



Mission Bay Community Center -
Polson, WA
Level of Service: "Full"

Report #: 48795-0
of Units: 1

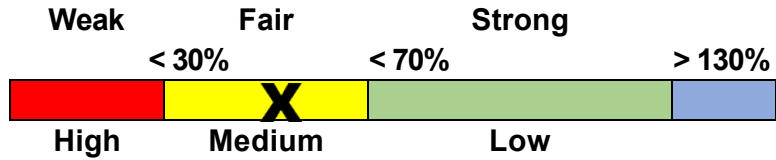
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$245,595
Current Fully Funded Reserve Balance	\$464,199
Percent Funded	52.9 %
Average Reserve Deficit or (Surplus) Per Unit	\$218,604
Recommended 2024 100% Monthly "Full Funding" Contributions	\$4,200
Recommended 2024 70% Monthly "Threshold Funding" Contributions	\$3,660
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$3,100
Most Recent Budgeted Contribution Rate	\$2,820

Reserve Fund Strength: 52.9%



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 52.9 % 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 \$36,511 - 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 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.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
100 Concrete/Masonry - Maintain/Repair	10	0	\$2,500
112 Metal Site Rail - Repair/Replace	30	12	\$11,500
113 Metal Site Rail - Paint	10	2	\$2,900
120 Parking Lot - Resurface	30	9	\$23,000
121 Parking Lot - Repair & Seal	5	2	\$3,800
140 Rope and Pillar Fence - Repair (a)	15	0	\$5,200
140 Rope and Pillar Fence - Repair (b)	15	2	\$10,400
140 Wood Fence - Repair/Replace	20	2	\$4,150
143 Trellis/Arbor - Repair/Replace	25	3	\$11,600
143 Trellis/Arbor - Stain	3	3	\$2,000
149 Garbage Enclosure - Repair/Replace	20	2	\$2,750
171 Trees - Trim/Remove & Replace	5	2	\$2,000
173 Irrigation Pump- Repair/Replace	10	0	\$900
190 Community Signs - Repair/Replace	30	9	\$4,000
Pool			
301 Pool Deck - Repair/Replace	30	9	\$56,000
302 Pool Furniture - Replace	15	8	\$6,750
303 Pool - Resurface	15	9	\$30,500
304 Pool - Retile	30	9	\$16,300
307 Pool Heater - Replace	10	9	\$5,800
312 Pool Cover - Maintain/Replace	10	6	\$4,000
Recreation			
320 Tennis Court Fence - Repair/Replace	30	9	\$14,000
323 Tennis Court - Resurface	40	19	\$38,250
324 Tennis Court - Repair/Seal/Stripe	6	3	\$19,000
Building Exterior			
400 Steep Slope Roof - Repair/Replace	25	4	\$37,850
406 Gutters - Repair/Replace	40	19	\$5,000
410 Siding - Ext Renovation	50	29	\$108,250
412 Exteriors - Caulk & Paint	10	3	\$17,500
415 Windows - Repair/Replace	25	4	\$37,500
420 Exterior Lights - Replace	20	0	\$1,900
Building Interior			
350 Elliptical - Repair/Replace	20	5	\$3,350
350 Recumbent Bike - Repair/Replace	20	5	\$3,250
350 Rowing Machine - Repair/Replace	20	19	\$3,000
350 Treadmills - Repair/Replace	20	11	\$7,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
350 Universal Gym - Repair/Replace	25	4	\$5,000
430 Carpet-Maintain/Replace	20	2	\$53,750
431 Tile -Maintain/Replace	40	22	\$8,650
440 Interiors - Paint	10	3	\$31,850
450 Furniture & Décor-Replace	30	9	\$30,000
455 Bathrooms - Refurbish	30	9	\$20,000
470 Kitchen - Refurbish	30	9	\$15,000
750 Office Furniture - Maintain/Replace	10	2	\$3,000
751 Office Equipment - Repair/Replace	5	2	\$2,500
752 Folding Tables/Chairs - Replace	25	6	\$2,000
753 Printer/Scanner - Replace	10	2	\$4,750
Systems & Evaluations			
480 Furnace - Repair/Replace	15	6	\$6,400
485 Water Heaters - Replace	15	6	\$2,900
916 AC Units - Repair/Replace	15	6	\$27,000
945 Surveillance System-Repair/Replace	10	2	\$2,500

48 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.