

MOUNTAIN VIEW PARK COMMUNITY CLUB
NOTICE AND VOLUNTARY DISCLOSURES PER RCW 64.90.525

The Washington Uniform Common Interest Community Act¹ became effective in 2018. The vast majority of WUCIOA only applies to condominiums and HOAs created after the law became effective (or that have “opted-in” to the statute), but several provisions apply to all pre-existing communities, like ours. One of the provisions that applies to our community is RCW 64.90.525, which controls how special assessments are ratified. Although WUCIOA does not require the “budget” disclosures described at RCW 64.90.525(2)(a)-(f) for a special assessment, to enhance transparency the Board chose to provide the information in this disclosure.

Please be advised that the proposed special assessment and per-lot allocations do not directly modify the annual budget regarding reserve accounts or reserve budget items, although this special assessment contains a line item to generate funds for reserves. Once the special assessment is ratified and collected, and any projects completed, and/or reserves increased from special assessment funds, the impact on reserves and related balances will be detailed in the information and disclosures that accompany future budgets and reserve study updates.

1. Projected income to the Association by category. The proposed special assessment is projected to raise \$172,500. Refer to **EXHIBITS A, B and C** for additional details.

2. Projected common expenses and those specially allocated expenses that are subject to being budgeted, both by category. The entire special assessment consists of common expenses allocated equally among the lots. Refer to **EXHIBITS A and B** for additional details.

3. Amount of the assessments per lot and the date the assessments are due. The amount of assessment per lot, and installment amounts, are set forth in **EXHIBITS B and C**. Each lot’s share of the special assessment comes due in six (6) quarterly installments (installments spaced every three months) due on the dates listed in **EXHIBITS B and C**.

4. The current amount of regular assessments budgeted for contribution to the reserve account. Refer to **EXHIBIT A** for the amount in this special assessment budgeted for contribution to the reserve account. This special assessment is neither an annual budget nor does it alter the amount of “regular assessments” from the annual budget that are budgeted for contribution to the reserve account.

5. A statement of whether the Association has a reserve study that meets the requirements of the applicable condominium statute and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study. The Association has what it believes is a compliant reserve study. The Association’s most recent reserve study is dated May 13, 2025, with an inspection date of April 3, 2025. Copies of our current annual budget and reserve study can be obtained by contacting the Board. The proposed special assessment is based on a special assessment budget designed to support the topics, projects, and expenses listed in **EXHIBIT A**. The proposed special assessment does not alter “regular assessments” budgeted for contribution to the reserve account as reflected in the Association’s annual budget.

6. The current deficiency or surplus in reserve funding expressed on a per lot basis. Refer to the attached Addendum or request a copy of our current reserve study. This calculation was performed by our reserve analyst and is noted to be \$1,817 per lot.

¹ Washington Uniform Common Interest Ownership Act (Chapter 64.90 RCW, “WUCIOA”).

ADDENDUM TO EXHIBIT D – SELECTED EXCERPTS* FROM 2025 LEVEL 1 RESERVE STUDY DATED MAY 13, 2025.

***With respect to excerpts from the 2025 Reserve Study, the reader should refer to the full reserve study for a complete list of assumptions, reservations, and disclosures from the Reserve Study Specialist.**

Executive Summary

Name	Mountain View Park
Location	23605 W. Lake Kayak Drive Monroe, WA 98272
Contributing Members (units)	69
Fiscal Year Start	July 01, 2024
Fiscal Year End	June 30, 2025
Depth of Study	Level I Report: Full Reserve Study with Site Inspection
Date of Study	May 13, 2025
Last On-Site Inspection Date	April 03, 2025
Inflation Rate for Projections	3.00 % (Years 2024-2054)

Reserve Fund Status and Funding Plan Recommendation

Based on our findings, the reserves are insufficient to fund capital projects through the 30 year scope of the study. The board should look at increasing funding. We recommend the association gradually adopt a reserve funding plan based on the Fully Funding Model in order to ensure that adequate funding is available throughout the 30-year study period.

Reported Current Annual Reserve Contribution	\$2,600 per year
Estimated Fiscal Year Starting Balance	\$4,800
Fiscal Year Beginning Balance if Fully Funded	\$130,233 (ideal amount in reserves)
Average Deficit/Surplus per Member (as of July 01, 2024)	-\$1,817.87

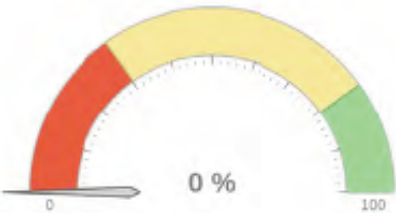


Figure 1: Reserve Account Percentage Funded Over 30 Year Study Window (Average Value)

Table 1: 5 Year Summary: Current vs. Baseline vs. Fully Funded Models

	Current		Baseline		Fully Funded Recommended	
2024-2025	-\$3,400	4%	\$83,431.72	4%	\$83,034.46	4%
2025-2026	-\$67,672	0%	\$95,492.19	44%	\$95,000.06	44%
2026-2027	-\$141,298	0%	\$93,490.00	60%	\$92,889.81	60%
2027-2028	-\$228,389	0%	\$10,112.45	96%	\$10,476.49	95%
2028-2029	-\$228,276	0%	\$14,250.07	60%	\$15,600.86	62%
	Contribution amount supplied by Client		Reserve account above \$0 within the study timeline		Achieve 100% funded within the study timeframe	

The percentage figures above represent the percentage each model is above or below fully funded for the noted time period.

