

November 21, 2025

RE: Mercer Park Condominiums Condominium Association – **Budget Ratification Meeting Notice**

Hello Owners,

On November 21, 2025, the Mercer Park Condominiums Condominium Association Board of Directors approved the enclosed budget for the 2026 fiscal year, effective January 1, 2026.

The proposed budget includes a monthly assessment increase of 8.62%. An assessment schedule for each home is enclosed for your records. The main items driving the increase are:

- Utilities
- Maintenance
- Reserve Contributions

The Association's Budget Ratification Meeting is scheduled for December 5th. Check in begins at 6:45 p.m., and the meeting will be called to order at 7:00 p.m. The meeting will be held virtually via Teams:

[Join the meeting now](#)

<https://teams.microsoft.com/meet/28027727785524?p=SqNmu3ceWlO3UWDRKK>

Meeting ID: 280 277 277 855 24

Passcode: da9Jf7dN

Dial in by phone

[+1 872-703-0323](tel:+18727030323), 496456638# United States, Chicago

[Find a local number](#)

Phone conference ID: 496 456 638#

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 MBA, CMCA, AMS

Senior Community Manager and Condominium Practice Lead

425-454-6404 / 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.

**Mercer Park Condominiums Condominium Association
Budget Ratification Meeting Agenda
December 5, 2025**

- Check in 6:45 p.m.
- Call to Order 7:00 p.m.
- Roll Call
- Proof of Notice of Meeting
- Budget Ratification Vote
- Adjournment

