

Meadowland of Marin
Annual Report - Fiscal Year Ending 2025

1) Operating Budget

See attached document, *Meadowland of Marin Inc., Fiscal Year 2026 Annual Budget*

2) Association Reserve Summary

See attached document, *Reserve Study Summary and Disclosures*

3) Reserve Funding Plan Summary

See attached document, *Assessment and Reserve Funding Disclosure Summary*

4) Replacement or Repair Deferral

The Board DOES NOT intend to defer any planned replacements or repairs during 2026.

5) Special Assessment Levy

Consistent with the reserve-funding plan, the Association DOES NOT intend to levy a special assessment in 2026.

6) Reserve Funding Statement

The Board DOES NOT intend to fund reserves to repair or replace major components through special assessments, borrowing, use of other assets, deferral of repairs or replacements, or alternative mechanisms

7) Procedures Used for Calculations and Establishment of Reserves

See attached document, *Procedures Used for Calculations and Establishment of Reserves*

8) Outstanding Loans

Meadowland of Marin DOES NOT have any outstanding loans.

9) Insurance Summary

See attached document, *2026 Summary of the Association's Insurance Policies*

Company name: Meadowland of Marin, Inc

Budget name: Budget_FY26_P&L

Budget type: Profit and loss

Period: FY 2026 (Jan 2026 - Dec 2026)

Consolidated

Accounts	Budget totals
Income	
Investments	
Interest-Savings, Short-term CD	
Other Types of Income	
Miscellaneous Revenue	\$105.00
Membership Dues	\$90480.00
Membership Dues Balance Forward	
Billable Expense Income	
Club House Rental	
Grants Received	
Interest Checking/Savings Accts	\$50.00
Markup	
Sales	
Sales of Product Income	
Tax Refund	
Unapplied Cash Payment Income	
Total Income	\$90635.00
Cost of Goods Sold	
Cost of Goods Sold	
Total Cost of Goods Sold	
Expense	
Business Expenses	\$0.00
Business Registration Fees	
Insurance - Liability, D and O	\$5412.04
Annual Meeting Supplies	\$190.00
ECHO Membership	
Filing Fee	
Filing Fee for SI-100	
Filing Fee for SI-CID	
Insurance - Surety Bond	\$257.00
Office Supplies	
Postage, Mailing Services	
Quickbooks Subscription & Fees	
Subscription	\$119.88
Telephone / Telecommunications	\$1200.00
Total Business Expenses	\$7178.92
Contract Services	
Accounting Fees	
Legal Fees	
Tax preparation fees	
Total Contract Services	\$0.00
Facilities and Equipment	\$0.00
Depr and Amort - Allowable	
Annual Fire Extinguisher Service	
Annual Irrigation Back Fow Test/Certification	
Annual Irrigation Backflow Test	\$140.00
Clubhouse Cleaning	\$1200.00
Clubhouse Furniture and Fixtures	\$500.00
Clubhouse Roof Maintenance	\$0.00
Clubhouse Supplies	\$700.00
Exterminator Services	\$600.00

Accounts	Budget totals
Furniture Etc	
Irrigation Pump Maintenance/Repairs	\$300.00
Total Facilities and Equipment	\$3440.00
Operations	\$0.00
Books, Subscriptions, Reference	
Postage, Mailing Service	\$25.00
Printing and Copying	\$33.00
Supplies	
Telephone, Telecommunications	
Total Operations	\$58.00
Payroll Expenses	
Reconciliation Discrepancies	
Travel and Meetings	
Conference, Convention, Meeting	
Travel	
Total Travel and Meetings	\$0.00
Bank Charges	\$165.00
Exterminator	
Fire Extinguisher Refill	
Landscaping	\$0.00
Additional Landscape Projects	\$4075.00
FireSafeMarin Meadowland	
Landscape Equipment Repair	
Pump Check Yearly	
Pump Repairs	
Repairs	
Spray Pines	
Tree Service	\$720.00
Weekly Maintenance	\$11110.00
Total Landscaping	\$15905.00
other	
Other Miscellaneous Service Cost	
Pool Expenses	\$0.00
Annual Pool Permit Fee	\$650.00
Pool Chemicals	\$1950.00
Pool Miscellaneous	
Pool Permit	
Pool Repairs	
Pool Service	\$10644.00
Total Pool Expenses	\$13244.00
Professional Services	\$0.00
Annual CPA Review	\$1500.00
Annual CPS Review	
Annual Reserve Study Update	
Bookkeeper	\$3000.00
Reserve Study	\$500.00
Tax Preparation Fee	
Total Professional Services	\$5000.00
Purchases	
QuickBooks Payments Fees	\$267.91
Repairs	
Clubhouse repairs	
Concrete Repairs & Maintenance	
Deck Repairs & Maintenance	
Deck Repairs & Maintenance Club	
Repairs & Maintenance	

