

June 6, 2025

RE: Mercer Park Condos – Special Assessment Budget Ratification Meeting Notice

Hello Owners,

On March 31, 2025 the Mercer Park Board of Directors approved the enclosed Special Assessment budget. The Assessment was reapproved by the board on April 28, 2025 and May 21, 2025. The Board of Directors did not take this decision lightly and took input from community members as to the size and scope of the Special Assessment.

After reviewing the Association’s financial history, recent adverse events affecting the community (i.e. January 2024 water loss and other remediations/losses) and available funds, it was determined that a Special Assessment in the amount of **\$1,510,104** is needed in order to maintain the financial stability of Mercer Park.

The enclosed proposed Special Assessment Budget includes an assessment schedule which outlines the proposed charge for each home. **Attachment 1.**

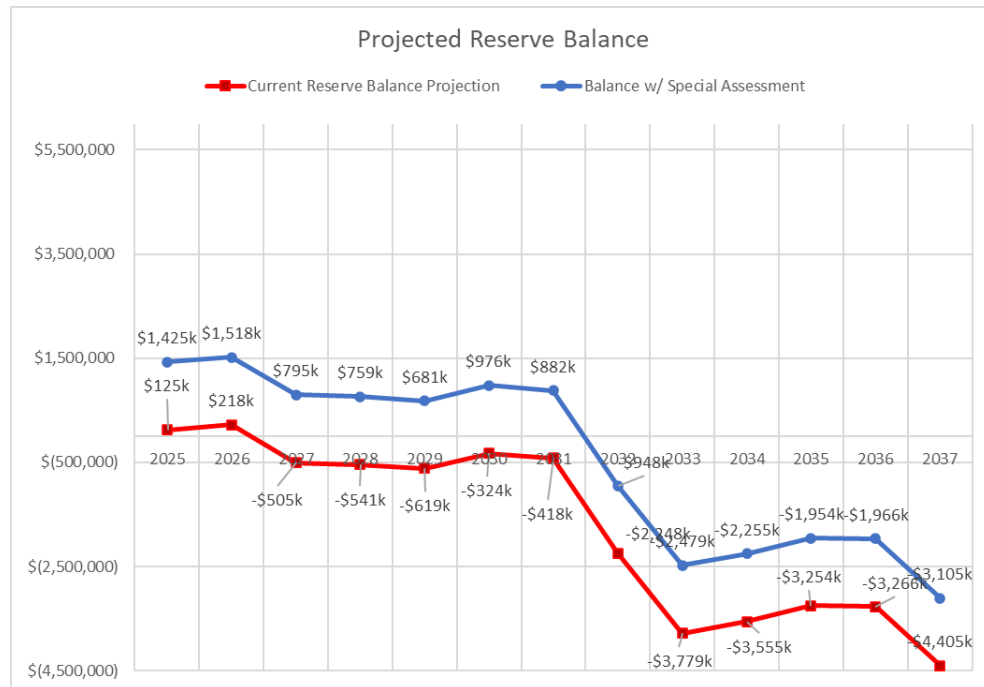
Special Assessment Details and Terms

To provide owners with further information related to the Special Assessment, below are key details providing a breakdown of how the Special Assessment funds will be used:

Mercer Park Special Assessment	
January 2024 Water Loss/Freeze Event Repair and Restoration cost to Community (See Attachment 2 - Itemized Expenses)	\$296,415.33
Assessment to Reserves (Mitigation costs – Repayment to Reserves: \$157,059.14) (Missed Reserve Transfers in 2024: \$105,208)	\$1,213,688.67
Total Special Assessment	\$1,510,104

Anticipated projects and associated costs over the next six (6) years are included at **Attachment 3.** It is apparent there are multiple critical projects on the horizon such as siding replacement, drain replacement, deck replacement (Phase 3), and parking lot resurfacing.

In the graph provided below, a Special Assessment of this amount is needed to continue funding our reserves to adequately meet the needs of our association. The **red line** shows our current reserve funding projection *without* the Special Assessment versus the **blue line** which shows our reserve funding projection *with* the Special Assessment.



Special Assessment Terms

The \$1,510,104 Special Assessment will begin on August 1, 2025 and end after 36 months. As with all assessments, the amount assessed to each owner is based on the ownership percentage i.e. size of the unit per **Attachment 1**.

Per owners' input and the board's consideration, the board has determined that the amount of the assessment will be a hardship for owners and has thus provided two payment plan options for owners.

Option 1 (recommended). Owners able to pay the full amount will receive a 10% APY savings if paid within 90 days as shown in **Attachment 1**.

Option 2. Owners unable to pay the full amount will be required to pay the Special Assessment monthly for 36 months as outlined in **Attachment 1**.