Mercer Park Condominium 2026 Budget

Change From Prior 8.62%
Date Approved 11/21/2025
Date Effective 1/1/2026



GL Account	Current Budget	Year to Date as of 07/31/2025	Projected Year End	2026 Proposed Budget	Additional Information
Operating Accounts					
Income Accounts					
Assessment Income					
40000-00 - Assessments, Member	\$943,884.72	\$550,584.09	\$943,858.44	\$1,025,246.41	
40100-00 - Assessments, Member, Special	\$0.00	\$212,290.00	\$363,925.71	\$0.00	
Assessments	\$943,884.72	\$762,874.09	\$1,307,784.15	\$1,025,246.41	
Other Member Fee Income					
42100-00 - Fees, Move-In/Out	\$0.00	\$1,200.00	\$2,057.14	\$0.00	Unpredictable
42150-00 - Fees, Delinquent	\$0.00	\$1,500.00	\$2,571.43	\$0.00	Unpredictable
42350-00 - Fines Collected	\$0.00	\$4,625.00	\$7,928.57	\$0.00	Unpredictable
42450-00 - Fees, Parking Permit	\$0.00	\$75.00	\$128.57	\$0.00	Unpredictable
42600-00 - Fees, Lost Key or Other Access Device	\$0.00	\$150.00	\$257.14	\$0.00	Unpredictable
Other Member Fees	\$0.00	\$7,550.00	\$12,942.86	\$0.00	
Non-Member Income					
48100-00 - Interest Earned - OP	\$0.00	\$87.64	\$150.24	\$0.00	Unpredictable
48400-00 - Other Income	\$0.00	\$75.00	\$128.57	\$0.00	Unpredictable
Non-Member Income	\$0.00	\$162.64	\$278.81	\$0.00	
Transfers Income					
49000-00 - Transfers Between Funds - OP	\$100,000.00	\$58,333.31	\$99,999.96	\$107,178.00	Insurance Premium
Transfers Income	\$100,000.00	\$58,333.31	\$99,999.96	\$107,178.00	
Income Accounts Total	\$1,043,884.72	\$828,920.04	\$1,421,005.78	\$1,132,424.41	
Expense Accounts					
Administrative Expenses					
50250-00 - Bank Charges	\$150.00	\$0.00	\$0.00	\$150.00	
50400-00 - Office Supplies	\$300.00	\$320.00	\$548.57	\$300.00	
50550-00 - Corp Annual License	\$22.00	\$20.00	\$34.29	\$22.00	
50950-00 - Administrative, Other	\$5,100.00	\$3,760.98	\$6,447.39	\$5,100.00	Includes monthly statements, invoice payments, storage, reimbursements and bulk mailings
Administrative	\$5,572.00	\$4,100.98	\$7,030.25	\$5,572.00	
Professional Services Expenses					
52000-05 - Management - Base Fee	\$52,380.00	\$30,555.00	\$52,380.00	\$53,940.00	\$1.07 per door / per month increase
52000-10 - Management - Administrative	\$1,000.00	\$350.00	\$1,200.00	\$1,000.00	Emergency calls, Non owner registration, registered agent
52000-15 - Management - Financial	\$500.00	\$0.00	\$0.00	\$500.00	flat
52000-30 - Management - Architectural	\$200.00	\$0.00	\$0.00	\$200.00	flat
52000-90 - Management - Hourly	\$12,000.00	\$7,708.75	\$75,000.00	\$12,000.00	Out of contract services
52100-00 - Audit and/or Tax Return	\$3,250.00	\$3,100.00	\$3,000.00	\$3,250.00	Audit and tax
52150-00 - Attorney Fees	\$2,000.00	\$10,059.39	\$17,244.67	\$5,000.00	\$5k per BOD
52200-10 - Collection, Attorney	\$3,000.00	\$0.00	\$3,000.00	\$0.00	Zero per BOD, expenses here will still show in this GL if we put someone to collections
52200-30 - Collection, Management	\$1,200.00	\$735.00	\$1,260.00	\$1,200.00	Flat
52200-99 - Collections, Contra	-\$4,200.00	-\$8,801.15	-\$15,087.69	\$0.00	Unpredictable
52300-00 - Reserve Study Fees	\$2,905.00	\$0.00	\$2,900.00	\$2,905.00	Board chose stand alone vs 3 year plan
Professional Services	\$74,235.00	\$43,706.99	\$140,896.98	\$79,995.00	
Operations Expenses					
54150-00 - Insurance, CGL	\$35,160.00	\$18,441.64	\$35,350.00	\$38,178.00	July 2025 renewal \$35,350 +8%
54250-00 - Insurance, Earthquake	\$69,000.00	\$39,414.93	\$61,780.00	\$69,000.00	July 2025 renewal \$61,780, Keep flat
54400-00 - Bad Debt	\$250.00	\$8,856.69	\$15,182.90	\$250.00	Unpredictable
Operations	\$104,410.00	\$66,713.26	\$112,312.90	\$107,428.00	
Fire Protection Expenses					
55100-00 - Fire Inspection	\$10,000.00	\$7,367.00	\$12,629.14	\$10,000.00	flat
55200-00 - Fire Alarm Monitoring	\$3,000.00	\$6,772.89	\$6,772.00	\$3,000.00	Switch to WSFP
55300-00 - Fire Extinguisher Service	\$1,500.00	\$0.00	\$0.00	\$1,500.00	flat
55400-00 - Fire Service Calls	\$15,000.00	\$2,726.35	\$15,000.00	\$15,000.00	flat
Fire Protection	\$29,500.00	\$16,866.24	\$34,401.14	\$29,500.00	
Utilities Expenses					
56150-00 - Electricity	\$9,240.00	\$7,349.97	\$12,599.95	\$13,229.95	to match year end projections + 5%
56200-00 - Water	\$99,000.00	\$61,361.46	\$105,191.07	\$110,450.63	to match year end projections + 5%
56250-00 - Sewer	\$103,000.00	\$74,824.92	\$128,271.29	\$134,684.86	to match year end projections + 5%

