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Update "No-Site-Visit" Reserve Study



Clearwood Water Systems Yelm, WA

Report #: 7223-6
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: June 13, 2019



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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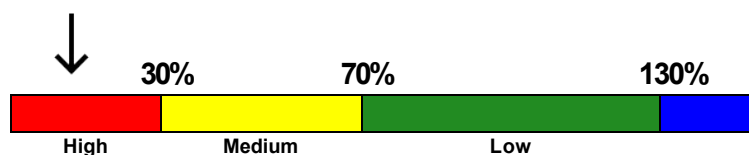
3- Minute Executive Summary

Association: Clearwood Water Systems **Assoc. #: 7223-6**
Location: Yelm, WA **# of Units: 1,355**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Starting Reserve Balance	\$740,488 **
Current Fully Funded Reserve Balance	\$6,229,761
Percent Funded	11.9 %
Average Reserve Deficit or (Surplus) Per Unit	\$4,051
Recommended 2020 100% Annual "Full Funding" Contributions	\$540,800
Recommended 2020 70% Annual "Threshold Funding" Contributions	\$450,600
2020 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$250,000
Most Recent Budgeted Annual Contribution Rate	\$250,305

Reserves % Funded: 11.9%



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

• This is a Update "No-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• **Starting balance figure here was provided by Association. Reported to us this figure is pre-audit and could change according to audit findings. If figures differ, this affects the reserve study recommendations/figures.

• Your Reserve Fund is currently 11.9 % 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.

• 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. "Alternate Funding" in this report is synonymous with Baseline Funding, 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 are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix				
100	Sanitary Survey	3	2	\$6,250
101	Water System Plan - Update	6	3	\$33,950
102	Well #5 - Install Final Cost		0	\$300,000
102	Well #5 - Replace Casing	80	80	\$152,000
102	Well Pump / Motor #5 - Replace	10	10	\$23,200
103	Well Pump / Motor #1 - Replace	10	8	\$12,350
104	Well #1 - Replace Casing	80	33	\$152,000
105	Well Pump / Motor #2 - Replace	10	3	\$18,600
106	Well #2 - Replace Casing	80	43	\$152,000
107	Well Pump / Motor #4 - Replace	10	7	\$23,100
108	Well #4 - Replace Casing	80	53	\$152,000
109	Source Flow Meters - Replace	5	4	\$7,850
110	Storage Tank #1 - Replace	80	31	\$697,500
111	Storage Tank #1 - Coat Exterior	20	11	\$30,400
112	Storage Tank #1 - Coat Interior	20	14	\$119,000
114	Storage Tank #2 - Replace	80	51	\$949,500
115	Storage Tank #2 - Coat Exterior	20	11	\$73,200
116	Storage Tank #2 - Coat Interior	20	11	\$282,000
118	Storage Reservoirs - Dive Inspect	5	0	\$7,600
119	Reservoir 2 Ladder - Repaint	10	7	\$12,250
120	Reservoir Cathodic Protection 1	20	13	\$15,750
121	Reservoir Cathodic Protection 2	20	3	\$22,500
122	Water Hammer Surge Tanks	50	0	\$14,600
300	Water Main Project D-1: Replace	60	7	\$527,000
301	Water Main Project D-2: Replace	60	10	\$385,500
302	Water Main Project D-3: Replace	60	13	\$407,500
303	Water Main Project D-4: Replace	60	16	\$542,500
304	Water Main Project D-5a: Replace	60	19	\$539,000
305	Water Main Project D-5b: Replace	60	22	\$540,000
306	Water Main Project D-6: Replace	60	25	\$602,000
307	Water Main Project D-7: Replace	60	28	\$308,500
308	Remaining Water Main Lines -Replace	60	31	\$821,500
309	Remaining Water Main Lines -Replace	60	34	\$821,500
310	Main Lines Replaced 2002, Cycle	60	42	\$1,006,500
310	Main Lines Replaced 2009, Cycle	60	49	\$590,500
311	Main Valves- Rplc (2002)	30	12	\$107,050
311	Main Valves- Rplc (2009)	30	19	\$74,650
311	Main Valves- Rplc (other)	30	21	\$65,900
311	Main Valves- Rplc (Phase 1)	30	7	\$57,400
311	Main Valves- Rplc (Phase 2)	30	10	\$56,800
311	Main Valves- Rplc (Phase 3)	30	13	\$24,400
311	Main Valves- Rplc (Phase 4)	30	16	\$32,500
311	Main Valves- Rplc (Phase 5a)	30	19	\$12,350
311	Main Valves- Rplc (Phase 5b)	30	22	\$11,250
311	Main Valves- Rplc (Phase 6)	30	25	\$29,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
311	Main Valves- Rplc (Phase 7)	30	28	\$14,100
312	Hydrant near Maint. Bldg.	30	23	\$5,650
312	Hydrants - Rplc (2002)	30	12	\$51,750
312	Hydrants - Rplc (2009)	30	19	\$33,700
312	Hydrants - Rplc (other)	30	14	\$40,500
312	Hydrants - Rplc (Phase 1)	30	7	\$13,500
312	Hydrants - Rplc (Phase 2)	30	10	\$24,800
312	Hydrants - Rplc (Phase 3)	30	13	\$29,250
312	Hydrants - Rplc (Phase 4)	30	16	\$28,200
312	Hydrants - Rplc (Phase 5a)	30	19	\$9,850
312	Hydrants - Rplc (Phase 5b)	30	22	\$16,900
312	Hydrants - Rplc (Phase 6)	30	25	\$30,400
312	Hydrants - Rplc (Phase 7)	30	28	\$5,615
316	Water Service Meters -Rplc(Phase1)	10	2	\$7,600
316	Water Service Meters -Rplc(Phase10)	10	1	\$7,600
316	Water Service Meters -Rplc(Phase2)	10	3	\$7,600
316	Water Service Meters -Rplc(Phase3)	10	4	\$7,600
316	Water Service Meters -Rplc(Phase4)	10	5	\$7,600
316	Water Service Meters -Rplc(Phase5)	10	6	\$7,600
316	Water Service Meters -Rplc(Phase6)	10	9	\$7,600
316	Water Service Meters -Rplc(Phase7)	10	0	\$7,600
316	Water Service Meters -Rplc(Phase8)	10	0	\$7,600
316	Water Service Meters -Rplc(Phase9)	10	0	\$7,600
317	Water Meter Setters -Rplc(Phase1)	20	12	\$25,200
317	Water Meter Setters -Rplc(Phase2)	20	13	\$25,200
317	Water Meter Setters -Rplc(Phase3)	20	14	\$25,200
317	Water Meter Setters -Rplc(Phase4)	20	15	\$25,200
317	Water Meter Setters -Rplc(Phase5)	20	16	\$25,200
317	Water Meter Setters -Rplc(Phase6)	20	19	\$25,200
317	Water Meter Setters -Rplc(Phase7)	20	0	\$25,200
317	Water Meter Setters -Rplc(Phase8)	20	0	\$25,200
317	Water Meter Setters -Rplc(Phase9)	20	0	\$25,200
317	Water Meter Setters-Rplc (Phase10)	20	1	\$25,200
323	Cla-Val Valves - Repair/Replace	7	7	\$5,100
324	Leak Detection	4	0	\$7,600
400	Well 4 Control Systems - Replace	25	5	\$22,550
400	Well 5 Cntrl Systems - Replace	25	25	\$22,550
400	Wells 1 & 2 Cntrl Systems - Replace	25	5	\$37,700
401	Caustic Systems - Repair/Replace	30	10	\$25,350
402	Well #1 & #2 Generator & Controls	50	44	\$45,000
402	Well #4 Generator - Replace	50	26	\$49,250
403	Telemetry System - Replace	20	4	\$21,450
410	Well House 1, 2 - Replace	40	2	\$25,300
410	Well House 4 - Replace	40	7	\$12,350
410	Well House 5 - Replace	40	40	\$12,350
411	Well Sites Fence - Replace	30	8	\$16,350
412	Reservoir Fences - Replace	30	8	\$11,600
450	Water Trailer - Purchase	10	9	\$6,250
450	Water Truck - Replace	10	9	\$10,300
460	Public Utility Water - Pay Tax	1	0	\$12,350

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
95 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

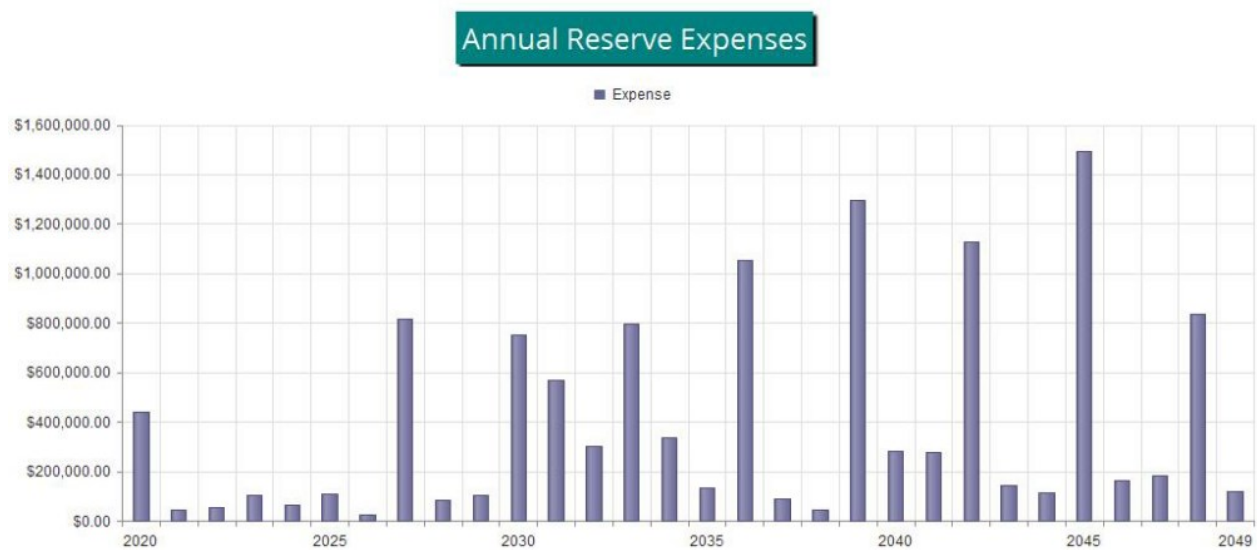


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$740,488 as-of the start of your Fiscal Year on 1/1/2020. As of that date, your Fully Funded Balance is computed to be \$6,229,761 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$540,800 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