Once ratified, **homeowners are encouraged to pay the special assessment in full** to obtain a 10% APY savings and avoid the additional \$5.00 per month monitoring fee. This discount is generally superior to the expected annual returns of most personal investment portfolios. The board hopes this will encourage early payment from those with sufficient means but at a rate that won't unnecessarily disadvantage homeowners needing a payment plan.

Like regular assessment charges, Special Assessments are due on the 1st day of each month. The Special Assessment charges are subject to the same collection policy and late fees in place for regular assessment charges. Owners choosing to pay the Special Assessment monthly will incur an additional \$5.00 monthly admin fee.

Payment in full, or large principal payments, can be made at any time throughout the life of the special Assessment. Trestle charges a \$150 payoff fee for full and partial payoffs made more than 30 days after the first payment due date.

Special Assessment Ratification Meeting

The Special Assessment Budget Ratification Meeting is scheduled for June 23, 2025. The HOA Monthly meeting will begin at 6:00 pm (PST), with the Special Assessment ratification occurring at 7:00 pm. The meeting will be held virtually using Microsoft Teams.

Access the meeting using either:

- Using the link on the MercerPark.org home page
- <https://tinyurl.com/nc3rjbna>
- Dial in by phone [+1 872-242-8810](tel:+18722428810), [769378575](tel:+1769378575) Phone conference ID: 769 378 575#

Owners are encouraged to try joining the meeting space anytime in advance to ensure they are able to resolve any technical issues. Although everyone is strongly encouraged to use Microsoft teams to be able to see any presentation materials, a dial in number is also provided.

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 community.

On behalf of the Board of Directors,
Juan Rodriguez CMCA, AMS, MBA
Condominium Practice Lead Trestle Community Management
Main: (425) 454-6404 | MercerPark@TrestleCM.com | [TrestleCM.com](https://www.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

Mercer Park Condominium 2025 Special Assessment Budget

Date Approved May 21, 2025
Date Effective August 1st 2025
Length of Special Assessment 36 Months



	GL Account	Proposed Budget	Additional Information
Operating Accounts			
Income Accounts			
	40100-00 - Assessments, Member, Special	\$1,510,104.00	Automatically calculated
Income Accounts Total		\$1,510,104.00	
Expense Accounts			
Professional Services Expenses			
	52000-90 - Management - Hourly	\$0.00	
	52150-00 - Attorney Fees	\$0.00	
	52350-00 - Engineering Fees	\$0.00	
	52900-00 - Professional Services, Other	\$0.00	
Professional Services		\$0.00	
Operations Expenses			
	90300-00 - Reserve Loan Payments	\$296,415.33	January 2024 Water loss
	89XXX-XX -	\$1,213,688.67	(Mitigation costs – Repayment to Reserves: \$157,059.14) (Missed Reserve Transfers in 2024: \$105,208)
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
	89XXX-XX -	\$0.00	
Operations		\$1,510,104.00	
Expense Accounts Total		\$1,510,104.00	
Operating Accounts Net		\$0.00	

Mercer Park Condominium 2025 Special Assessment Schedule

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

Special Assessment Total

\$1,510,104.00

Address	Lot/Unit #	Ownership Percentage	Special Assessment Total	Monthly Charge (36 Months)	Monthly Admin Fee	Total Monthly Charge	Early Payoff 10% APY Discount
2540 118th Ave SE	1-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2540 118th Ave SE	1-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2540 118th Ave SE	1-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2540 118th Ave SE	1-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2540 118th Ave SE	1-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2540 118th Ave SE	1-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-101	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-102	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-103	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-104	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-105	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2580 118th Ave SE	2-106	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2560 118th Ave SE	3-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2560 118th Ave SE	3-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2560 118th Ave SE	3-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2560 118th Ave SE	3-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2560 118th Ave SE	3-301	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2560 118th Ave SE	3-302	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2600 118th Ave SE	4-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2600 118th Ave SE	4-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-301	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-302	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2600 118th Ave SE	4-303	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2610 118th Ave SE	5-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2610 118th Ave SE	5-301	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2610 118th Ave SE	5-302	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2610 118th Ave SE	5-303	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2630 118th Ave SE	6-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2630 118th Ave SE	6-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00