Accounts	Budget totals
Total Repairs	\$0.00
Taxes	
Federal	
Property	
State Franchise Board	
Total Taxes	\$0.00
Unapplied Cash Bill Payment Expense	
Uncategorized expense	
Utilities	\$0.00
Electric & Gas	\$17000.00
Garbage	\$3000.00
Water	\$1550.19
Total Utilities	\$21550.19
Total Expense	\$66809.02
Other Income	
Late Fees	
Total Other Income	
Other Expense	
Annual Reserve Contribution	\$23825.98
Other Miscellaneous Expense	
Reconciliation Discrepancies-1	\$0.00
Reserves	
Clubhouse	
Pump House	
Total Reserves	\$0.00
Write off/Bad Debts	
Total Other Expense	\$23825.98
Total Net Income	\$0.00

Tuesday, December 16, 2025 at 12:45 PM PST

PROPERTY INFORMATION

PROPERTY NAME:	Meadowland of Marin, Inc.		
STREET ADDRESS:	4 Shemran Court		
CITY, STATE, ZIP:	Fairfax, CA 94930		
GOVERNING ENTITY:	Board of Directors		
YEAR CONSTRUCTED:	1968	NUMBER OF CONSTRUCTION PHASES:	2
NUMBER OF UNITS:	52	NUMBER OF RESIDENTIAL BUILDINGS:	1

CONTACT INFORMATION

CURRENT PROPERTY CONTACT:	Mr. Ronald Kane Meadowland of Marin, Inc. Shemran Court Fairfax, CA 94930 Phone: (415) 987-5107 Email: wd6dny@gmail.com		
---------------------------	--	--	--

RESERVE STUDY INFORMATION

TYPE OF STUDY:	Annual Review Study 2026 (no site inspection performed with this review)		
BEGINNING YEAR OF STUDY:	2026		
YEAR OF LAST PHYSICAL INSPECTION:	2024		
YEAR OF NEXT PHYSICAL INSPECTION:	2027 (as required by the Davis-Stirling Act)		
RESERVE STUDY PREPARER:	Reserve Analysis Consulting, L.L.C. 1750 Bridgeway, Suite B106 • Sausalito, CA 94965 Sausalito, California 94965 Office Phone: (415) 332-7800 FAX: (415) 332-7801		
PERFORMED BY:	Aaron Atnip Direct Phone: (415) 272-1716 Email: aarona@reserveanalysis.com		

RESERVE FUND FINANCIAL INFORMATION

BUDGET YEAR ENDING DATE:	12/31	2025	2026
ANNUAL RESERVE CONTRIBUTION:		\$28,817	\$30,834
MONTHLY RESERVE CONTRIBUTION:		\$2,401	\$2,570
PER UNIT MONTHLY (AVG.) CONTRIBUTION:		\$46.18	\$49.41
TOTAL SPECIAL ASSESSMENT:		N/A	N/A
PER UNIT (AVG.) SPECIAL ASSESSMENT:		N/A	N/A
PROPOSED RESERVE FUND EXPENDITURES:			(\$22,050)
ESTIMATED YEAR ENDING BALANCE:		\$155,383	\$167,181
REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:			N/A

RESERVE PERCENT FUNDED CALCULATION

AMOUNT NEEDED TO BE 100% FUNDED:	\$315,747	\$327,212
THEORETICAL PER UNIT UNDERFUNDED:	\$3,084	\$3,078
CALCULATED PERCENT FUNDED:	49.21%	51.09%

RESERVE PROJECTED INTEREST & INFLATION

	Yr's 1-3	Yr's 4-30
"ASSUMED LONG-TERM INTEREST RATE":	3.00%	3.00%
"ASSUMED LONG-TERM INFLATION RATE":	3.00%	3.00%

PROPERTY DESCRIPTION & COMPONENT INCLUSION:

Meadowland of Marin, Inc. is a 52-member association located in Fairfax, CA. The Association is responsible for 1 residential building that was originally built in 2 phases in 1968. The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs. For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

5300(b)(4) - COMPONENT CONDITION:

The property is composed of a variety of components that are in a range of conditions due to their various ages and expected lives. The projections in this Reserve Study intend to maintain these components at an appropriate condition in the future; however, it is the Board's responsibility to investigate and cause the actual maintenance, repair and replacement projects at the appropriate time(s).

Per Davis-Stirling Section 5500 ((old 1365.5)), on a monthly basis the Board will review actual reserve expenses compared to the year's proposed reserve expenses. Depending on each component's condition and available information at that time, the Board will determine to undertake repair and replacement projects as appropriate. Please refer to the Sections of Component Data and/or Component Schedule for specific details on component ages, expected lives, and remaining lives. A component with a negative remaining life does not necessarily mean the component is being deferred, but rather signifies that the component is past its statistically average life and will be reviewed annually until it is appropriate for replacement. If the Board has specifically determined to defer or not undertake a component's repair or replacement, that decision and its justification is required to be in meeting minutes and disclosed separately in the Annual Budget Report.

5300(b)(3,5,6,7,8) - FUNDING PLAN ANALYSIS & CALCULATIONS:

5300(b)(3) - "the association shall provide the full reserve study plan upon request."