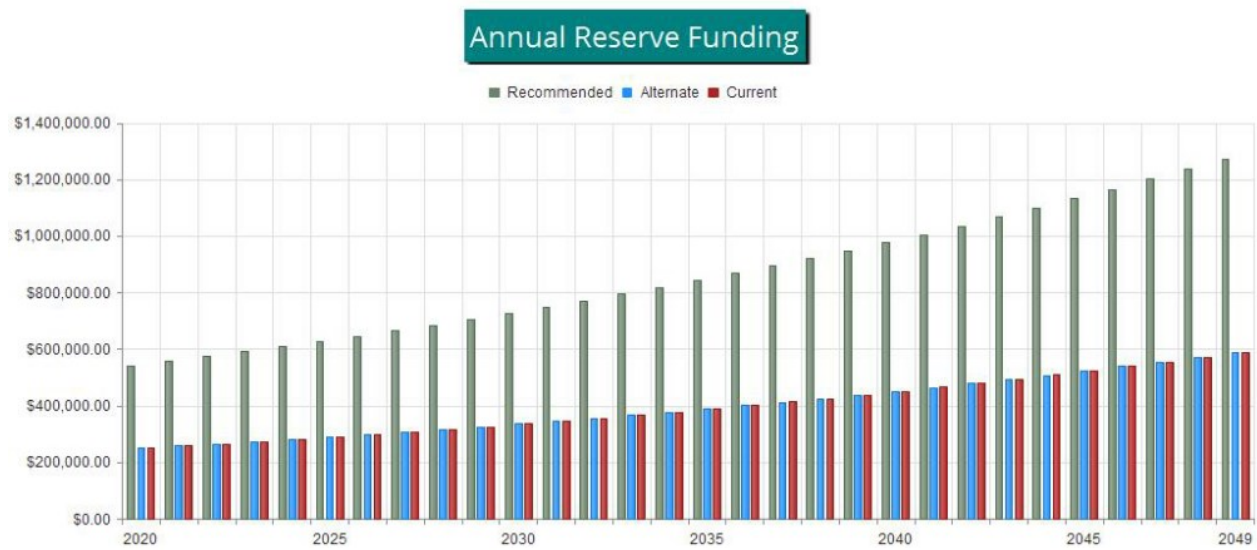


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

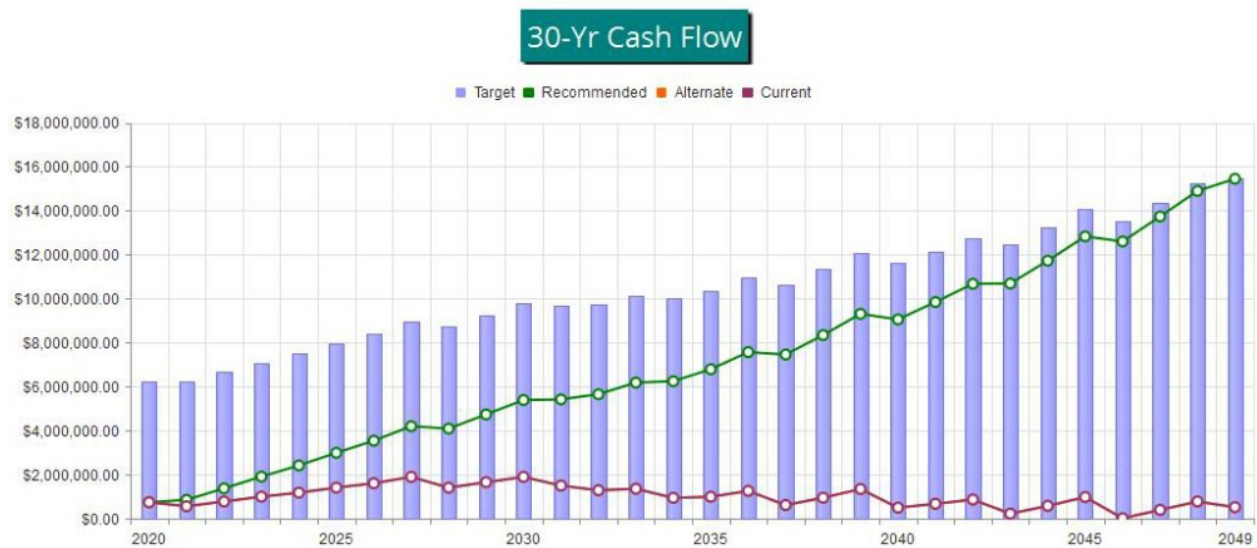


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

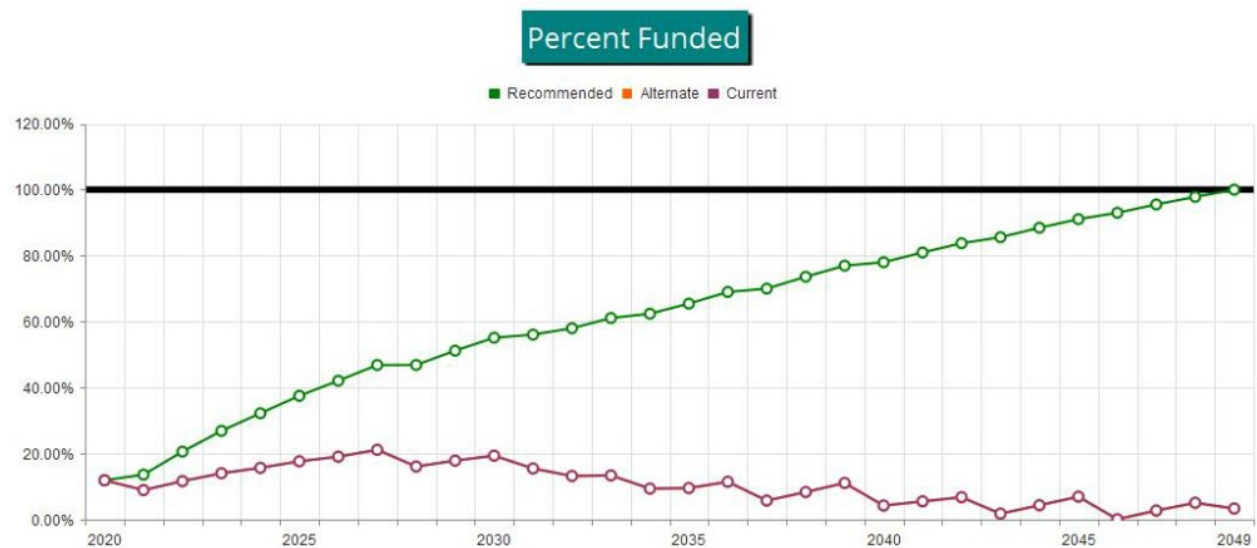


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Inventory Appendix						
100	Sanitary Survey	State required survey	3	2	\$5,700	\$6,800
101	Water System Plan - Update	Every 6 years	6	3	\$28,800	\$39,100
102	Well #5 - Install Final Cost	(1) water well		0	\$250,000	\$350,000
102	Well #5 - Replace Casing	8" steel, Unk depth	80	80	\$130,000	\$174,000
102	Well Pump / Motor #5 - Replace	(1) 7.5 hp submersible 4"	10	10	\$20,600	\$25,800
103	Well Pump / Motor #1 - Replace	(1) 7.5 hp submersible 4"	10	8	\$11,200	\$13,500
104	Well #1 - Replace Casing	8" steel, 60'	80	33	\$130,000	\$174,000
105	Well Pump / Motor #2 - Replace	(1) 30 hp submersible 6"	10	3	\$18,000	\$19,200
106	Well #2 - Replace Casing	10" steel, 67'	80	43	\$130,000	\$174,000
107	Well Pump / Motor #4 - Replace	(1) 25 hp submersible 6"	10	7	\$20,300	\$25,900
108	Well #4 - Replace Casing	12" steel, 45'	80	53	\$130,000	\$174,000
109	Source Flow Meters - Replace	(4*) source meters	5	4	\$7,600	\$8,100
110	Storage Tank #1 - Replace	182,000 gallon steel	80	31	\$630,000	\$765,000
111	Storage Tank #1 - Coat Exterior	182,000 gallon	20	11	\$28,100	\$32,700
112	Storage Tank #1 - Coat Interior	182,000 gallon	20	14	\$112,000	\$126,000
114	Storage Tank #2 - Replace	423,000 gallon steel	80	51	\$889,000	\$1,010,000
115	Storage Tank #2 - Coat Exterior	423,000 gallon	20	11	\$67,600	\$78,800
116	Storage Tank #2 - Coat Interior	423,000 gallon	20	11	\$226,000	\$338,000
118	Storage Reservoirs - Dive Inspect	(2) dive inspections	5	0	\$7,000	\$8,200
119	Reservoir 2 Ladder - Repaint	Ladder assembly	10	7	\$11,100	\$13,400
120	Reservoir Cathodic Protection 1	(1) cathodic system	20	13	\$14,600	\$16,900
121	Reservoir Cathodic Protection 2	(1) cathodic system	20	3	\$20,300	\$24,700
122	Water Hammer Surge Tanks	Surge tanks	50	0	\$11,200	\$18,000
300	Water Main Project D-1: Replace	~ 0.9 miles	60	7	\$505,000	\$549,000
301	Water Main Project D-2: Replace	~ 0.7 miles	60	10	\$363,000	\$408,000
302	Water Main Project D-3: Replace	~ 0.7 miles	60	13	\$385,000	\$430,000
303	Water Main Project D-4: Replace	~ 0.9 miles	60	16	\$520,000	\$565,000
304	Water Main Project D-5a: Replace	~ .85 miles	60	19	\$517,000	\$561,000
305	Water Main Project D-5b: Replace	~ .85 miles	60	22	\$518,000	\$562,000
306	Water Main Project D-6: Replace	~ 1.0 miles	60	25	\$580,000	\$624,000
307	Water Main Project D-7: Replace	~ .5 miles	60	28	\$286,000	\$331,000
308	Remaining Water Main Lines -Replace	~ 1.25 miles	60	31	\$788,000	\$855,000
309	Remaining Water Main Lines -Replace	~ 1.25 miles	60	34	\$788,000	\$855,000
310	Main Lines Replaced 2002, Cycle	~ 1.53 miles	60	42	\$973,000	\$1,040,000
310	Main Lines Replaced 2009, Cycle	~ .9 miles	60	49	\$562,000	\$619,000
311	Main Valves- Rplc (2002)	40 valves	30	12	\$96,100	\$118,000
311	Main Valves- Rplc (2009)	31 valves	30	19	\$69,000	\$80,300
311	Main Valves- Rplc (other)	36 valves	30	21	\$60,300	\$71,500
311	Main Valves- Rplc (Phase 1)	25 valves	30	7	\$51,800	\$63,000
311	Main Valves- Rplc (Phase 2)	24 valves	30	10	\$51,200	\$62,400
311	Main Valves- Rplc (Phase 3)	12 valves	30	13	\$18,700	\$30,100
311	Main Valves- Rplc (Phase 4)	15 valves	30	16	\$26,900	\$38,100
311	Main Valves- Rplc (Phase 5a)	6 valves	30	19	\$11,200	\$13,500
311	Main Valves- Rplc (Phase 5b)	5 valves	30	22	\$10,100	\$12,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
311	Main Valves- Rplc (Phase 6)	14 valves	30	25	\$24,100	\$35,400
311	Main Valves- Rplc (Phase 7)	7 valves	30	28	\$11,800	\$16,400
312	Hydrant near Maint. Bldg.	1 new hydrant	30	23	\$5,100	\$6,200
312	Hydrants - Rplc (2002)	9 hydrants, 1 air vac	30	12	\$46,100	\$57,400
312	Hydrants - Rplc (2009)	5 hydrants, 5 air vac	30	19	\$28,100	\$39,300
312	Hydrants - Rplc (other)	4 hydrts,2 needed,6 air v	30	14	\$34,900	\$46,100
312	Hydrants - Rplc (Phase 1)	1 hydrt,1 needed,2 air v	30	7	\$11,200	\$15,800
312	Hydrants - Rplc (Phase 2)	3 hydrts,need 1, 2 air v	30	10	\$19,200	\$30,400
312	Hydrants - Rplc (Phase 3)	5 hydrants, 1 needed	30	13	\$23,600	\$34,900
312	Hydrants - Rplc (Phase 4)	3 hydrants, 2 needed	30	16	\$22,600	\$33,800
312	Hydrants - Rplc (Phase 5a)	1 hydrnt,need 1, 1 air v	30	19	\$5,100	\$14,600
312	Hydrants - Rplc (Phase 5b)	1 hydrnt,2 needed	30	22	\$13,500	\$20,300
312	Hydrants - Rplc (Phase 6)	4 hydrmts,need 1, 2 air v	30	25	\$24,700	\$36,100
312	Hydrants - Rplc (Phase 7)	1 hydrant	30	28	\$5,050	\$6,180
316	Water Service Meters -Rplc(Phase1)	~103.5 of 1,034 connectns	10	2	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase10)	~103.5 of 1,034 connectns	10	1	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase2)	~103.5 of 1,034 connectns	10	3	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase3)	~103.5 of 1,034 connectns	10	4	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase4)	~103.5 of 1,034 connectns	10	5	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase5)	~103.5 of 1,034 connectns	10	6	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase6)	~103.5 of 1,034 connectns	10	9	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase7)	~103.5 of 1,034 connectns	10	0	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase8)	~103.5 of 1,034 connectns	10	0	\$7,000	\$8,200