Address	Lot/Unit #	Ownership Percentage	Special Assessment Total	Monthly Charge (36 Months)	Monthly Admin Fee	Total Monthly Charge	Early Payoff 10% APY Discount
2630 118th Ave SE	6-301	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-302	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2630 118th Ave SE	6-303	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2640 118th Ave SE	7-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2640 118th Ave SE	7-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2640 118th Ave SE	7-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2640 118th Ave SE	7-303	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2660 118th Ave SE	8-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2660 118th Ave SE	8-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2660 118th Ave SE	8-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2660 118th Ave SE	8-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2660 118th Ave SE	8-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2660 118th Ave SE	8-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2660 118th Ave SE	8-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2660 118th Ave SE	8-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2660 118th Ave SE	8-303	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2670 118th Ave SE	9-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2670 118th Ave SE	9-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2670 118th Ave SE	9-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2670 118th Ave SE	9-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2670 118th Ave SE	9-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2670 118th Ave SE	9-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2670 118th Ave SE	9-301	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2670 118th Ave SE	9-302	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2670 118th Ave SE	9-303	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2720 118th Ave SE	10-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2720 118th Ave SE	10-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2720 118th Ave SE	10-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2720 118th Ave SE	10-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2720 118th Ave SE	10-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2720 118th Ave SE	10-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2730 118th Ave SE	11-101	0.740000%	\$11,174.77	\$310.41	\$5.00	\$315.41	\$9,620.00
2730 118th Ave SE	11-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2730 118th Ave SE	11-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2730 118th Ave SE	11-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2730 118th Ave SE	11-301	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2730 118th Ave SE	11-302	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2740 118th Ave SE	12-101	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2740 118th Ave SE	12-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2740 118th Ave SE	12-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2740 118th Ave SE	12-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2740 118th Ave SE	12-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2740 118th Ave SE	12-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00

Address	Lot/Unit #	Ownership Percentage	Special Assessment Total	Monthly Charge (36 Months)	Monthly Admin Fee	Total Monthly Charge	Early Payoff 10% APY Discount
2680 118th Ave SE	13-101	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2680 118th Ave SE	13-301	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2680 118th Ave SE	13-302	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2680 118th Ave SE	13-303	0.830000%	\$12,533.86	\$348.16	\$5.00	\$353.16	\$10,790.00
2690 118th Ave SE	14-101	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-102	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-103	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-104	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-105	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-106	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-107	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2690 118th Ave SE	14-108	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2520 118th Ave SE	15-101	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2520 118th Ave SE	15-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2520 118th Ave SE	15-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2520 118th Ave SE	15-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2520 118th Ave SE	15-301	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2520 118th Ave SE	15-302	1.020000%	\$15,403.06	\$427.86	\$5.00	\$432.86	\$13,260.00
2500 118th Ave SE	16-101	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-102	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-103	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-201	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-202	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-203	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-301	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-302	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
2500 118th Ave SE	16-303	0.750000%	\$11,325.78	\$314.61	\$5.00	\$319.61	\$9,750.00
			\$1,510,104.00	\$41,947.33	\$610.00	\$42,557.33	\$1,300,000.00



Water Loss Reconciliation

Community	Mercer Park COA
Address	2540 118th Ave SE Bellvue, WA 98005
Date of Loss	1/14/2024
Cause of Loss	Fire Sprinkler system leak from frozen temperatures
Policy Number	
Claim Number	Self Insurance

Reconstruction Invoices:

Steadfast Construction Repairs Invoices	\$ 295,477.05
NWMS Repairs Invoice	\$ 938.28
Total Repairs Invoices	\$ 296,415.33

Total Restoration Costs:

Total Restoration Costs	\$ 296,415.33
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Replacement year	Item	Sum of Current cost	Sum of Future Cost
2025	3 yr sprinkler testing	\$24,000	\$26,225
	5 yr sprinkler testing	\$20,000	\$21,855
	Asphalt - Seal Coat	\$41,000	\$44,802
	Building envelope inspection	\$10,000	\$10,927
	Electrical inspection	\$6,500	\$7,103
	Entry stair landing - elastomeric recoat	\$6,396	\$6,989
	Exterior Surfaces - replace caulk/weatherproofing	\$67,000	\$73,213
	Plumbing inspection	\$6,500	\$7,103
2026	Fire alarm panel - replace	\$30,000	\$33,765
	Unit entrance drain replacements	\$250,000	\$281,377
	Vinyl Siding - Replacement (group 1 buildings)	\$691,339	\$778,108
2027	Decks/patios - replace 23 decks (group 3)	\$299,000	\$346,623
2028	3 yr sprinkler testing	\$24,000	\$28,657
	Chimney Covers & Flue Caps	\$93,000	\$111,047
	Retaining wall	\$5,000	\$5,970
	Stairwells - replace 9 stairs (group 3)	\$212,400	\$253,617
2029	Trash enclosure - repair/replace	\$12,000	\$14,758
2030	5 yr sprinkler testing	\$20,000	\$25,335
	Asphalt - Resurface/Repair	\$266,500	\$337,594
	Asphalt - Seal Coat	\$41,000	\$51,938
	Clubhouse Doors - replacement	\$8,000	\$10,134
	Clubhouse windows - replacement	\$10,800	\$13,681
2031	3 yr sprinkler testing	\$24,000	\$31,315
	Entry stair landing - elastomeric recoat	\$6,396	\$8,345
	Gutters & downspouts	\$76,272	\$99,518
	Roof: Asphalt Shingle	\$915,750	\$1,194,846
	Vinyl Siding - Replacement (group 2 buildings)	\$691,339	\$902,041