

**Belfair Acreage Tract**

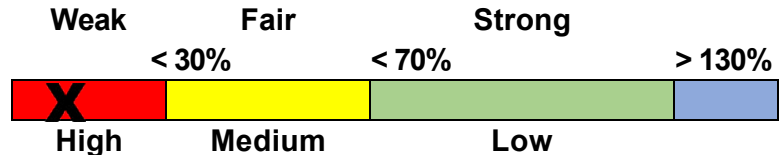
Belfair, WA

Level of Service: **Update "No-Site-Visit"**Report #: **50992-1**

of Units: 127

January 1, 2026 through December 31, 2026**Findings & Recommendations****as of January 1, 2026**

Starting Reserve Balance	\$10,000
Current Fully Funded Reserve Balance	\$108,850
Percent Funded	9.2 %
Average Reserve (Deficit) or Surplus Per Unit	(\$778)
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	\$28,200
Recommended 2026 70% Annual "Threshold Funding" Reserve Transfers	\$25,600
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$22,000
Most Recent Budgeted Reserve Transfer Rate	\$0

Reserve Fund Strength: 9.2%**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 Update "No-Site-Visit", 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 9.2 % 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 \$24,946 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer 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 transfer 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
Inventory Appendix			
104 Alderwood Rd. - Grade/Regravel 1 of 2	30	28	\$60,000
111 Alderwood Rd. - Grade/Regravel 2 of 2	30	29	\$60,000
114 Alderwood Rd. - Grade/Compact	3	3	\$9,270
115 Alderwood Rd. - Add Crushed Rock	9	9	\$21,650
116 Roads - Grade/Regravel	30	0	\$102,850
117 Roads - Grade/Compact	3	3	\$20,600
119 Roads - Add Crushed Rock	9	9	\$46,400
7 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.