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Update "No-Site-Visit" Reserve Study



Clearwood Water Systems Yelm, WA

Report #: 7223-7
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: July 24, 2020



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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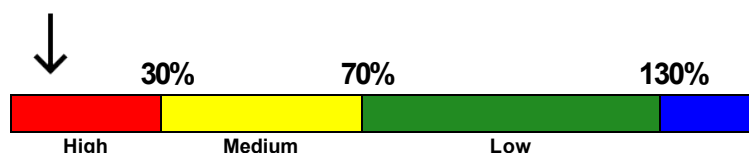
3- Minute Executive Summary

Association: Clearwood Water Systems **Assoc. #: 7223-7**
Location: Yelm, WA **# of Units: 1,355**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Starting Reserve Balance	**\$505,333
Current Fully Funded Reserve Balance	\$6,636,617
Percent Funded	7.6 %
Average Reserve (Deficit) or Surplus Per Unit	(\$4,525)
Recommended 2021 100% Annual "Full Funding" Contributions	\$569,000
Recommended 2021 70% Annual "Threshold Funding" Contributions	\$472,500
2021 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$269,000
Most Recent Budgeted Contribution Rate	\$250,675

Reserves % Funded: 7.6%



Special Assessment Risk:

Economic Assumptions:

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

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

• **Starting balance estimate here was provided by Association. We are relying on this number for the recommendations within this report. If these figures differ, this can affect the results of this report.

• Your Reserve Fund is currently 7.6 % 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	1	\$6,450
101	Water System Plan - Update	6	5	\$35,000
102	Well #5 - Install Final Cost	50	1	\$309,500
102	Well #5 - Replace	80	81	\$156,500
102	Well Pump / Motor #5 - Replace	10	11	\$23,900
103	Well Pump / Motor #1 - Replace	10	7	\$12,700
104	Well #1 - Replace	80	32	\$156,500
105	Well Pump / Motor #2 - Replace	10	9	\$19,150
106	Well #2 - Replace	80	42	\$156,500
107	Well Pump / Motor #4 - Replace	10	6	\$23,800
108	Well #4-Replace/Future Decommission	80	52	\$156,500
109	Source Flow Meters - Replace	20	10	\$8,050
110	Storage Tank #1 - Replace	80	30	\$718,500
111	Storage Tank #1 - Coat Exterior	20	10	\$31,300
112	Storage Tank #1 - Coat Interior	20	13	\$122,500
114	Storage Tank #2 - Replace	80	50	\$978,000
115	Storage Tank #2 - Coat Exterior	20	10	\$75,400
116	Storage Tank #2 - Coat Interior	20	10	\$290,500
118	Storage Reservoirs - Dive Inspect	10	0	\$7,850
119	Reservoir 2 Ladder - Repaint	10	6	\$12,600
120	Reservoir Cathodic Protection 1	20	12	\$16,200
121	Reservoir Cathodic Protection 2	20	2	\$23,150
122	Water Hammer Surge Tanks	50	0	\$15,000
300	Water Main Project D-1: Replace	60	6	\$542,500
301	Water Main Project D-2: Replace	60	9	\$397,000
302	Water Main Project D-3: Replace	60	12	\$420,000
303	Water Main Project D-4: Replace	60	15	\$559,000
304	Water Main Project D-5a: Replace	60	18	\$555,500
305	Water Main Project D-5b: Replace	60	21	\$556,500
306	Water Main Project D-6: Replace	60	24	\$620,000
307	Water Main Project D-7: Replace	60	27	\$318,000
308	Remaining Water Main Lines -Replace	60	30	\$846,500
309	Remaining Water Main Lines -Replace	60	33	\$846,500
310	Main Lines Replaced 2002, Cycle	60	41	\$1,035,000
310	Main Lines Replaced 2009, Cycle	60	48	\$608,500
311	Main Valves- Rplc (2002)	30	11	\$110,500
311	Main Valves- Rplc (2009)	30	18	\$76,900
311	Main Valves- Rplc (other)	30	20	\$67,850
311	Main Valves- Rplc (Phase 1)	30	6	\$59,150
311	Main Valves- Rplc (Phase 2)	30	9	\$58,500
311	Main Valves- Rplc (Phase 3)	30	12	\$25,150
311	Main Valves- Rplc (Phase 4)	30	15	\$33,450
311	Main Valves- Rplc (Phase 5a)	30	18	\$12,700
311	Main Valves- Rplc (Phase 5b)	30	21	\$11,600
311	Main Valves- Rplc (Phase 6)	30	24	\$30,650