316	Water Service Meters -Rplc(Phase9)	~103.5 of 1,034 connectns	10	0	\$7,000	\$8,200
317	Water Meter Setters -Rplc(Phase1)	~103.5 of 1,034 connectns	20	12	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase2)	~103.5 of 1,034 connectns	20	13	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase3)	~103.5 of 1,034 connectns	20	14	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase4)	~103.5 of 1,034 connectns	20	15	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase5)	~103.5 of 1,034 connectns	20	16	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase6)	~103.5 of 1,034 connectns	20	19	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase7)	~103.5 of 1,034 connectns	20	0	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase8)	~103.5 of 1,034 connectns	20	0	\$23,000	\$27,400
317	Water Meter Setters -Rplc(Phase9)	~103.5 of 1,034 connectns	20	0	\$23,000	\$27,400
317	Water Meter Setters-Rplc (Phase10)	~103.5 of 1,034 connectns	20	1	\$23,000	\$27,400
323	Cla-Val Valves - Repair/Replace	(2) Cla-Val flow control	7	7	\$4,400	\$5,800
324	Leak Detection	Every other year	4	0	\$7,000	\$8,200
400	Well 4 Control Systems - Replace	Motor controls, related	25	5	\$19,200	\$25,900
400	Well 5 Cntrl Systems - Replace	Motor controls, related	25	25	\$19,200	\$25,900
400	Wells 1 & 2 Cntrl Systems - Replace	Motor controls, related	25	5	\$31,500	\$43,900
401	Caustic Systems - Repair/Replace	(2) Sodium Hydroxide syst	30	10	\$22,600	\$28,100
402	Well #1 & #2 Generator & Controls	Generator controls / Elec	50	44	\$39,300	\$50,700
402	Well #4 Generator - Replace	100 kw Detroit Diesel	50	26	\$45,000	\$53,500
403	Telemetry System - Replace	(1) Telemetry system	20	4	\$20,300	\$22,600
410	Well House 1, 2 - Replace	(3) Structures	40	2	\$23,600	\$27,000
410	Well House 4 - Replace	(2) Structures	40	7	\$11,200	\$13,500
410	Well House 5 - Replace	~(2) Structures	40	40	\$11,200	\$13,500
411	Well Sites Fence - Replace	~ 720LF, chain link	30	8	\$15,800	\$16,900
412	Reservoir Fences - Replace	~ 500 LF, chain link	30	8	\$10,800	\$12,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
450	Water Trailer - Purchase	New purchase	10	9	\$5,700	\$6,800
450	Water Truck - Replace	Ford Ranger, 1993	10	9	\$8,200	\$12,400
460	Public Utility Water - Pay Tax	Water Reserve/Consumption	1	0	\$10,300	\$14,400
95	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
100	Sanitary Survey	\$6,250	X	1	/	3	=	\$2,083
101	Water System Plan - Update	\$33,950	X	3	/	6	=	\$16,975
102	Well #5 - Install Final Cost	\$300,000	X	0	/		=	\$300,000
102	Well #5 - Replace Casing	\$152,000	X	0	/	80	=	\$0
102	Well Pump / Motor #5 - Replace	\$23,200	X	0	/	10	=	\$0
103	Well Pump / Motor #1 - Replace	\$12,350	X	2	/	10	=	\$2,470
104	Well #1 - Replace Casing	\$152,000	X	47	/	80	=	\$89,300
105	Well Pump / Motor #2 - Replace	\$18,600	X	7	/	10	=	\$13,020
106	Well #2 - Replace Casing	\$152,000	X	37	/	80	=	\$70,300
107	Well Pump / Motor #4 - Replace	\$23,100	X	3	/	10	=	\$6,930
108	Well #4 - Replace Casing	\$152,000	X	27	/	80	=	\$51,300
109	Source Flow Meters - Replace	\$7,850	X	1	/	5	=	\$1,570
110	Storage Tank #1 - Replace	\$697,500	X	49	/	80	=	\$427,219
111	Storage Tank #1 - Coat Exterior	\$30,400	X	9	/	20	=	\$13,680
112	Storage Tank #1 - Coat Interior	\$119,000	X	6	/	20	=	\$35,700
114	Storage Tank #2 - Replace	\$949,500	X	29	/	80	=	\$344,194
115	Storage Tank #2 - Coat Exterior	\$73,200	X	9	/	20	=	\$32,940
116	Storage Tank #2 - Coat Interior	\$282,000	X	9	/	20	=	\$126,900
118	Storage Reservoirs - Dive Inspect	\$7,600	X	5	/	5	=	\$7,600
119	Reservoir 2 Ladder - Repaint	\$12,250	X	3	/	10	=	\$3,675
120	Reservoir Cathodic Protection 1	\$15,750	X	7	/	20	=	\$5,513
121	Reservoir Cathodic Protection 2	\$22,500	X	17	/	20	=	\$19,125
122	Water Hammer Surge Tanks	\$14,600	X	50	/	50	=	\$14,600
300	Water Main Project D-1: Replace	\$527,000	X	53	/	60	=	\$465,517
301	Water Main Project D-2: Replace	\$385,500	X	50	/	60	=	\$321,250
302	Water Main Project D-3: Replace	\$407,500	X	47	/	60	=	\$319,208
303	Water Main Project D-4: Replace	\$542,500	X	44	/	60	=	\$397,833
304	Water Main Project D-5a: Replace	\$539,000	X	41	/	60	=	\$368,317
305	Water Main Project D-5b: Replace	\$540,000	X	38	/	60	=	\$342,000
306	Water Main Project D-6: Replace	\$602,000	X	35	/	60	=	\$351,167
307	Water Main Project D-7: Replace	\$308,500	X	32	/	60	=	\$164,533
308	Remaining Water Main Lines -Replace	\$821,500	X	29	/	60	=	\$397,058
309	Remaining Water Main Lines -Replace	\$821,500	X	26	/	60	=	\$355,983
310	Main Lines Replaced 2002, Cycle	\$1,006,500	X	18	/	60	=	\$301,950
310	Main Lines Replaced 2009, Cycle	\$590,500	X	11	/	60	=	\$108,258
311	Main Valves- Rplc (2002)	\$107,050	X	18	/	30	=	\$64,230
311	Main Valves- Rplc (2009)	\$74,650	X	11	/	30	=	\$27,372
311	Main Valves- Rplc (other)	\$65,900	X	9	/	30	=	\$19,770
311	Main Valves- Rplc (Phase 1)	\$57,400	X	23	/	30	=	\$44,007
311	Main Valves- Rplc (Phase 2)	\$56,800	X	20	/	30	=	\$37,867
311	Main Valves- Rplc (Phase 3)	\$24,400	X	17	/	30	=	\$13,827
311	Main Valves- Rplc (Phase 4)	\$32,500	X	14	/	30	=	\$15,167
311	Main Valves- Rplc (Phase 5a)	\$12,350	X	11	/	30	=	\$4,528
311	Main Valves- Rplc (Phase 5b)	\$11,250	X	8	/	30	=	\$3,000
311	Main Valves- Rplc (Phase 6)	\$29,750	X	5	/	30	=	\$4,958

# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
311 Main Valves- Rplc (Phase 7)	\$14,100	X	2	/	30	=	\$940
312 Hydrant near Maint. Bldg.	\$5,650	X	7	/	30	=	\$1,318
312 Hydrants - Rplc (2002)	\$51,750	X	18	/	30	=	\$31,050
312 Hydrants - Rplc (2009)	\$33,700	X	11	/	30	=	\$12,357
312 Hydrants - Rplc (other)	\$40,500	X	16	/	30	=	\$21,600
312 Hydrants - Rplc (Phase 1)	\$13,500	X	23	/	30	=	\$10,350
312 Hydrants - Rplc (Phase 2)	\$24,800	X	20	/	30	=	\$16,533
312 Hydrants - Rplc (Phase 3)	\$29,250	X	17	/	30	=	\$16,575
312 Hydrants - Rplc (Phase 4)	\$28,200	X	14	/	30	=	\$13,160
312 Hydrants - Rplc (Phase 5a)	\$9,850	X	11	/	30	=	\$3,612
312 Hydrants - Rplc (Phase 5b)	\$16,900	X	8	/	30	=	\$4,507
312 Hydrants - Rplc (Phase 6)	\$30,400	X	5	/	30	=	\$5,067
312 Hydrants - Rplc (Phase 7)	\$5,615	X	2	/	30	=	\$374
316 Water Service Meters -Rplc(Phase1)	\$7,600	X	8	/	10	=	\$6,080
316 Water Service Meters -Rplc(Phase10)	\$7,600	X	9	/	10	=	\$6,840
316 Water Service Meters -Rplc(Phase2)	\$7,600	X	7	/	10	=	\$5,320
316 Water Service Meters -Rplc(Phase3)	\$7,600	X	6	/	10	=	\$4,560
316 Water Service Meters -Rplc(Phase4)	\$7,600	X	5	/	10	=	\$3,800
316 Water Service Meters -Rplc(Phase5)	\$7,600	X	4	/	10	=	\$3,040
316 Water Service Meters -Rplc(Phase6)	\$7,600	X	1	/	10	=	\$760
316 Water Service Meters -Rplc(Phase7)	\$7,600	X	10	/	10	=	\$7,600
316 Water Service Meters -Rplc(Phase8)	\$7,600	X	10	/	10	=	\$7,600
316 Water Service Meters -Rplc(Phase9)	\$7,600	X	10	/	10	=	\$7,600
317 Water Meter Setters -Rplc(Phase1)	\$25,200	X	8	/	20	=	\$10,080
317 Water Meter Setters -Rplc(Phase2)	\$25,200	X	7	/	20	=	\$8,820
317 Water Meter Setters -Rplc(Phase3)	\$25,200	X	6	/	20	=	\$7,560
317 Water Meter Setters -Rplc(Phase4)	\$25,200	X	5	/	20	=	\$6,300
317 Water Meter Setters -Rplc(Phase5)	\$25,200	X	4	/	20	=	\$5,040
317 Water Meter Setters -Rplc(Phase6)	\$25,200	X	1	/	20	=	\$1,260
317 Water Meter Setters -Rplc(Phase7)	\$25,200	X	20	/	20	=	\$25,200
317 Water Meter Setters -Rplc(Phase8)	\$25,200	X	20	/	20	=	\$25,200
317 Water Meter Setters -Rplc(Phase9)	\$25,200	X	20	/	20	=	\$25,200
317 Water Meter Setters-Rplc (Phase10)	\$25,200	X	19	/	20	=	\$23,940
323 Cla-Val Valves - Repair/Replace	\$5,100	X	0	/	7	=	\$0
324 Leak Detection	\$7,600	X	4	/	4	=	\$7,600
400 Well 4 Control Systems - Replace	\$22,550	X	20	/	25	=	\$18,040
400 Well 5 Cntrl Systems - Replace	\$22,550	X	0	/	25	=	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$37,700	X	20	/	25	=	\$30,160
401 Caustic Systems - Repair/Replace	\$25,350	X	20	/	30	=	\$16,900
402 Well #1 & #2 Generator & Controls	\$45,000	X	6	/	50	=	\$5,400
402 Well #4 Generator - Replace	\$49,250	X	24	/	50	=	\$23,640
403 Telemetry System - Replace	\$21,450	X	16	/	20	=	\$17,160
410 Well House 1, 2 - Replace	\$25,300	X	38	/	40	=	\$24,035
410 Well House 4 - Replace	\$12,350	X	33	/	40	=	\$10,189
410 Well House 5 - Replace	\$12,350	X	0	/	40	=	\$0
411 Well Sites Fence - Replace	\$16,350	X	22	/	30	=	\$11,990
412 Reservoir Fences - Replace	\$11,600	X	22	/	30	=	\$8,507
450 Water Trailer - Purchase	\$6,250	X	1	/	10	=	\$625
450 Water Truck - Replace	\$10,300	X	1	/	10	=	\$1,030

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
460	Public Utility Water - Pay Tax	\$12,350	X	1	/	1	=	\$12,350
								\$6,229,761