	GL Account	Current Budget	Year to Date as of 07/31/2025	Projected Year End	2026 Proposed Budget	Additional Information
	56270-00 - Drainage / Surface Water	\$16,500.00	\$11,647.84	\$19,967.73	\$20,966.11	to match year end projections + 5%
	56350-00 - Trash Removal	\$53,000.00	\$31,128.81	\$53,363.67	\$56,031.86	to match year end projections + 5%
Utilities		\$280,740.00	\$186,313.00	\$319,393.71	\$335,363.40	
Tax Expense						
	58200-00 - Federal Income Taxes	\$327.72	\$0.00	\$0.00	\$0.00	Automatically calculated
Taxes		\$327.72	\$0.00	\$0.00	\$0.00	
Building Maintenance Expenses						
	60050-00 - Plumbing Maintenance	\$1,000.00	\$6,846.73	\$11,737.25	\$1,000.00	Poly replacements
	60100-00 - Electrical Maintenance	\$0.00	\$0.00	\$4,500.00	\$2,250.00	8 hours plus parts \$2250
	60200-00 - Roof Maintenance	\$2,000.00	\$0.00	\$0.00	\$2,000.00	Flat
	60250-00 - Gutter Cleaning & Maintenance	\$10,000.00	\$6,457.73	\$6,457.73	\$15,000.00	2x year service @ \$9k fall and \$6k spring
	60350-00 - Pressure Washing	\$15,000.00	\$0.00	\$0.00	\$15,000.00	Exterior soft wash and pressure wash walkways
	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	\$1,305.86	\$2,238.62	\$1,500.00	\$1500 per BOD
	60600-00 - Janitorial Service	\$9,450.00	\$5,685.56	\$9,746.67	\$10,234.01	5% over projected year end
	60610-00 - Carpet Cleaning Service	\$500.00	\$0.00	\$0.00	\$500.00	Flat
	60700-00 - Deck Maintenance/Repair	\$2,000.00	\$0.00	\$0.00	\$2,000.00	Flat
	60800-00 - Pest Control	\$6,000.00	\$2,620.56	\$4,492.39	\$5,000.00	\$5k per BOD
	60850-00 - Maintenance Supplies	\$0.00	\$33.02	\$56.61	\$100.00	
	60900-00 - Building/Structure Maintenance	\$48,000.00	\$60,052.19	\$102,946.61	\$48,000.00	Flat
	60900-01 - Building/Structure Maintenance, Contra	\$0.00	\$558.76	\$957.87	\$0.00	Unpredictable
	61000-00 - Building Uninsured Loss	\$0.00	\$482,665.36	\$827,426.33	\$0.00	Unpredictable
Building Maintenance		\$126,450.00	\$566,225.77	\$970,560.08	\$132,584.01	
Landscape/Grounds Maintenance Expense						
	68050-00 - Landscape Maintenance, Contract	\$25,000.00	\$14,674.68	\$25,156.59	\$26,250.00	5% increase
	68100-00 - Landscape Maintenance, Other	\$12,000.00	\$2,424.40	\$4,156.11	\$12,000.00	Flat
	68300-00 - Landscape, Irrigation Maintenance	\$6,000.00	\$2,637.37	\$4,521.21	\$6,000.00	Flat
	68310-00 - Landscape, Tree Services	\$3,000.00	\$0.00	\$0.00	\$3,000.00	Flat
	68320-00 - Landscape, Backflow Testing	\$550.00	\$0.00	\$0.00	\$550.00	Flat
	68400-00 - Drainage Repair / Maintenance	\$0.00	\$1,074.45	\$1,841.91	\$2,000.00	Road drainage
Grounds Maintenance		\$46,550.00	\$20,810.90	\$35,675.83	\$49,800.00	
Clubhouse Expenses						
	74350-00 - Clubhouse, Cleaning	\$0.00	\$1,381.68	\$2,368.59	\$0.00	Carpet
Clubhouse		\$0.00	\$1,381.68	\$2,368.59	\$0.00	
Site & Amenities Maintenance						
	76250-00 - Road Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00	Flat
	76300-00 - Snow Removal	\$2,000.00	\$0.00	\$0.00	\$500.00	\$500 per BOD
	76400-00 - Lighting Maintenance	\$500.00	\$0.00	\$0.00	\$0.00	Under electrical
Site & Amenities Maintenance		\$3,500.00	\$0.00	\$0.00	\$1,500.00	
Transfers Expense						
	90100-00 - Transfers to Insurance Reserve	\$100,000.00	\$58,333.31	\$99,999.96	\$107,178.00	CGL and EQ
	90200-00 - Transfers to Replacement Reserve	\$272,600.00	\$159,016.69	\$272,600.04	\$283,504.00	Full funding \$278,252
Transfers		\$372,600.00	\$217,350.00	\$372,600.00	\$390,682.00	
Expense Accounts Total		\$1,043,884.72	\$1,123,468.82	\$1,995,239.50	\$1,132,424.41	
Operating Accounts Net		\$0.00	-\$294,548.78	-\$574,233.71	\$0.00	