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
311	Main Valves- Rplc (Phase 7)	30	27	\$14,550
312	Hydrant near Maint. Bldg.	30	22	\$5,850
312	Hydrants - Rplc (2002)	30	11	\$53,300
312	Hydrants - Rplc (2009)	30	18	\$34,700
312	Hydrants - Rplc (other)	30	13	\$41,700
312	Hydrants - Rplc (Phase 1)	30	6	\$13,900
312	Hydrants - Rplc (Phase 2)	30	9	\$25,550
312	Hydrants - Rplc (Phase 3)	30	12	\$30,100
312	Hydrants - Rplc (Phase 4)	30	15	\$29,050
312	Hydrants - Rplc (Phase 5a)	30	18	\$10,125
312	Hydrants - Rplc (Phase 5b)	30	21	\$17,400
312	Hydrants - Rplc (Phase 6)	30	24	\$31,300
312	Hydrants - Rplc (Phase 7)	30	27	\$5,800
316	Water Service Meters -Rplc(Phase1)	10	1	\$7,850
316	Water Service Meters -Rplc(Phase10)	10	0	\$7,850
316	Water Service Meters -Rplc(Phase2)	10	2	\$7,850
316	Water Service Meters -Rplc(Phase3)	10	3	\$7,850
316	Water Service Meters -Rplc(Phase4)	10	4	\$7,850
316	Water Service Meters -Rplc(Phase5)	10	5	\$7,850
316	Water Service Meters -Rplc(Phase6)	10	0	\$7,830
316	Water Service Meters -Rplc(Phase7)	10	0	\$7,850
316	Water Service Meters -Rplc(Phase8)	10	0	\$7,850
316	Water Service Meters -Rplc(Phase9)	10	0	\$7,850
317	Water Meter Setters -Rplc(Phase1)	20	11	\$25,950
317	Water Meter Setters -Rplc(Phase2)	20	12	\$25,950
317	Water Meter Setters -Rplc(Phase3)	20	13	\$25,950
317	Water Meter Setters -Rplc(Phase4)	20	14	\$25,950
317	Water Meter Setters -Rplc(Phase5)	20	15	\$25,950
317	Water Meter Setters -Rplc(Phase6)	20	18	\$25,950
317	Water Meter Setters -Rplc(Phase7)	20	0	\$25,950
317	Water Meter Setters -Rplc(Phase8)	20	0	\$25,950
317	Water Meter Setters -Rplc(Phase9)	20	0	\$25,950
317	Water Meter Setters-Rplc (Phase10)	20	0	\$25,950
323	Cla-Val Valves - Repair/Replace	7	6	\$5,250
324	Leak Detection	4	0	\$7,850
400	Well 4 Control Systems - Replace	25	4	\$23,250
400	Well 5 Cntrl Systems - Replace	25	26	\$23,250
400	Wells 1 & 2 Cntrl Systems - Replace	25	4	\$38,800
401	Caustic Systems - Repair/Replace	30	9	\$26,100
402	Well #1 & #2 Generator & Controls	50	43	\$46,350
402	Well #4 Generator - Replace	50	25	\$50,750
403	Telemetry System - Replace	30	3	\$22,100
410	Well House 1, 2 - Replace	40	1	\$26,050
410	Well House 4 - Replace	40	6	\$12,700
410	Well House 5 - Replace	40	41	\$50,000
411	Well Sites Fence - Replace	30	7	\$16,850
412	Reservoir Fences - Replace	30	7	\$11,950
450	Water Trailer - Purchase	10	4	\$6,450
450	Water Truck - Replace	10	8	\$10,650
460	Public Utility Water - Pay Tax	1	0	\$12,700

# 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?



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.*



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.