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix					
100	Sanitary Survey	3	\$6,250	\$2,083	0.78 %
101	Water System Plan - Update	6	\$33,950	\$5,658	2.13 %
102	Well #5 - Install Final Cost		\$300,000	\$0	0.00 %
102	Well #5 - Replace Casing	80	\$152,000	\$1,900	0.72 %
102	Well Pump / Motor #5 - Replace	10	\$23,200	\$2,320	0.87 %
103	Well Pump / Motor #1 - Replace	10	\$12,350	\$1,235	0.46 %
104	Well #1 - Replace Casing	80	\$152,000	\$1,900	0.72 %
105	Well Pump / Motor #2 - Replace	10	\$18,600	\$1,860	0.70 %
106	Well #2 - Replace Casing	80	\$152,000	\$1,900	0.72 %
107	Well Pump / Motor #4 - Replace	10	\$23,100	\$2,310	0.87 %
108	Well #4 - Replace Casing	80	\$152,000	\$1,900	0.72 %
109	Source Flow Meters - Replace	5	\$7,850	\$1,570	0.59 %
110	Storage Tank #1 - Replace	80	\$697,500	\$8,719	3.28 %
111	Storage Tank #1 - Coat Exterior	20	\$30,400	\$1,520	0.57 %
112	Storage Tank #1 - Coat Interior	20	\$119,000	\$5,950	2.24 %
114	Storage Tank #2 - Replace	80	\$949,500	\$11,869	4.47 %
115	Storage Tank #2 - Coat Exterior	20	\$73,200	\$3,660	1.38 %
116	Storage Tank #2 - Coat Interior	20	\$282,000	\$14,100	5.31 %
118	Storage Reservoirs - Dive Inspect	5	\$7,600	\$1,520	0.57 %
119	Reservoir 2 Ladder - Repaint	10	\$12,250	\$1,225	0.46 %
120	Reservoir Cathodic Protection 1	20	\$15,750	\$788	0.30 %
121	Reservoir Cathodic Protection 2	20	\$22,500	\$1,125	0.42 %
122	Water Hammer Surge Tanks	50	\$14,600	\$292	0.11 %
300	Water Main Project D-1: Replace	60	\$527,000	\$8,783	3.31 %
301	Water Main Project D-2: Replace	60	\$385,500	\$6,425	2.42 %
302	Water Main Project D-3: Replace	60	\$407,500	\$6,792	2.56 %
303	Water Main Project D-4: Replace	60	\$542,500	\$9,042	3.40 %
304	Water Main Project D-5a: Replace	60	\$539,000	\$8,983	3.38 %
305	Water Main Project D-5b: Replace	60	\$540,000	\$9,000	3.39 %
306	Water Main Project D-6: Replace	60	\$602,000	\$10,033	3.78 %
307	Water Main Project D-7: Replace	60	\$308,500	\$5,142	1.94 %
308	Remaining Water Main Lines -Replace	60	\$821,500	\$13,692	5.15 %
309	Remaining Water Main Lines -Replace	60	\$821,500	\$13,692	5.15 %
310	Main Lines Replaced 2002, Cycle	60	\$1,006,500	\$16,775	6.32 %
310	Main Lines Replaced 2009, Cycle	60	\$590,500	\$9,842	3.71 %
311	Main Valves- Rplc (2002)	30	\$107,050	\$3,568	1.34 %
311	Main Valves- Rplc (2009)	30	\$74,650	\$2,488	0.94 %
311	Main Valves- Rplc (other)	30	\$65,900	\$2,197	0.83 %
311	Main Valves- Rplc (Phase 1)	30	\$57,400	\$1,913	0.72 %
311	Main Valves- Rplc (Phase 2)	30	\$56,800	\$1,893	0.71 %
311	Main Valves- Rplc (Phase 3)	30	\$24,400	\$813	0.31 %
311	Main Valves- Rplc (Phase 4)	30	\$32,500	\$1,083	0.41 %
311	Main Valves- Rplc (Phase 5a)	30	\$12,350	\$412	0.15 %
311	Main Valves- Rplc (Phase 5b)	30	\$11,250	\$375	0.14 %
311	Main Valves- Rplc (Phase 6)	30	\$29,750	\$992	0.37 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
311 Main Valves- Rplc (Phase 7)	30	\$14,100	\$470	0.18 %
312 Hydrant near Maint. Bldg.	30	\$5,650	\$188	0.07 %
312 Hydrants - Rplc (2002)	30	\$51,750	\$1,725	0.65 %
312 Hydrants - Rplc (2009)	30	\$33,700	\$1,123	0.42 %
312 Hydrants - Rplc (other)	30	\$40,500	\$1,350	0.51 %
312 Hydrants - Rplc (Phase 1)	30	\$13,500	\$450	0.17 %
312 Hydrants - Rplc (Phase 2)	30	\$24,800	\$827	0.31 %
312 Hydrants - Rplc (Phase 3)	30	\$29,250	\$975	0.37 %
312 Hydrants - Rplc (Phase 4)	30	\$28,200	\$940	0.35 %
312 Hydrants - Rplc (Phase 5a)	30	\$9,850	\$328	0.12 %
312 Hydrants - Rplc (Phase 5b)	30	\$16,900	\$563	0.21 %
312 Hydrants - Rplc (Phase 6)	30	\$30,400	\$1,013	0.38 %
312 Hydrants - Rplc (Phase 7)	30	\$5,615	\$187	0.07 %
316 Water Service Meters -Rplc(Phase1)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase10)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase2)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase3)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase4)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase5)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase6)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase7)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase8)	10	\$7,600	\$760	0.29 %
316 Water Service Meters -Rplc(Phase9)	10	\$7,600	\$760	0.29 %
317 Water Meter Setters -Rplc(Phase1)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase2)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase3)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase4)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase5)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase6)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase7)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase8)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters -Rplc(Phase9)	20	\$25,200	\$1,260	0.47 %
317 Water Meter Setters-Rplc (Phase10)	20	\$25,200	\$1,260	0.47 %
323 Cla-Val Valves - Repair/Replace	7	\$5,100	\$729	0.27 %
324 Leak Detection	4	\$7,600	\$1,900	0.72 %
400 Well 4 Control Systems - Replace	25	\$22,550	\$902	0.34 %
400 Well 5 Cntrl Systems - Replace	25	\$22,550	\$902	0.34 %
400 Wells 1 & 2 Cntrl Systems - Replace	25	\$37,700	\$1,508	0.57 %
401 Caustic Systems - Repair/Replace	30	\$25,350	\$845	0.32 %
402 Well #1 & #2 Generator & Controls	50	\$45,000	\$900	0.34 %
402 Well #4 Generator - Replace	50	\$49,250	\$985	0.37 %
403 Telemetry System - Replace	20	\$21,450	\$1,073	0.40 %
410 Well House 1, 2 - Replace	40	\$25,300	\$633	0.24 %
410 Well House 4 - Replace	40	\$12,350	\$309	0.12 %
410 Well House 5 - Replace	40	\$12,350	\$309	0.12 %
411 Well Sites Fence - Replace	30	\$16,350	\$545	0.21 %
412 Reservoir Fences - Replace	30	\$11,600	\$387	0.15 %
450 Water Trailer - Purchase	10	\$6,250	\$625	0.24 %
450 Water Truck - Replace	10	\$10,300	\$1,030	0.39 %
460 Public Utility Water - Pay Tax	1	\$12,350	\$12,350	4.65 %

95 Total Funded Components

\$265,609

100.00 %

30-Year Reserve Plan Summary

7223-6
NSV

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$740,488	\$6,229,761	11.9 %	High	\$540,800	\$0	\$7,942	\$440,550
2021	\$848,680	\$6,236,465	13.6 %	High	\$557,024	\$0	\$11,090	\$46,505
2022	\$1,370,290	\$6,657,444	20.6 %	High	\$573,735	\$0	\$16,373	\$54,636
2023	\$1,905,762	\$7,091,130	26.9 %	High	\$590,947	\$0	\$21,592	\$103,809
2024	\$2,414,492	\$7,495,885	32.2 %	Medium	\$608,675	\$0	\$26,992	\$63,985
2025	\$2,986,173	\$7,962,771	37.5 %	Medium	\$626,935	\$0	\$32,600	\$109,030
2026	\$3,536,680	\$8,406,504	42.1 %	Medium	\$645,743	\$0	\$38,653	\$23,821
2027	\$4,197,255	\$8,960,829	46.8 %	Medium	\$665,116	\$0	\$41,410	\$815,468
2028	\$4,088,313	\$8,726,187	46.9 %	Medium	\$685,069	\$0	\$44,089	\$84,240
2029	\$4,733,231	\$9,247,765	51.2 %	Medium	\$705,621	\$0	\$50,581	\$102,164
2030	\$5,387,270	\$9,776,925	55.1 %	Medium	\$726,790	\$0	\$54,001	\$750,443
2031	\$5,417,618	\$9,664,941	56.1 %	Medium	\$748,594	\$0	\$55,322	\$570,028
2032	\$5,651,507	\$9,746,456	58.0 %	Medium	\$771,051	\$0	\$59,133	\$301,620
2033	\$6,180,071	\$10,118,237	61.1 %	Medium	\$794,183	\$0	\$62,086	\$793,963
2034	\$6,242,377	\$10,005,760	62.4 %	Medium	\$818,009	\$0	\$65,119	\$338,593
2035	\$6,786,911	\$10,370,992	65.4 %	Medium	\$842,549	\$0	\$71,735	\$135,076
2036	\$7,566,119	\$10,969,218	69.0 %	Medium	\$867,825	\$0	\$75,081	\$1,052,607
2037	\$7,456,418	\$10,653,120	70.0 %	Medium	\$893,860	\$0	\$78,949	\$89,171
2038	\$8,340,056	\$11,333,049	73.6 %	Low	\$920,676	\$0	\$88,197	\$42,050
2039	\$9,306,878	\$12,095,475	76.9 %	Low	\$948,296	\$0	\$91,750	\$1,296,016
2040	\$9,050,908	\$11,603,162	78.0 %	Low	\$976,745	\$0	\$94,421	\$280,670
2041	\$9,841,405	\$12,156,278	81.0 %	Low	\$1,006,047	\$0	\$102,517	\$279,230
2042	\$10,670,739	\$12,742,293	83.7 %	Low	\$1,036,229	\$0	\$106,743	\$1,126,860
2043	\$10,686,850	\$12,488,098	85.6 %	Low	\$1,067,316	\$0	\$111,998	\$143,973
2044	\$11,722,190	\$13,254,377	88.4 %	Low	\$1,099,335	\$0	\$122,702	\$115,564
2045	\$12,828,663	\$14,089,103	91.1 %	Low	\$1,132,315	\$0	\$127,073	\$1,491,293
2046	\$12,596,758	\$13,548,554	93.0 %	Low	\$1,166,285	\$0	\$131,587	\$162,715
2047	\$13,731,915	\$14,377,408	95.5 %	Low	\$1,201,273	\$0	\$143,073	\$181,368
2048	\$14,894,893	\$15,229,615	97.8 %	Low	\$1,237,311	\$0	\$151,647	\$836,501
2049	\$15,447,350	\$15,450,833	100.0 %	Low	\$1,274,431	\$0	\$160,986	\$119,242

30-Year Reserve Plan Summary (Alternate Funding Plan)

7223-6
NSV

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$740,488	\$6,229,761	11.9 %		High	\$250,000	\$0	\$6,482	\$440,550
2021	\$556,420	\$6,236,465	8.9 %		High	\$257,500	\$0	\$6,650	\$46,505
2022	\$774,065	\$6,657,444	11.6 %		High	\$265,225	\$0	\$8,834	\$54,636
2023	\$993,488	\$7,091,130	14.0 %		High	\$273,182	\$0	\$10,831	\$103,809
2024	\$1,173,692	\$7,495,885	15.7 %		High	\$281,377	\$0	\$12,883	\$63,985
2025	\$1,403,966	\$7,962,771	17.6 %		High	\$289,819	\$0	\$15,012	\$109,030
2026	\$1,599,767	\$8,406,504	19.0 %		High	\$298,513	\$0	\$17,451	\$23,821
2027	\$1,891,910	\$8,960,829	21.1 %		High	\$307,468	\$0	\$16,454	\$815,468
2028	\$1,400,365	\$8,726,187	16.0 %		High	\$316,693	\$0	\$15,236	\$84,240
2029	\$1,648,053	\$9,247,765	17.8 %		High	\$326,193	\$0	\$17,682	\$102,164
2030	\$1,889,764	\$9,776,925	19.3 %		High	\$335,979	\$0	\$16,903	\$750,443
2031	\$1,492,203	\$9,664,941	15.4 %		High	\$346,058	\$0	\$13,866	\$570,028
2032	\$1,282,100	\$9,746,456	13.2 %		High	\$356,440	\$0	\$13,155	\$301,620
2033	\$1,350,075	\$10,118,237	13.3 %		High	\$367,133	\$0	\$11,419	\$793,963
2034	\$934,665	\$10,005,760	9.3 %		High	\$378,147	\$0	\$9,588	\$338,593
2035	\$983,807	\$10,370,992	9.5 %		High	\$389,492	\$0	\$11,161	\$135,076
2036	\$1,249,385	\$10,969,218	11.4 %		High	\$401,177	\$0	\$9,279	\$1,052,607
2037	\$607,233	\$10,653,120	5.7 %		High	\$413,212	\$0	\$7,728	\$89,171
2038	\$939,002	\$11,333,049	8.3 %		High	\$425,608	\$0	\$11,360	\$42,050
2039	\$1,333,920	\$12,095,475	11.0 %		High	\$438,377	\$0	\$9,093	\$1,296,016
2040	\$485,373	\$11,603,162	4.2 %		High	\$451,528	\$0	\$5,734	\$280,670
2041	\$661,965	\$12,156,278	5.4 %		High	\$465,074	\$0	\$7,584	\$279,230
2042	\$855,392	\$12,742,293	6.7 %		High	\$479,026	\$0	\$5,339	\$1,126,860
2043	\$212,897	\$12,488,098	1.7 %		High	\$493,397	\$0	\$3,894	\$143,973
2044	\$566,214	\$13,254,377	4.3 %		High	\$508,199	\$0	\$7,660	\$115,564
2045	\$966,509	\$14,089,103	6.9 %		High	\$523,444	\$0	\$4,848	\$1,491,293
2046	\$3,508	\$13,548,554	0.0 %		High	\$539,148	\$0	\$1,926	\$162,715
2047	\$381,867	\$14,377,408	2.7 %		High	\$555,322	\$0	\$5,715	\$181,368
2048	\$761,535	\$15,229,615	5.0 %		High	\$571,982	\$0	\$6,322	\$836,501
2049	\$503,338	\$15,450,833	3.3 %		High	\$589,141	\$0	\$7,417	\$119,242

