12-302	1.020000%	\$45,838.72
13-101	2680 118th Ave SE	13-101	0.750000%	\$33,704.94
13-102	2680 118th Ave SE	13-102	0.750000%	\$33,704.94
13-103	2680 118th Ave SE	13-103	0.750000%	\$33,704.94
13-201	2680 118th Ave SE	13-201	0.750000%	\$33,704.94
13-202	2680 118th Ave SE	13-202	0.750000%	\$33,704.94
13-203	2680 118th Ave SE	13-203	0.750000%	\$33,704.94
13-301	2680 118th Ave SE	13-301	0.830000%	\$37,300.13
13-302	2680 118th Ave SE	13-302	0.830000%	\$37,300.13
13-303	2680 118th Ave SE	13-303	0.830000%	\$37,300.13
14-101	2690 118th Ave SE	14-101	1.020000%	\$45,838.72
14-102	2690 118th Ave SE	14-102	1.020000%	\$45,838.72
14-103	2690 118th Ave SE	14-103	1.020000%	\$45,838.72
14-104	2690 118th Ave SE	14-104	1.020000%	\$45,838.72
14-105	2690 118th Ave SE	14-105	1.020000%	\$45,838.72
14-106	2690 118th Ave SE	14-106	1.020000%	\$45,838.72
14-107	2690 118th Ave SE	14-107	1.020000%	\$45,838.72
14-108	2690 118th Ave SE	14-108	1.020000%	\$45,838.72
15-101	2520 118th Ave SE	15-101	0.750000%	\$33,704.94
15-102	2520 118th Ave SE	15-102	0.750000%	\$33,704.94
15-201	2520 118th Ave SE	15-201	0.750000%	\$33,704.94
15-202	2520 118th Ave SE	15-202	0.750000%	\$33,704.94
15-301	2520 118th Ave SE	15-301	1.020000%	\$45,838.72
15-302	2520 118th Ave SE	15-302	1.020000%	\$45,838.72
16-101	2500 118th Ave SE	16-101	0.750000%	\$33,704.94
16-102	2500 118th Ave SE	16-102	0.750000%	\$33,704.94
16-103	2500 118th Ave SE	16-103	0.750000%	\$33,704.94
16-201	2500 118th Ave SE	16-201	0.750000%	\$33,704.94
16-202	2500 118th Ave SE	16-202	0.750000%	\$33,704.94
16-203	2500 118th Ave SE	16-203	0.750000%	\$33,704.94
16-301	2500 118th Ave SE	16-301	0.750000%	\$33,704.94
16-302	2500 118th Ave SE	16-302	0.750000%	\$33,704.94
16-303	2500 118th Ave SE	16-303	0.750000%	\$33,704.94
				\$4,493,992.00