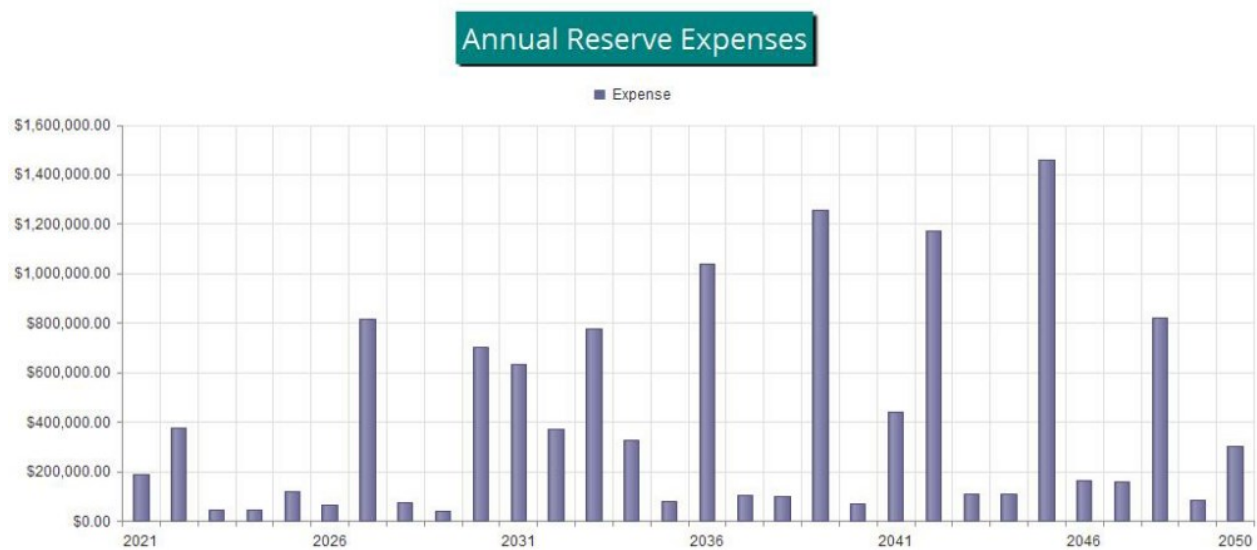


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$505,333 as-of the start of your Fiscal Year on 1/1/2021. As of that date, your Fully Funded Balance is computed to be \$6,636,617 (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 \$569,000 per year 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.

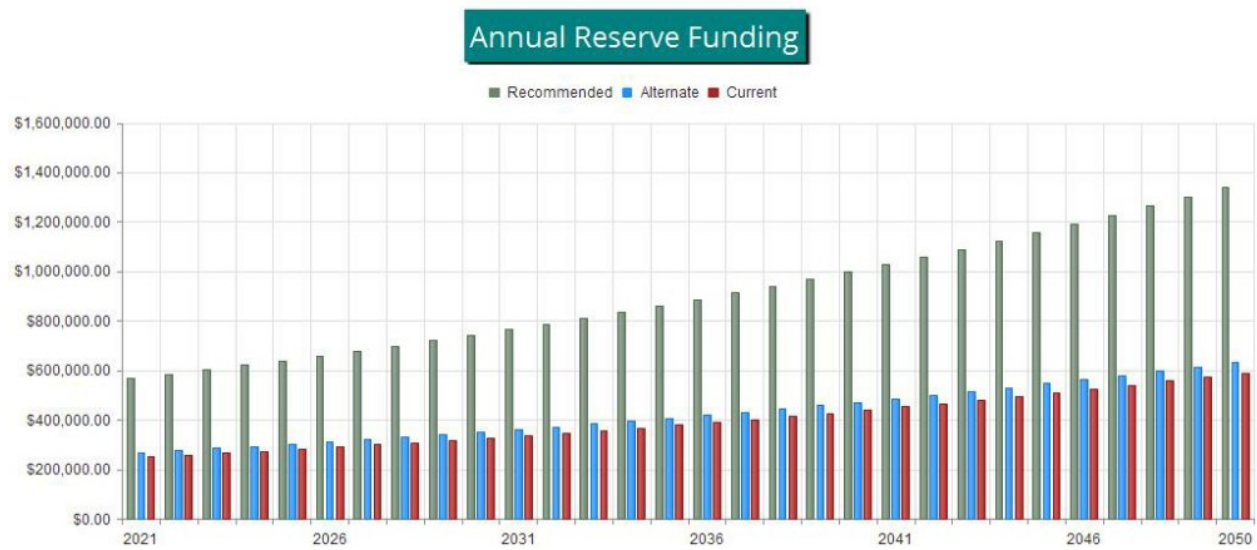


Figure 2

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.