30-Year Income/Expense Detail

7223-6
NSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$740,488	\$848,680	\$1,370,290	\$1,905,762	\$2,414,492
Annual Reserve Contribution	\$540,800	\$557,024	\$573,735	\$590,947	\$608,675
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,942	\$11,090	\$16,373	\$21,592	\$26,992
Total Income	\$1,289,230	\$1,416,795	\$1,960,398	\$2,518,301	\$3,050,159
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$0	\$6,631	\$0	\$0
101 Water System Plan - Update	\$0	\$0	\$0	\$37,098	\$0
102 Well #5 - Install Final Cost	\$300,000	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$20,325	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$8,835
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$7,600	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$0	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$24,586	\$0
122 Water Hammer Surge Tanks	\$14,600	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$0	\$0
303 Water Main Project D-4: Replace	\$0	\$0	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$0
305 Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$0	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (other)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$8,063	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$7,828	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$8,305	\$0
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$8,554
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$7,600	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$7,600	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$7,600	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase7)	\$25,200	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$25,200	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$25,200	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$25,956	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
324 Leak Detection	\$7,600	\$0	\$0	\$0	\$8,554
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$0	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$24,142
410 Well House 1, 2 - Replace	\$0	\$0	\$26,841	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$0
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$12,350	\$12,721	\$13,102	\$13,495	\$13,900
Total Expenses	\$440,550	\$46,505	\$54,636	\$103,809	\$63,985
Ending Reserve Balance	\$848,680	\$1,370,290	\$1,905,762	\$2,414,492	\$2,986,173

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$2,986,173	\$3,536,680	\$4,197,255	\$4,088,313	\$4,733,231
Annual Reserve Contribution	\$626,935	\$645,743	\$665,116	\$685,069	\$705,621
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,600	\$38,653	\$41,410	\$44,089	\$50,581
Total Income	\$3,645,709	\$4,221,076	\$4,903,781	\$4,817,471	\$5,489,433
# Component					
Inventory Appendix					
100 Sanitary Survey	\$7,245	\$0	\$0	\$7,917	\$0
101 Water System Plan - Update	\$0	\$0	\$0	\$0	\$44,297
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$15,645	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$28,410	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$10,242
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$8,810	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$15,066	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$0	\$0
122 Water Hammer Surge Tanks	\$0	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$648,144	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$0	\$0
303 Water Main Project D-4: Replace	\$0	\$0	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$0
305 Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$0	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (other)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$70,595	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$16,603	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$8,810	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$9,075	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$9,916
316 Water Service Meters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$6,272	\$0	\$0
324 Leak Detection	\$0	\$0	\$0	\$9,627	\$0
400 Well 4 Control Systems - Replace	\$26,142	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$43,705	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$0	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 1, 2 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$15,189	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$20,712	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$14,695	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$8,155
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$13,439
460 Public Utility Water - Pay Tax	\$14,317	\$14,747	\$15,189	\$15,645	\$16,114
Total Expenses	\$109,030	\$23,821	\$815,468	\$84,240	\$102,164
Ending Reserve Balance	\$3,536,680	\$4,197,255	\$4,088,313	\$4,733,231	\$5,387,270

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$5,387,270	\$5,417,618	\$5,651,507	\$6,180,071	\$6,242,377
Annual Reserve Contribution	\$726,790	\$748,594	\$771,051	\$794,183	\$818,009
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$54,001	\$55,322	\$59,133	\$62,086	\$65,119
Total Income	\$6,168,061	\$6,221,534	\$6,481,691	\$7,036,340	\$7,125,505
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$8,651	\$0	\$0	\$9,454
101 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$31,179	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$27,315	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$11,874
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$42,081	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$179,998
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$101,326	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$390,354	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$10,214	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$0	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$23,129	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$0	\$0
122 Water Hammer Surge Tanks	\$0	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$518,080	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$598,427	\$0
303 Water Main Project D-4: Replace	\$0	\$0	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$0
305 Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$0	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$152,628	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (other)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$76,334	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$35,832	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$73,783	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$61,260
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$33,329	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$42,955	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$10,836	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$10,520	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$11,161	\$0

Fiscal Year	2030	2031	2032	2033	2034
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$11,496
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$10,214	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$10,214	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$10,214	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$35,929	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$37,007	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$38,117
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$7,714
324 Leak Detection	\$0	\$0	\$10,836	\$0	\$0
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$34,068	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$0	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 1, 2 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$0
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$16,597	\$17,095	\$17,608	\$18,136	\$18,680
Total Expenses	\$750,443	\$570,028	\$301,620	\$793,963	\$338,593
Ending Reserve Balance	\$5,417,618	\$5,651,507	\$6,180,071	\$6,242,377	\$6,786,911

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$6,786,911	\$7,566,119	\$7,456,418	\$8,340,056	\$9,306,878
Annual Reserve Contribution	\$842,549	\$867,825	\$893,860	\$920,676	\$948,296
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$71,735	\$75,081	\$78,949	\$88,197	\$91,750
Total Income	\$7,701,195	\$8,509,025	\$8,429,227	\$9,348,928	\$10,346,924
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$0	\$10,330	\$0	\$0
101 Water System Plan - Update	\$52,893	\$0	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$21,025	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$38,181	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$13,765
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$11,841	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$20,247	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$0	\$0
122 Water Hammer Surge Tanks	\$0	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$0	\$0
303 Water Main Project D-4: Replace	\$0	\$870,553	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$945,140
305 Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$0	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$130,899
311 Main Valves- Rplc (other)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$52,153	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$21,656
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$59,093
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$45,253	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$17,272
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$11,841	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$12,196	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$13,327
316 Water Service Meters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase4)	\$39,261	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$40,439	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$44,188
317 Water Meter Setters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
324 Leak Detection	\$0	\$12,196	\$0	\$0	\$0
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$0	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 1, 2 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$10,959
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$18,061
460 Public Utility Water - Pay Tax	\$19,241	\$19,818	\$20,413	\$21,025	\$21,656
Total Expenses	\$135,076	\$1,052,607	\$89,171	\$42,050	\$1,296,016
Ending Reserve Balance	\$7,566,119	\$7,456,418	\$8,340,056	\$9,306,878	\$9,050,908

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$9,050,908	\$9,841,405	\$10,670,739	\$10,686,850	\$11,722,190
Annual Reserve Contribution	\$976,745	\$1,006,047	\$1,036,229	\$1,067,316	\$1,099,335
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$94,421	\$102,517	\$106,743	\$111,998	\$122,702
Total Income	\$10,122,074	\$10,949,969	\$11,813,710	\$11,866,163	\$12,944,227
# Component					
Inventory Appendix					
100 Sanitary Survey	\$11,288	\$0	\$0	\$12,335	\$0
101 Water System Plan - Update	\$0	\$63,157	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$41,902	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$36,709	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$15,957
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$13,726	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$0	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$44,406	\$0
122 Water Hammer Surge Tanks	\$0	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$0	\$0
303 Water Main Project D-4: Replace	\$0	\$0	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$0
305 Water Main Project D-5b: Replace	\$0	\$0	\$1,034,696	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$0	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (other)	\$0	\$122,593	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$21,556	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$11,151	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$32,382	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$14,562	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$14,138	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$14,999	\$0

Fiscal Year	2040	2041	2042	2043	2044
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$15,449
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$13,726	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$13,726	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$13,726	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase7)	\$45,514	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$45,514	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$45,514	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$46,879	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$9,488	\$0	\$0	\$0
324 Leak Detection	\$13,726	\$0	\$0	\$0	\$15,449
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$0	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$43,603
410 Well House 1, 2 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$0
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$22,305	\$22,975	\$23,664	\$24,374	\$25,105
Total Expenses	\$280,670	\$279,230	\$1,126,860	\$143,973	\$115,564
Ending Reserve Balance	\$9,841,405	\$10,670,739	\$10,686,850	\$11,722,190	\$12,828,663

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$12,828,663	\$12,596,758	\$13,731,915	\$14,894,893	\$15,447,350
Annual Reserve Contribution	\$1,132,315	\$1,166,285	\$1,201,273	\$1,237,311	\$1,274,431
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$127,073	\$131,587	\$143,073	\$151,647	\$160,986
Total Income	\$14,088,051	\$13,894,630	\$15,076,261	\$16,283,851	\$16,882,767