	GL Account	Current Budget	Year to Date as of 07/31/2025	Projected Year End	2026 Proposed Budget	Additional Information
Replacement Reserve Accounts						
Income Accounts						
Replacement Fund Income						
	48100-00 - Interest Earned - RR	\$0.00	\$579.90	\$994.11	\$0.00	
Replacement Fund Income		\$0.00	\$579.90	\$994.11	\$0.00	
Transfers Income						
	49000-00 - Transfers Between Funds - RR	\$272,600.00	\$159,016.69	\$272,600.04	\$283,504.00	
Replacement Fund Transfers		\$272,600.00	\$159,016.69	\$272,600.04	\$283,504.00	
Income Accounts Total		\$272,600.00	\$159,596.59	\$273,594.15	\$283,504.00	
Expense Accounts						
	89000-00 - Project, Professional Services	\$0.00	\$1,235.00	\$2,117.14	\$0.00	
	80050-00 - Reserve, Fire Alarm/Sprinkler Head Replacements	\$0.00	\$920.00	\$1,577.14	\$25,000.00	Fire panel
	81900-00 - Reserve, Exterior Engineering Services	\$0.00	\$7,972.00	\$13,666.29	\$0.00	
	85200-00 - Reserve, Road Repairs	\$0.00	\$15,326.69	\$15,326.69	\$0.00	
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$74,000.00	Clubhouse upgrades
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$49,000.00	Chimney Caps
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$130,000.00	Chimney Covers
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$324,000.00	Stair rails
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$20,000.00	Plumvng inspection
	808XX-00 - Reserve, XXXXX	\$0.00	\$0.00	\$0.00	\$0.00	
Replacement Fund Expenses						
Expense Accounts Total		\$0.00	\$25,453.69	\$32,687.26	\$622,000.00	
Reserve Accounts Net		\$272,600.00	\$134,142.90	\$240,906.89	-\$338,496.00	