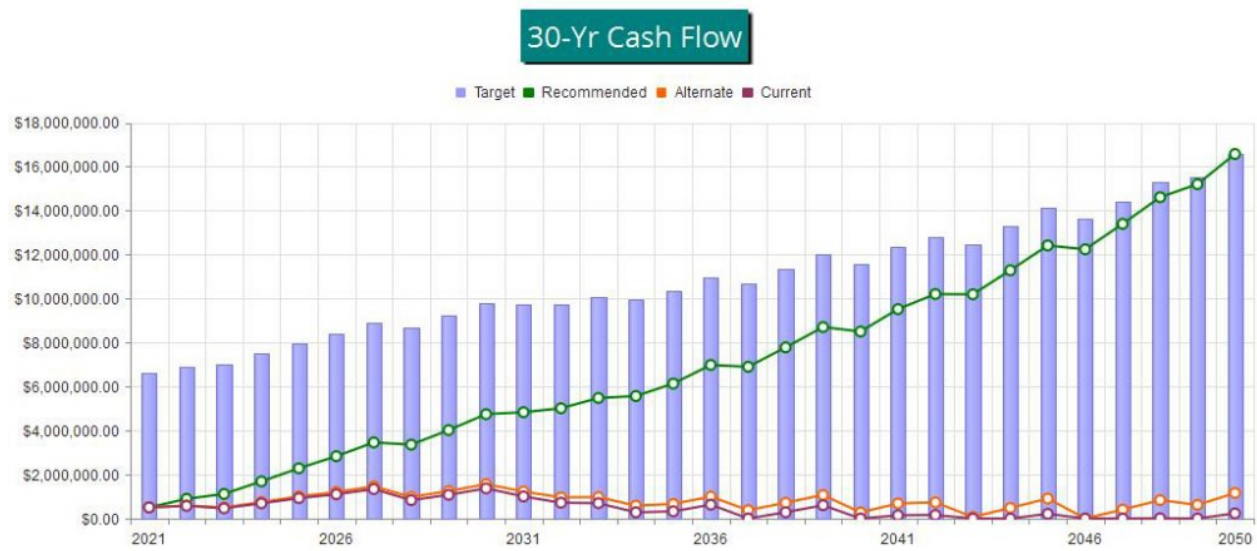


Figure 3

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.

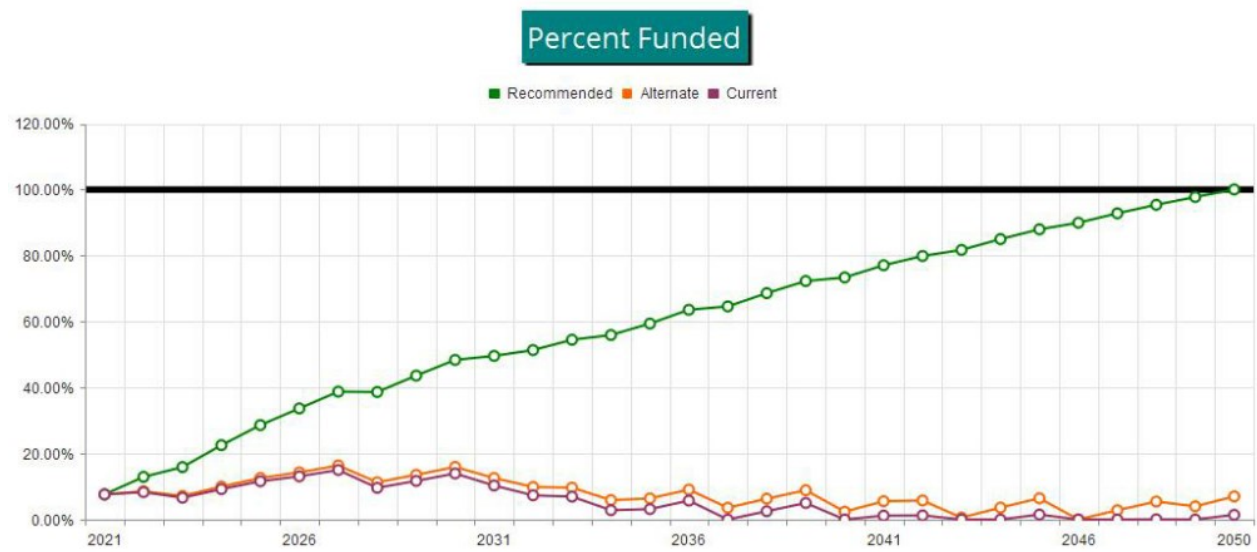


Figure 4

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 property 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 property, 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.

