



Mission Bay HOA

Polson, MT

Level of Service: "Full"

Report #: **48794-0**

of Units: 201

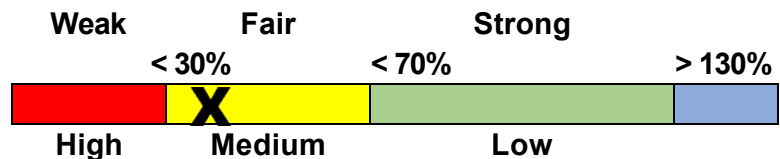
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$372,035
Current Fully Funded Reserve Balance	\$975,667
Percent Funded	38.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$3,003)
Recommended 2024 100% Monthly "Full Funding" Contributions	\$9,600
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$9,250
Recommended 2024-2026 Special Assessments	\$75,000/Each Year
Most Recent Budgeted Contribution Rate	\$1,656

Reserve Fund Strength: 38.1%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**

Annual Inflation Rate **3.00 %**

• This is a "Full", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 38.1 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$74,417 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range and levy Special Assessments in the amount of \$75,000 each year from 2024 through 2026 as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

*** These Special Assessments are preliminary in nature and are considered placeholder amounts until vendor estimates are gathered. These Special Assessments are recommended to bolster reserves for various projects outlined for 2024-2026.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix			
120 Asphalt - Resurface	30	11	\$1,220,000
121 Asphalt - Repair & Seal	5	1	\$132,500
150 Gazebo - Repair/Replace	20	2	\$4,000
156 Bulkhead - Maintain/Repair	20	19	\$30,000
160 Pole Lights - Repair/Replace	20	2	\$1,500
190 Community Signs - Partial Rpr/Rpl	10	2	\$4,000
195 Mailboxes - Repair/Replace	20	2	\$28,500
340 Play Equipment - Repair/Replace	15	2	\$21,000
360 Docks - Repair/Replace	25	4	\$25,000
730 Bathroom Building - Refurbish	20	2	\$25,000

10 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.