



Meadow Lake HOA -  
Columbia Falls, MT  
Level of Service: Update "With-Site-Visit"

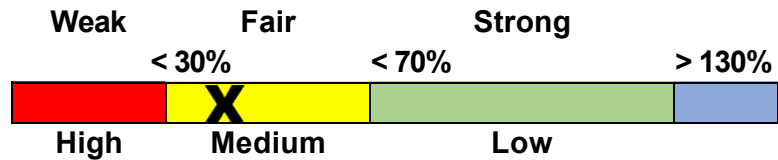
Report #: 26447-2  
# of Units: 399  
July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$452,886
Currently Fully Funded Reserve Balance	\$1,109,230
Average Reserve Deficit (Surplus) Per Unit	\$1,645
Percent Funded	40.8 %
Recommended 2024/25 Annual Full Funding Contribution	\$75,300
Alternate minimum contributions to keep Reserve above \$0	\$73,200
Most Recent Reserve Contribution Rate	\$60,000

Reserve Fund Strength: 40.8%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

This is an Update "With-Site-Visit", based on a prior Report prepared by Association Reserves for your 2021/22 Fiscal Year. We performed the site inspection on 10/16/2023

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is at 40.8 % Funded, this means the association's special assessment and deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of Reserve cash-flow problems. The current annual deterioration of your reserve components is \$107,860 - see Component Significance table.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contribution rate to more-closely match the annual rate of deterioration occurring to your Reserve components.

No assets appropriate for Reserve designation were excluded.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>STREETS</b>				
201	Gleneagles Trail - Overlay	28	10	\$135,000
201	Inverness Court - Overlay	28	15	\$31,500
201	Oakmont Lane/Lp Rds - Overlay	28	15	\$246,500
201	Pine Valley Lane/Lp Rds - Overlay	28	23	\$209,500
201	Seminole Lane - Overlay	28	8	\$47,000
201	Spyglass Hill Way/Loop - Overlay	28	8	\$180,000
201	St.And's/Augusta Rds - Overlay	28	8	\$484,000
202	Gleneagles Trail - Chip Seal	7	3	\$40,500
202	Oakmont Lane/Lp Rds - Chip Seal	7	1	\$73,850
202	Pine Valley Lane/Lp Rds - Chip Seal	7	3	\$62,800
202	Seminole Lane - Chip Seal	7	1	\$12,750
202	Spyglass Hill Way/Loop - Chip Seal	7	1	\$53,900
202	St.Andrews/Augusta/Invrns-Chip Seal	7	1	\$145,500
203	Inverness Court CulDeSac-Seal	3	0	\$1,495
203	Pine Valley CulDeSacs-Seal	3	0	\$3,000
203	Seminole Drive Entry - Seal	3	0	\$1,495
<b>MAILBOXES</b>				
992	Mailboxes - Replace (#1)	25	8	\$5,000
992	Mailboxes - Replace (#2-A)	25	2	\$7,500
992	Mailboxes - Replace (#2-B)	25	8	\$2,500
992	Mailboxes - Replace (#3-A)	25	2	\$7,500
992	Mailboxes - Replace (#3-B)	25	2	\$2,500
992	Mailboxes - Replace (#3-C)	25	8	\$2,500
992	Mailboxes - Replace (#4)	25	6	\$10,000
992	Mailboxes - Replace (#5-A)	25	2	\$2,500
992	Mailboxes - Replace (#5-B)	25	2	\$2,500
992	Mailboxes - Replace (#6)	25	24	\$11,100
<b>LIGHTING</b>				
1502	Pole Lights - Replace	25	20	\$12,000

**27 Total Funded Components**

Note 1: Yellow highlighted line items are expected to require attention in this initial year.