



PROPOSAL: RESERVE STUDY & FUNDING PLAN

February 13, 2025

Park Place Homes
19726 – 19732 50th Avenue W
Lynwood, WA

Attn: Kerri DeArmas

We propose to prepare a Level I Comprehensive Reserve Study and Funding Plan per RCW 64.90.550 for Park Place Homes, Lynwood, Washington, as follows:

1. Identify all common area building components appropriate for reserve funding.
2. Compile a useful, descriptive inventory of all identified common area components.
3. Determine useful life, remaining useful life, and replacement cost for each item.
4. Develop parameters for Reserve Study calculations, including:
 - a. Current reserve balance.
 - b. Current rate of investment on Reserve Fund.
 - c. Tax rate applied to interest and/or dividends earned on invested Reserve Funds.
 - d. Current and projected inflation rate for construction costs.
 - e. Thirty-year analysis to be covered in the study.
 - f. Funding level the Association can reasonably adopt.
 - g. Percentage rate for annual contribution increase.
5. Establish a Reserve Study Funding Plan.
6. Project future reserve spending requirements.
7. Assess the adequacy of the current Reserve Fund and contributions.
8. Establish a recommended annual reserve contribution.
9. Provide Reserves Disclosure as per RCW 64.90.525
10. Provide applicable spreadsheets, expenditures graph, and funding charts.
11. Provide Accounts Summary Report, (Supplementary Information on Future Major
12. Repairs and Replacement). Include a glossary of Reserve Study Terms.

PROPOSAL:

One original report, in color, will be provided. In addition, a PDF version is available. The report will include graphs, charts, spreadsheets.

Please check either Option A or B below.

Option A:

Level I Reserve Study Funding Plan (1st Year) \$1,475.00

Optional Future Annual Updates:

Level II: Update with Visual Site Inspection (4th Year) \$900.00

Level III: Update with no Visual Site Inspection (2nd and 3rd Years) \$600.00/year

Option B - 4 Year Budget Plan:

Level I, II, and III Reserve Studies will be performed as required by RCW 64.90.550 over the next 4 years for a total of \$3,575.00.

\$893.75 will be billed annually and due within 30 days of billing.

If at any time the Association wishes to terminate this 4-year budget plan, the difference between what has been paid and the cost of each study, as noted under Option A, that has been prepared to date, will become due.

If you have any specific questions or concerns, please call David Bach at (206) 390-5594.

Sincerely,



David Bach

Accepted By:

Name: _____

Title _____

Date: _____