Component

Inventory Appendix					
100 Sanitary Survey	\$0	\$13,479	\$0	\$0	\$14,729
101 Water System Plan - Update	\$0	\$0	\$75,413	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace Casing	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$28,256	\$0
104 Well #1 - Replace Casing	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace Casing	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$51,312	\$0	\$0
108 Well #4 - Replace Casing	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$18,499
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$15,913	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$27,211	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0	\$0
121 Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$0	\$0
122 Water Hammer Surge Tanks	\$0	\$0	\$0	\$0	\$0
300 Water Main Project D-1: Replace	\$0	\$0	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$0
302 Water Main Project D-3: Replace	\$0	\$0	\$0	\$0	\$0
303 Water Main Project D-4: Replace	\$0	\$0	\$0	\$0	\$0
304 Water Main Project D-5a: Replace	\$0	\$0	\$0	\$0	\$0
305 Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$1,260,454	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$0	\$705,826	\$0
308 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
309 Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0	\$0
310 Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (2009)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (other)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$62,290	\$0	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$32,260	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 4)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5a)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$63,651	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$12,847	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$15,913	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$0	\$16,390	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$17,910
316 Water Service Meters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase7)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$0	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$0	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$0	\$11,668	\$0
324 Leak Detection	\$0	\$0	\$0	\$17,388	\$0
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Well 5 Cntrl Systems - Replace	\$47,215	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
401 Caustic Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
402 Well #1 & #2 Generator & Controls	\$0	\$0	\$0	\$0	\$0
402 Well #4 Generator - Replace	\$0	\$106,212	\$0	\$0	\$0
403 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 1, 2 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 4 - Replace	\$0	\$0	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$0	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$0	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$14,729
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$24,273
460 Public Utility Water - Pay Tax	\$25,858	\$26,634	\$27,433	\$28,256	\$29,104
Total Expenses	\$1,491,293	\$162,715	\$181,368	\$836,501	\$119,242
Ending Reserve Balance	\$12,596,758	\$13,731,915	\$14,894,893	\$15,447,350	\$16,763,525

Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Inventory Appendix

Comp #: 99 Water Permits, Laws & Reg's

Quantity: Requirements

Location: Community water system
 Funded?: No. No predictable basis for reserves at this time
 History: Unknown
 Comments: Not funded - no changes from previous reserve study.
 Useful Life: 0 years
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 100 Sanitary Survey

Quantity: State required survey

Location: Water system components
 Funded?: Yes.
 History: Anticipated in 2019
 Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.
 Useful Life: 3 years
 Best Case: \$ 5,700
 Lower allowance
 Cost Source: Inflated Client Cost History

Remaining Life: 2 years
 Worst Case: \$6,800
 Higher allowance

Comp #: 101 Water System Plan - Update

Quantity: Every 6 years

Location: Community water system
 Funded?: Yes.
 History: Plan being updated in 2017, previous plan updates in 2011 & 2005
 Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.
 Useful Life: 6 years
 Best Case: \$ 28,800
 Lower allowance
 Cost Source: Associations inflated budgeted amount for 2017

Remaining Life: 3 years
 Worst Case: \$39,100
 Higher allowance

Comp #: 102 Well #5 - Install Final Cost

Quantity: (1) water well

Location: Divisions I & VII common area
 Funded?: Yes. Useful life not predicatable
 History: A new well titled Well #5 is anticipated to be installed in 2018
 Comments: A multi-year project installed Well #5 has been underway and anticipated for completion in 2020 with cost shown here the final cost for this project. According to our board contact, the total cost for installation including all fees, permits, etc. close to \$1,000,000.
 Useful Life:
 Best Case: \$ 250,000
 Lower allowance
 Cost Source: Estimate by Client

Remaining Life: 0 years
 Worst Case: \$350,000
 Higher allowance

Comp #: 102 Well #5 - Replace Casing

Quantity: 8" steel, Unk depth

Location: Well #5
 Funded?: Yes.
 History: Assumed in place in 2020
 Comments: Remaining useful life adjusted to reflect completion of installation in 2020 (#102).
 Useful Life: 80 years
 Best Case: \$ 130,000
 Lower allowance
 Cost Source: Estimate Provided by Client, Inflated

Remaining Life: 80 years
 Worst Case: \$174,000
 Higher allowance

Comp #: 102 Well Pump / Motor #5 - Replace

Quantity: (1) 7.5 hp submersible 4"

Location: Well house Division I common area
 Funded?: Yes.
 History: Assumed in place in 2020
 Comments: Remaining useful life adjusted to reflect completion of installation in 2020 (#102).
 Useful Life: 10 years
 Best Case: \$ 20,600
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 10 years
 Worst Case: \$25,800
 Higher allowance

Comp #: 103 Well Pump / Motor #1 - Replace**Quantity: (1) 7.5 hp submersible 4"**

Location: Well house Division I common area

Funded?: Yes.

History: Budgeted for replacement in 2018, previously replaced in 2005

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 11,200

Worst Case: \$13,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 104 Well #1 - Replace Casing**Quantity: 8" steel, 60'**

Location: Well #1

Funded?: Yes.

History: 1965

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 80 years

Remaining Life: 33 years

Best Case: \$ 130,000

Worst Case: \$174,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 105 Well Pump / Motor #2 - Replace**Quantity: (1) 30 hp submersible 6"**

Location: Well #2

Funded?: Yes.

History: Replaced last 2013

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 18,000

Worst Case: \$19,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 106 Well #2 - Replace Casing**Quantity: 10" steel, 67'**

Location: Well #2, vault

Funded?: Yes.

History: 1975

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 80 years

Remaining Life: 43 years

Best Case: \$ 130,000

Worst Case: \$174,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 107 Well Pump / Motor #4 - Replace**Quantity: (1) 25 hp submersible 6"**

Location: Well house Division VII common area

Funded?: Yes.

History: 2007

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 20,300

Worst Case: \$25,900

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 108 Well #4 - Replace Casing**Quantity: 12" steel, 45'**

Location: Well #4

Funded?: Yes.

History: 2001

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 80 years

Remaining Life: 53 years

Best Case: \$ 130,000

Worst Case: \$174,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 109 Source Flow Meters - Replace**Quantity: (4*) source meters**

Location: Wells 1, 2 & 4 and Well 5 to be added

Funded?: Yes.

History: Anticipated in 2019, previous to this in 2011 (\$6,210)

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 7,600

Worst Case: \$8,100

Lower allowance

Higher allowance

Cost Source: Client Cost History, Inflated

Comp #: 110 Storage Tank #1 - Replace**Quantity: 182,000 gallon steel**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 1975 per Clearwood

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 80 years

Remaining Life: 31 years

Best Case: \$ 630,000

Worst Case: \$765,000

Lower allowance

Higher allowance

Cost Source: Prior Budget Estimate by T Bailey, Inflated

Comp #: 111 Storage Tank #1 - Coat Exterior**Quantity: 182,000 gallon**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 2011

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 28,100

Worst Case: \$32,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 112 Storage Tank #1 - Coat Interior**Quantity: 182,000 gallon**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 2011

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 112,000

Worst Case: \$126,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 114 Storage Tank #2 - Replace**Quantity: 423,000 gallon steel**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 1997

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 80 years

Remaining Life: 51 years

Best Case: \$ 889,000

Worst Case: \$1,010,000

Lower allowance

Higher allowance

Cost Source: Prior Budget Estimate by T Bailey, Inflated

Comp #: 115 Storage Tank #2 - Coat Exterior**Quantity: 423,000 gallon**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 2011

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 67,600

Worst Case: \$78,800

Lower allowance to blast and recoat both interior and exterior of tank #2

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 116 Storage Tank #2 - Coat Interior**Quantity: 423,000 gallon**

Location: Weyerhaeuser property south of Bald Hill Rd.

Funded?: Yes.

History: 2011

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 226,000

Worst Case: \$338,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 118 Storage Reservoirs - Dive Inspect**Quantity: (2) dive inspections**

Location: Storage tanks, every 5 years

Funded?: Yes.

History: Inspection and cleaning in 2015; previous to this in 2010

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Client Cost History, Inflated

Comp #: 119 Reservoir 2 Ladder - Repaint**Quantity: Ladder assembly**

Location: Reservoir 2

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 11,100

Worst Case: \$13,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 120 Reservoir Cathodic Protection 1**Quantity: (1) cathodic system**

Location: Reservoir interior

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 14,600

Worst Case: \$16,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 121 Reservoir Cathodic Protection 2**Quantity: (1) cathodic system**

Location: Reservoir interior

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 20,300

Worst Case: \$24,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 122 Water Hammer Surge Tanks**Quantity: Surge tanks**

Location: Equipment room

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 11,200

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 300 Water Main Project D-1: Replace**Quantity: ~ 0.9 miles**

Location: N Clearlake Blvd SE from front gate to interesection of Perimeter Court (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 7 years

Best Case: \$ 505,000

Worst Case: \$549,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 301 Water Main Project D-2: Replace**Quantity: ~ 0.7 miles**

Location: Blue Hills Drive (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 363,000

Worst Case: \$408,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 302 Water Main Project D-3: Replace**Quantity: ~ 0.7 miles**

Location: Blue Water Drive (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 13 years

Best Case: \$ 385,000

Worst Case: \$430,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 303 Water Main Project D-4: Replace**Quantity: ~ 0.9 miles**

Location: Rampart Drive SE (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 16 years

Best Case: \$ 520,000

Worst Case: \$565,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 304 Water Main Project D-5a: Replace**Quantity: ~ .85 miles**

Location: Divisions I, II & III (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 19 years

Best Case: \$ 517,000

Worst Case: \$561,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 305 Water Main Project D-5b: Replace**Quantity: ~ .85 miles**

Location: Divisions I, II & III (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 22 years

Best Case: \$ 518,000

Worst Case: \$562,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 306 Water Main Project D-6: Replace**Quantity: ~ 1.0 miles**

Location: Upland Dr., Clearland Dr. and 0.2 miles of Clearlake Blvd SE (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 25 years

Best Case: \$ 580,000

Worst Case: \$624,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 307 Water Main Project D-7: Replace**Quantity: ~ .5 miles**

Location: Clearview Ct. thru Overlake Ct. to No Clearlake Blvd. SE (see WSP)

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 28 years

Best Case: \$ 286,000

Worst Case: \$331,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 308 Remaining Water Main Lines -Replace**Quantity: ~ 1.25 miles**

Location: Not yet determined

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 31 years

Best Case: \$ 788,000

Worst Case: \$855,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 309 Remaining Water Main Lines -Replace**Quantity: ~ 1.25 miles**

Location: Not yet determined

Funded?: Yes.