Reserve Component List Detail

7223-7
NSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Inventory Appendix					
100 Sanitary Survey	State required survey	3	1	\$5,900	\$7,000
101 Water System Plan - Update	Every 6 years	6	5	\$29,700	\$40,300
102 Well #5 - Install Final Cost	(1) water well	50	1	\$258,000	\$361,000
102 Well #5 - Replace	8" steel, Unk depth	80	81	\$134,000	\$179,000
102 Well Pump / Motor #5 - Replace	(1) 7.5 hp submersible 4"	10	11	\$21,200	\$26,600
103 Well Pump / Motor #1 - Replace	(1) 7.5 hp submersible 4"	10	7	\$11,500	\$13,900
104 Well #1 - Replace	8" steel, 60'	80	32	\$134,000	\$179,000
105 Well Pump / Motor #2 - Replace	(1) 30 hp submersible 6"	10	9	\$18,500	\$19,800
106 Well #2 - Replace	10" steel, 67'	80	42	\$134,000	\$179,000
107 Well Pump / Motor #4 - Replace	(1) 25 hp submersible 6"	10	6	\$20,900	\$26,700
108 Well #4-Replace/Future Decommission	12" steel, 45'	80	52	\$134,000	\$179,000
109 Source Flow Meters - Replace	(4*) source meters	20	10	\$7,800	\$8,300
110 Storage Tank #1 - Replace	182,000 gallon steel	80	30	\$649,000	\$788,000
111 Storage Tank #1 - Coat Exterior	182,000 gallon	20	10	\$28,900	\$33,700
112 Storage Tank #1 - Coat Interior	182,000 gallon	20	13	\$115,000	\$130,000
114 Storage Tank #2 - Replace	423,000 gallon steel	80	50	\$916,000	\$1,040,000
115 Storage Tank #2 - Coat Exterior	423,000 gallon	20	10	\$69,600	\$81,200
116 Storage Tank #2 - Coat Interior	423,000 gallon	20	10	\$233,000	\$348,000
118 Storage Reservoirs - Dive Inspect	(2) dive inspections	10	0	\$7,200	\$8,500
119 Reservoir 2 Ladder - Repaint	Ladder assembly	10	6	\$11,400	\$13,800
120 Reservoir Cathodic Protection 1	(1) cathodic system	20	12	\$15,000	\$17,400
121 Reservoir Cathodic Protection 2	(1) cathodic system	20	2	\$20,900	\$25,400
122 Water Hammer Surge Tanks	Surge tanks	50	0	\$11,500	\$18,500
300 Water Main Project D-1: Replace	~ 0.9 miles	60	6	\$520,000	\$565,000
301 Water Main Project D-2: Replace	~ 0.7 miles	60	9	\$374,000	\$420,000
302 Water Main Project D-3: Replace	~ 0.7 miles	60	12	\$397,000	\$443,000
303 Water Main Project D-4: Replace	~ 0.9 miles	60	15	\$536,000	\$582,000
304 Water Main Project D-5a: Replace	~ .85 miles	60	18	\$533,000	\$578,000
305 Water Main Project D-5b: Replace	~ .85 miles	60	21	\$534,000	\$579,000
306 Water Main Project D-6: Replace	~ 1.0 miles	60	24	\$597,000	\$643,000
307 Water Main Project D-7: Replace	~ .5 miles	60	27	\$295,000	\$341,000
308 Remaining Water Main Lines -Replace	~ 1.25 miles	60	30	\$812,000	\$881,000
309 Remaining Water Main Lines -Replace	~ 1.25 miles	60	33	\$812,000	\$881,000
310 Main Lines Replaced 2002, Cycle	~ 1.53 miles	60	41	\$1,000,000	\$1,070,000
310 Main Lines Replaced 2009, Cycle	~ .9 miles	60	48	\$579,000	\$638,000
311 Main Valves- Rplc (2002)	40 valves	30	11	\$99,000	\$122,000
311 Main Valves- Rplc (2009)	31 valves	30	18	\$71,100	\$82,700
311 Main Valves- Rplc (other)	36 valves	30	20	\$62,100	\$73,600
311 Main Valves- Rplc (Phase 1)	25 valves	30	6	\$53,400	\$64,900
311 Main Valves- Rplc (Phase 2)	24 valves	30	9	\$52,700	\$64,300
311 Main Valves- Rplc (Phase 3)	12 valves	30	12	\$19,300	\$31,000
311 Main Valves- Rplc (Phase 4)	15 valves	30	15	\$27,700	\$39,200
311 Main Valves- Rplc (Phase 5a)	6 valves	30	18	\$11,500	\$13,900
311 Main Valves- Rplc (Phase 5b)	5 valves	30	21	\$10,400	\$12,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
311	Main Valves- Rplc (Phase 6)	14 valves	30	24	\$24,800	\$36,500
311	Main Valves- Rplc (Phase 7)	7 valves	30	27	\$12,200	\$16,900