Mercer Park Condominium 2026 Assessment Schedule

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

Assessment Total

Reserve Funding Total

\$1,025,246.41

\$283,504.00

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%	\$2,097.93	\$7,586.82	\$632.24
1-102	2540 118th Ave SE	1-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
1-201	2540 118th Ave SE	1-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
1-202	2540 118th Ave SE	1-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
1-301	2540 118th Ave SE	1-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
1-302	2540 118th Ave SE	1-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-101	2580 118th Ave SE	2-101	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-102	2580 118th Ave SE	2-102	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-103	2580 118th Ave SE	2-103	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-104	2580 118th Ave SE	2-104	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-105	2580 118th Ave SE	2-105	1.020000%	\$2,891.74	\$10,457.51	\$871.46
2-106	2580 118th Ave SE	2-106	1.020000%	\$2,891.74	\$10,457.51	\$871.46
3-101	2560 118th Ave SE	3-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
3-102	2560 118th Ave SE	3-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
3-201	2560 118th Ave SE	3-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
3-202	2560 118th Ave SE	3-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
3-301	2560 118th Ave SE	3-301	0.830000%	\$2,353.08	\$8,509.55	\$709.13
3-302	2560 118th Ave SE	3-302	0.830000%	\$2,353.08	\$8,509.55	\$709.13
4-101	2600 118th Ave SE	4-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
4-102	2600 118th Ave SE	4-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-103	2600 118th Ave SE	4-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-201	2600 118th Ave SE	4-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-202	2600 118th Ave SE	4-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-203	2600 118th Ave SE	4-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-301	2600 118th Ave SE	4-301	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-302	2600 118th Ave SE	4-302	0.750000%	\$2,126.28	\$7,689.35	\$640.78
4-303	2600 118th Ave SE	4-303	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-101	2610 118th Ave SE	5-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
5-102	2610 118th Ave SE	5-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-103	2610 118th Ave SE	5-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-201	2610 118th Ave SE	5-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-202	2610 118th Ave SE	5-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-203	2610 118th Ave SE	5-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
5-301	2610 118th Ave SE	5-301	0.830000%	\$2,353.08	\$8,509.55	\$709.13
5-302	2610 118th Ave SE	5-302	0.830000%	\$2,353.08	\$8,509.55	\$709.13
5-303	2610 118th Ave SE	5-303	0.830000%	\$2,353.08	\$8,509.55	\$709.13
6-101	2630 118th Ave SE	6-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
6-102	2630 118th Ave SE	6-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-103	2630 118th Ave SE	6-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-201	2630 118th Ave SE	6-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-202	2630 118th Ave SE	6-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-203	2630 118th Ave SE	6-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-301	2630 118th Ave SE	6-301	0.750000%	\$2,126.28	\$7,689.35	\$640.78
6-302	2630 118th Ave SE	6-302	0.750000%	\$2,126.28	\$7,689.35	\$640.78

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%	\$2,126.28	\$7,689.35	\$640.78
7-101	2640 118th Ave SE	7-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
7-102	2640 118th Ave SE	7-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
7-103	2640 118th Ave SE	7-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
7-201	2640 118th Ave SE	7-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
7-202	2640 118th Ave SE	7-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
7-203	2640 118th Ave SE	7-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
7-301	2640 118th Ave SE	7-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
7-302	2640 118th Ave SE	7-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
7-303	2640 118th Ave SE	7-303	1.020000%	\$2,891.74	\$10,457.51	\$871.46
8-101	2660 118th Ave SE	8-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
8-102	2660 118th Ave SE	8-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
8-103	2660 118th Ave SE	8-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
8-201	2660 118th Ave SE	8-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
8-202	2660 118th Ave SE	8-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
8-203	2660 118th Ave SE	8-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
8-301	2660 118th Ave SE	8-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
8-302	2660 118th Ave SE	8-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
8-303	2660 118th Ave SE	8-303	1.020000%	\$2,891.74	\$10,457.51	\$871.46
9-101	2670 118th Ave SE	9-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
9-102	2670 118th Ave SE	9-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
9-103	2670 118th Ave SE	9-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
9-201	2670 118th Ave SE	9-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
9-202	2670 118th Ave SE	9-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
9-203	2670 118th Ave SE	9-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
9-301	2670 118th Ave SE	9-301	0.830000%	\$2,353.08	\$8,509.55	\$709.13
9-302	2670 118th Ave SE	9-302	0.830000%	\$2,353.08	\$8,509.55	\$709.13
9-303	2670 118th Ave SE	9-303	0.830000%	\$2,353.08	\$8,509.55	\$709.13
10-101	2720 118th Ave SE	10-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
10-102	2720 118th Ave SE	10-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
10-201	2720 118th Ave SE	10-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
10-202	2720 118th Ave SE	10-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
10-301	2720 118th Ave SE	10-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
10-302	2720 118th Ave SE	10-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
11-101	2730 118th Ave SE	11-101	0.740000%	\$2,097.93	\$7,586.82	\$632.24
11-102	2730 118th Ave SE	11-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
11-201	2730 118th Ave SE	11-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
11-202	2730 118th Ave SE	11-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
11-301	2730 118th Ave SE	11-301	0.830000%	\$2,353.08	\$8,509.55	\$709.13
11-302	2730 118th Ave SE	11-302	0.830000%	\$2,353.08	\$8,509.55	\$709.13
12-101	2740 118th Ave SE	12-101	0.750000%	\$2,126.28	\$7,689.35	\$640.78
12-102	2740 118th Ave SE	12-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
12-201	2740 118th Ave SE	12-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
12-202	2740 118th Ave SE	12-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
12-301	2740 118th Ave SE	12-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
12-302	2740 118th Ave SE	12-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
13-101	2680 118th Ave SE	13-101	0.750000%	\$2,126.28	\$7,689.35	\$640.78
13-102	2680 118th Ave SE	13-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
13-103	2680 118th Ave SE	13-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
13-201	2680 118th Ave SE	13-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
13-202	2680 118th Ave SE	13-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
13-203	2680 118th Ave SE	13-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78