History: Original

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 60 years

Remaining Life: 34 years

Best Case: \$ 788,000

Worst Case: \$855,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 309 Service Lines - Replace**Quantity: ~1,034 connections**

Location: Each lot throughout community

Funded?: No.

History: Unknown

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 310 Main Lines Replaced 2002, Cycle**Quantity: ~ 1.53 miles**

Location: See WSP, early phases

Funded?: Yes.

History: Replaced 2002

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 60 years

Remaining Life: 42 years

Best Case: \$ 973,000

Worst Case: \$1,040,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 310 Main Lines Replaced 2009, Cycle**Quantity: ~ .9 miles**

Location: See WSP, early phases

Funded?: Yes.

History: Replaced in 2009

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 60 years

Remaining Life: 49 years

Best Case: \$ 562,000

Worst Case: \$619,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 311 Main Valves- Rplc (2002)**Quantity: 40 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 96,100

Worst Case: \$118,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 311 Main Valves- Rplc (2009)**Quantity: 31 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 69,000

Worst Case: \$80,300

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (other)**Quantity: 36 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 60,300

Worst Case: \$71,500

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 1)**Quantity: 25 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 51,800

Worst Case: \$63,000

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 2)**Quantity: 24 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 51,200

Worst Case: \$62,400

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 3)**Quantity: 12 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 18,700

Worst Case: \$30,100

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 4)**Quantity: 15 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 26,900

Worst Case: \$38,100

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 5a)**Quantity: 6 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 11,200

Worst Case: \$13,500

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 5b)**Quantity: 5 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 10,100

Worst Case: \$12,400

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 6)**Quantity: 14 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 24,100

Worst Case: \$35,400

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 311 Main Valves- Rplc (Phase 7)**Quantity: 7 valves**

Location: Throughout distribution system main lines

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 11,800

Worst Case: \$16,400

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 312 Hydrant near Maint. Bldg.**Quantity: 1 new hydrant**

Location: By maintenance building

Funded?: Yes.

History: 2013

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 5,100

Worst Case: \$6,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (2002)**Quantity: 9 hydrants, 1 air vac**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 46,100

Worst Case: \$57,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (2009)**Quantity: 5 hydrants, 5 air vac**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 28,100

Worst Case: \$39,300

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (other)**Quantity: 4 hydrts,2 needed,6 air v**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 34,900

Worst Case: \$46,100

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 1)**Quantity: 1 hydrt,1 needed,2 air v**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 11,200

Worst Case: \$15,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 2)**Quantity: 3 hydrts, need 1, 2 air v**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 19,200

Worst Case: \$30,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 3)**Quantity: 5 hydrants, 1 needed**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 23,600

Worst Case: \$34,900

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 4)**Quantity: 3 hydrants, 2 needed**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 22,600

Worst Case: \$33,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 5a)**Quantity: 1 hydrnt, need 1, 1 air v**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 5,100

Worst Case: \$14,600

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 5b)**Quantity: 1 hydrnt, 2 needed**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 13,500

Worst Case: \$20,300

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 6)**Quantity: 4 hydrnts, need 1, 2 air v**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 24,700

Worst Case: \$36,100

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 312 Hydrants - Rplc (Phase 7)**Quantity: 1 hydrant**

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 5,050

Worst Case: \$6,180

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase1)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase10)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase2)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase3)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase4)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase5)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Assume 2016

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase6)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase7)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Information provided to us by client assumes 2020 completion; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase8)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Life remains at zero as not anticipated in 2019; cost inflated 3% from previous reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 316 Water Service Meters -Rplc(Phase9)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase1)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase2)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase3)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase4)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Assumed 2015

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase5)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Assumed 2016

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase6)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase7)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Information provided to us by client assumes 2020 completion; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase8)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Life remains at zero as not anticipated in 2019; cost inflated 3% from previous reserve study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters -Rplc(Phase9)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 317 Water Meter Setters-Rplc (Phase10)**Quantity: ~103.5 of 1,034 connectns**

Location: Each lot throughout community

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 23,000

Worst Case: \$27,400

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 323 Cla-Val Valves - Repair/Replace**Quantity: (2) Cla-Val flow control**

Location: Wells

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 7 years

Remaining Life: 7 years

Best Case: \$ 4,400

Worst Case: \$5,800

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 324 Leak Detection**Quantity: Every other year**

Location: Water distribution system

Funded?: Yes.

History: Last performed in 2016 per Association expense records

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$8,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 400 Well 4 Control Systems - Replace**Quantity: Motor controls, related**

Location: Well house

Funded?: Yes.

History: Installed around 2000

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 19,200

Worst Case: \$25,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 400 Well 5 Cntrl Systems - Replace**Quantity: Motor controls, related**

Location: Well houses

Funded?: Yes.

History: Assumed in place in 2020

Comments: Adjusted to reflect 2020 competition.

Useful Life: 25 years

Best Case: \$ 19,200

Lower allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Remaining Life: 25 years

Worst Case: \$25,900

Higher allowance

Comp #: 400 Wells 1 & 2 Cntrl Systems - Replace**Quantity: Motor controls, related**

Location: Well houses

Funded?: Yes.

History: Around 2000

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Best Case: \$ 31,500

Lower allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Remaining Life: 5 years

Worst Case: \$43,900

Higher allowance

Comp #: 401 Caustic Systems - Repair/Replace**Quantity: (2) Sodium Hydroxide
syst**

Location: Well houses at 1 / 2 and 3 / 4 sites

Funded?: Yes.

History: 2000

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Best Case: \$ 22,600

Lower allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Remaining Life: 10 years

Worst Case: \$28,100

Higher allowance

Comp #: 402 Well #1 & #2 Generator & Controls**Quantity: Generator controls / Elec**

Location: Well house # 1 & #2

Funded?: Yes.

History: Installed about 2014

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 50 years

Best Case: \$ 39,300

Lower allowance

Cost Source: Inflated Estimate Provided by Client

Remaining Life: 44 years

Worst Case: \$50,700

Higher allowance

Comp #: 402 Well #4 Generator - Replace**Quantity: 100 kw Detroit Diesel**

Location: Adjacent to # 3 / 4 well house

Funded?: Yes.

History: 1996

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 50 years

Best Case: \$ 45,000

Lower allowance

Cost Source: Inflated Research with Local

Vendor/Contractor

Remaining Life: 26 years

Worst Case: \$53,500

Higher allowance

Comp #: 403 Telemetry System - Replace**Quantity: (1) Telemetry system**

Location: Storage / well houses

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Best Case: \$ 20,300

Lower allowance

Cost Source: Inflated Client Cost History

Remaining Life: 4 years

Worst Case: \$22,600

Higher allowance

Comp #: 404 Computer Equipment - Replace**Quantity: (1) laptop (1) desktop**

Location: Water department

Funded?: No.

History: Unknown

Comments: Not funded - no changes in funding from 2019 study.

Useful Life: 0 years

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 410 Well House 1, 2 - Replace**Quantity: (3) Structures**

Location: Division I

Funded?: Yes.

History: Varies - see comments

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Best Case: \$ 23,600

Lower allowance

Cost Source: Inflated Estimate Provided by Client

Remaining Life: 2 years

Worst Case: \$27,000

Higher allowance

Comp #: 410 Well House 4 - Replace**Quantity: (2) Structures**

Location: DivisionVII common area

Funded?: Yes.

History: Varies - see comments

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Best Case: \$ 11,200

Lower allowance

Cost Source: Inflated Estimate Provided by Client

Remaining Life: 7 years

Worst Case: \$13,500

Higher allowance

Comp #: 410 Well House 5 - Replace**Quantity: ~ (2) Structures**

Location: TBD

Funded?: Yes.

History: Anticipated in place in 2020

Comments: Adjusted to reflect assumption of 2020 completion.

Useful Life: 40 years

Best Case: \$ 11,200

Lower allowance

Cost Source: Based on well house #4

Remaining Life: 40 years

Worst Case: \$13,500

Higher allowance

Comp #: 411 Well Sites Fence - Replace**Quantity: ~ 720LF, chain link**

Location: Two well sites (#1/2 & 4)

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Best Case: \$ 15,800

Lower allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Remaining Life: 8 years

Worst Case: \$16,900

Higher allowance

Comp #: 412 Reservoir Fences - Replace**Quantity: ~ 500 LF, chain link**

Location: Perimeter of reservoir sites

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Best Case: \$ 10,800

Lower allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Remaining Life: 8 years

Worst Case: \$12,400

Higher allowance

Comp #: 450 Water Trailer - Purchase**Quantity: New purchase**

Location: Maintenance yard

Funded?: Yes.

History: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 5,700

Worst Case: \$6,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 450 Water Truck - Replace**Quantity: Ford Ranger, 1993**

Location: Maintenance yard

Funded?: Yes.

History: Anticipated in 2019, previous to this used vehicle purchased in 2005

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 8,200

Worst Case: \$12,400

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 460 Public Utility Water - Pay Tax**Quantity: Water
Reserve/Consumption**

Location: See comments

Funded?: Yes.

History: See comments

Comments: Annual amount shown; cost inflated 3%.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,300

Worst Case: \$14,400

Lower allowance

Higher allowance

Cost Source: Estimate agreed to by Association accountant