Current Assessment Projection – The initial reserve assessment is the association's reported current fiscal year funding level and projected out 30 years to illustrate the adequacy of the current funding over time.

Current Total Reported Annual Reserve Contribution – \$2,600

Baseline Funded Model – The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. A facility using this funding method must understand that even a minor reduction in a component's remaining useful life or **unplanned expenses** can result in a deficit in the reserve cash balance and **may require additional funding**.

Recommended Total Annual Reserve Contribution – \$5,493

Fully Funded Model – This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments. This is the most conservative funding model. It leads to or maintains a fully funded reserve position. (Please note that the Fully Funded Model incorporates funding parameters that seek to reach 100% funded at year 30 reserve study limit. The recommended contribution amount may be unusually high or low for the first few years depending on the current reserve account balance and upcoming expenses).

Recommended Total Annual Reserve Contribution – \$6,387

Initial Reserves

Initial reserves for this reserve study are estimated to be \$4,800 as of June 30, 2024. We have relied upon the client to provide the current (or projected) reserve balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the reserve fund.

Current Assessment Projection

Table 2: Current Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2024-2025	\$4,800	\$2,600	\$0	\$0	\$10,800	-\$3,400	\$130,233	3.69%
2025-2026	-\$3,400	\$2,678	\$0	\$0	\$66,950	-\$67,672	\$187,718	0.00%
2026-2027	-\$67,672	\$2,758	\$0	\$0	\$76,385	-\$141,298	\$159,206	0.00%
2027-2028	-\$141,298	\$2,841	\$0	\$0	\$89,931	-\$228,389	\$97,854	0.00%
2028-2029	-\$228,389	\$2,926	\$0	\$0	\$2,814	-\$228,276	\$16,864	0.00%
2029-2030	-\$228,276	\$3,014	\$0	\$0	\$2,319	-\$227,581	\$24,161	0.00%
2030-2031	-\$227,581	\$3,105	\$0	\$0	\$11,702	-\$236,178	\$32,478	0.00%
2031-2032	-\$236,178	\$3,198	\$0	\$0	\$9,839	-\$242,819	\$31,680	0.00%

EXHIBIT D

$$\text{Fully Funded Balance} = \sum \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

$$\text{Percent Funded} = \text{Fully Funded Balance} / \text{Starting Balance}$$

Key indicators: **Poor** - 0-30% **Good** - 30-80% **Excellent** - over 80%

Baseline Funding Model Projection

Table 3: Baseline Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2024-2025	\$4,800	\$5,493	\$83,939	\$0	\$10,800	\$83,432	\$130,233	3.69%
2025-2026	\$83,432	\$5,826	\$73,185	\$0	\$66,950	\$95,492	\$187,718	44.45%
2026-2027	\$95,492	\$6,179	\$68,204	\$0	\$76,385	\$93,490	\$159,206	59.98%
2027-2028	\$93,490	\$6,554	\$0	\$0	\$89,931	\$10,112	\$97,854	95.54%
2028-2029	\$10,112	\$6,951	\$0	\$0	\$2,814	\$14,250	\$16,864	59.96%
2029-2030	\$14,250	\$7,373	\$0	\$0	\$2,319	\$19,305	\$24,161	58.98%
2030-2031	\$19,305	\$7,820	\$0	\$0	\$11,702	\$15,423	\$32,478	59.44%
2031-2032	\$15,423	\$8,295	\$0	\$0	\$9,839	\$13,879	\$31,680	48.68%

Fully Funded Model Projection

Table 4: Full Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2024-2025	\$4,800	\$6,387	\$82,648	\$0	\$10,800	\$83,034	\$130,233	3.69%
2025-2026	\$83,034	\$6,744	\$72,172	\$0	\$66,950	\$95,000	\$187,718	44.23%
2026-2027	\$95,000	\$7,120	\$67,154	\$0	\$76,385	\$92,890	\$159,206	59.67%
2027-2028	\$92,890	\$7,518	\$0	\$0	\$89,931	\$10,476	\$97,854	94.93%
2028-2029	\$10,476	\$7,938	\$0	\$0	\$2,814	\$15,601	\$16,864	62.12%
2029-2030	\$15,601	\$8,382	\$0	\$0	\$2,319	\$21,664	\$24,161	64.57%
2030-2031	\$21,664	\$8,850	\$0	\$0	\$11,702	\$18,812	\$32,478	66.70%
2031-2032	\$18,812	\$9,344	\$0	\$0	\$9,839	\$18,318	\$31,680	59.38%