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%	\$2,353.08	\$8,509.55	\$709.13
13-302	2680 118th Ave SE	13-302	0.830000%	\$2,353.08	\$8,509.55	\$709.13
13-303	2680 118th Ave SE	13-303	0.830000%	\$2,353.08	\$8,509.55	\$709.13
14-101	2690 118th Ave SE	14-101	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-102	2690 118th Ave SE	14-102	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-103	2690 118th Ave SE	14-103	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-104	2690 118th Ave SE	14-104	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-105	2690 118th Ave SE	14-105	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-106	2690 118th Ave SE	14-106	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-107	2690 118th Ave SE	14-107	1.020000%	\$2,891.74	\$10,457.51	\$871.46
14-108	2690 118th Ave SE	14-108	1.020000%	\$2,891.74	\$10,457.51	\$871.46
15-101	2520 118th Ave SE	15-101	0.750000%	\$2,126.28	\$7,689.35	\$640.78
15-102	2520 118th Ave SE	15-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
15-201	2520 118th Ave SE	15-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
15-202	2520 118th Ave SE	15-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
15-301	2520 118th Ave SE	15-301	1.020000%	\$2,891.74	\$10,457.51	\$871.46
15-302	2520 118th Ave SE	15-302	1.020000%	\$2,891.74	\$10,457.51	\$871.46
16-101	2500 118th Ave SE	16-101	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-102	2500 118th Ave SE	16-102	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-103	2500 118th Ave SE	16-103	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-201	2500 118th Ave SE	16-201	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-202	2500 118th Ave SE	16-202	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-203	2500 118th Ave SE	16-203	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-301	2500 118th Ave SE	16-301	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-302	2500 118th Ave SE	16-302	0.750000%	\$2,126.28	\$7,689.35	\$640.78
16-303	2500 118th Ave SE	16-303	0.750000%	\$2,126.28	\$7,689.35	\$640.78
				\$283,504.00	\$1,025,246.41	\$85,437.20

Mercer Park Condominium

2026 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:

Sep-25

Reserve Study prepared by:

RSG

Recommended annual contribution for the budgeted fiscal year:

Association Reserves

This recommended contribution is based on the following funding plan:

Full

Contribution to Reserves per proposed budget:

\$283,504.00

In Compliance with 64.90.525 Section 3

Is a Special Assessment Planned?

Yes

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

Teams Meeting and Telephone Access Instructions

Updated October 2, 2025

Meeting access instructions will be provided via mail, email, or both. The image below is for example purposes only and demonstrates the type of information that may be included with the access instructions.

1. **To join a meeting via video:**
 - a. Click the link provided or type the meeting URL into a web browser, *and*
 - b. If prompted, enter the Meeting ID and Passcode.
2. **To join via phone:**
 - a. Dial the phone number provided, *and*
 - b. If prompted, enter the Phone conference ID.

Hello Owners,

The Association's Annual meeting will take place at 6:30 pm on Monday, March 1st. To join via video or phone, please use the information below.

Thank you!
Your Community Association Manager

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

<https://teams.microsoft.com/meet/235478018501?p=p5TvQJDAUTxXcr6v3D> **1a**

Meeting ID: 235 478 018 501 **1b**
Passcode: 9xi9BD32

Dial in by phone

[+1 872-703-0323](#) **2a** 54773# United States, Chicago

[Find a local number](#)

Phone conference ID: 834 754 773# **2b**