



## Belfair Acreage Tract

Belfair, WA

Level of Service: "Full"

Report #: 50992-0

# of Units: 127

January 1, 2025 through December 31, 2025

## Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$30,007
Current Fully Funded Reserve Balance	\$107,400
Percent Funded	27.9 %
Average Reserve (Deficit) or Surplus Per Unit	(\$609)
Recommended 2025 100% Annual "Full Funding" Contributions	\$24,650
Recommended 2025 70% Annual "Threshold Funding" Contributions	\$22,000
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$18,200
Preliminary Recommended 2025 Special Assessment	\$100,000
Most Recent Budgeted Contribution Rate	\$0

Reserve Fund Strength: 27.9%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

## 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 27.9 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. 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 \$22,400 - 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 and levy Special Assessment of \$100,000. This Special Assessment is preliminary pending ultimate scope of work, bids, etc. for road work (see #116). 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
<b>Inventory Appendix</b>			
111 Alderwood Rd. - Grade/Regravel	30	29	\$62,000
114 Alderwood Rd. - Grade/Compact	3	2	\$9,000
115 Alderwood Rd. - Add Crushed Rock	9	8	\$21,000
116 Roads - Grade/Regravel	30	0	\$100,000
117 Roads - Grade/Compact	3	3	\$20,000
119 Roads - Add Crushed Rock	9	9	\$45,000

**6 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.