Specific Details regarding the following statements can be viewed in the "30 YEAR FUNDING PLAN" (included with this Reserve Summary).

5300(b)(5) - If applicable, the amount and commencement date of Board determined or anticipated special assessments will be shown and if a vote of the membership is required.

5300(b)(6) - The mechanism(s) by which the board will fund the reserves, including assessments, borrowing, and/or use of other assets. Refer to 5300(b)(4) above for deferral/selected repair/replacements.

5300(b)(7) - Procedures & methodology used for these calculations can be found in section "Procedures & Methodologies" (included with this Reserve Summary).

5300(b)(8) - If applicable, details regarding outstanding loans can be found in the 5570 "Reserve Summary and Disclosure" (included with this summary) and/or separately in the Annual Budget Report.

The Reserve Study is a SERIES OF PROJECTIONS, and consequently the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as future inflation rates, the level of preventative maintenance completed by future boards, unknown material defects, changes in technology, efficiency, and/or government regulations.

The Reserve Study is an evolving document that represents a moment in time covering a 30 year period. As required by The Davis-Stirling Act, we recommend that the Association review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and fluctuations in annual revenue, interest, and inflation.

8.00 PROCEDURES & METHODOLOGIES

DAVIS-STIRLING ACT PROCEDURES & REQUIREMENTS

Current Davis-Stirling statutes 5300 & 5550 ((old 1365 & 1365.5)) require the Association to Review the Reserve Study on an annual basis and implement any necessary adjustments regarding component performance, replacement and/or deferral; as well as recalculation of financial figures based on that review and current financial data. Additionally, Statute 5550 ((old 1365.5)) continues to require a Site Inspection based Update of the complete Study at a minimum every three years. The Reserve Study is to include:

Identification of the major components.

Establishment of reasonable life expectancies and remaining life of all components.

Projected estimated cost of all repair and replacements.

Development of a 30 year Funding Plan which identifies date and amount of regular and special assessments.

Calculation of Percent Funded and amount of per unit deficiency.

Statement of methodology.

Additionally, calculation of 5570 ((old 1365.2.5)) Reserve Summary and Disclosure Document.

SCOPE OF STUDY

The time frame covered by this analysis is from 2026 through 2055. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

STATEMENT OF RESERVE STUDY METHODOLOGY

The components included in this analysis were identified by age, quantity, and type. Upon completion of the component list and the Reserve Fund Requirement Analysis, the report was presented to the Homeowners Association's Board for approval. The following sources were used, when applicable, to make our determinations:

Original plans and specifications

Original contractors, current contractors and vendors

Association maintenance staff

Association management

Association Board of Directors

While gathering this information there were some assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would affect the cost of repairs. Some of these assumptions may come true and others may not; therefore, the cost of repairs and life of certain components could vary substantially. Life expectancies of all components were based on industry standard experiences, and on the components being in reasonable and ordinary condition.

All component conditions were based on visual inspection. There was no disassembly of components or demolition involved. This report does not address any factory or product defects or any damage due to improper maintenance, system design, or installation. It's also assumed all components will receive reasonable maintenance for their remaining life.

Only components that met the following criteria were included in this report:

The component maintenance is the responsibility of the Association.

The component is not covered by the Association's Annual Operating Budget.

The component's useful life is greater than one year, except in the case of variable ongoing repair of a major component

The component has an identifiable expected cost and replacement cost.

Inclusion in the Funding plan requires the component's remaining estimated useful life is less than 30 years.

The Reserve Study includes a 30 year component expenditure projection from which a Funding Plan was developed which proposes a "schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the Reserve Funding Plan." The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account that will enable the Association to fulfill its "obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less." It is equally important that a positive cash fund be maintained without relying on Special Assessments or overfunding of Reserves. The cost projections in this report are inflated based on an "assumed long-term inflation rate" based on a 30 year average and adjusted for local economies. The Funding Plan in this report includes an "assumed long-term interest rate" which is not to exceed "2% above the discount rate published by the Federal Reserve Bank of San Francisco." Both rates were reviewed in the Preliminary Draft and approved by the Board of Directors.

Meadowland of Marin, Inc.

2026 Summary of the Association's Insurance Policies

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

Policy Summaries

Insurer's Name:

State Farm Insurance

Type of Insurance:

Residential Community Association Policy
Fidelity / Surety Bond

Community Association Policy Limits:

Association General Liability - \$ 5,000,000
Individual Liability of the Directors - \$ 5,000,000

Deductibles:

Basic - \$1,000
Money and Securities - \$ 250
Equipment Breakdown - \$ 1,000

Fidelity / Surety Bond Coverages:

Blanket Coverages
Crime General Provisions
Computer and Funds Transfer Fraud
Non-compensated Officers as Employees

The Meadowland of Marin, Inc. policy declaration sheets may be viewed on the association website (www.meadowlandofmarin.com). The policy declaration sheets provides complete details of all coverages provided by the association's policy.