312	Hydrant near Maint. Bldg.	1 new hydrant	30	22	\$5,300	\$6,400
312	Hydrants - Rplc (2002)	9 hydrants, 1 air vac	30	11	\$47,500	\$59,100
312	Hydrants - Rplc (2009)	5 hydrants, 5 air vac	30	18	\$28,900	\$40,500
312	Hydrants - Rplc (other)	4 hydrts,2 needed,6 air v	30	13	\$35,900	\$47,500
312	Hydrants - Rplc (Phase 1)	1 hydrt,1 needed,2 air v	30	6	\$11,500	\$16,300
312	Hydrants - Rplc (Phase 2)	3 hydrts,need 1, 2 air v	30	9	\$19,800	\$31,300
312	Hydrants - Rplc (Phase 3)	5 hydrants, 1 needed	30	12	\$24,300	\$35,900
312	Hydrants - Rplc (Phase 4)	3 hydrants, 2 needed	30	15	\$23,300	\$34,800
312	Hydrants - Rplc (Phase 5a)	1 hydrnt,need 1, 1 air v	30	18	\$5,250	\$15,000
312	Hydrants - Rplc (Phase 5b)	1 hydrnt,2 needed	30	21	\$13,900	\$20,900
312	Hydrants - Rplc (Phase 6)	4 hydrmts,need 1, 2 air v	30	24	\$25,400	\$37,200
312	Hydrants - Rplc (Phase 7)	1 hydrant	30	27	\$5,200	\$6,400
316	Water Service Meters -Rplc(Phase1)	~103.5 of 1,034 connectns	10	1	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase10)	~103.5 of 1,034 connectns	10	0	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase2)	~103.5 of 1,034 connectns	10	2	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase3)	~103.5 of 1,034 connectns	10	3	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase4)	~103.5 of 1,034 connectns	10	4	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase5)	~103.5 of 1,034 connectns	10	5	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase6)	~103.5 of 1,034 connectns	10	0	\$7,210	\$8,450
316	Water Service Meters -Rplc(Phase7)	~103.5 of 1,034 connectns	10	0	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase8)	~103.5 of 1,034 connectns	10	0	\$7,200	\$8,500
316	Water Service Meters -Rplc(Phase9)	~103.5 of 1,034 connectns	10	0	\$7,200	\$8,500
317	Water Meter Setters -Rplc(Phase1)	~103.5 of 1,034 connectns	20	11	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase2)	~103.5 of 1,034 connectns	20	12	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase3)	~103.5 of 1,034 connectns	20	13	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase4)	~103.5 of 1,034 connectns	20	14	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase5)	~103.5 of 1,034 connectns	20	15	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase6)	~103.5 of 1,034 connectns	20	18	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase7)	~103.5 of 1,034 connectns	20	0	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase8)	~103.5 of 1,034 connectns	20	0	\$23,700	\$28,200
317	Water Meter Setters -Rplc(Phase9)	~103.5 of 1,034 connectns	20	0	\$23,700	\$28,200
317	Water Meter Setters-Rplc (Phase10)	~103.5 of 1,034 connectns	20	0	\$23,700	\$28,200
323	Cla-Val Valves - Repair/Replace	(2) Cla-Val flow control	7	6	\$4,500	\$6,000
324	Leak Detection	Every other year	4	0	\$7,200	\$8,500
400	Well 4 Control Systems - Replace	Motor controls, related	25	4	\$19,800	\$26,700
400	Well 5 Cntrl Systems - Replace	Motor controls, related	25	26	\$19,800	\$26,700
400	Wells 1 & 2 Cntrl Systems - Replace	Motor controls, related	25	4	\$32,400	\$45,200
401	Caustic Systems - Repair/Replace	(2) Sodium Hydroxide syst	30	9	\$23,300	\$28,900
402	Well #1 & #2 Generator & Controls	Generator controls / Elec	50	43	\$40,500	\$52,200
402	Well #4 Generator - Replace	100 kw Detroit Diesel	50	25	\$46,400	\$55,100
403	Telemetry System - Replace	(1) Telemetry system	30	3	\$20,900	\$23,300
410	Well House 1, 2 - Replace	(3) Structures	40	1	\$24,300	\$27,800
410	Well House 4 - Replace	(2) Structures	40	6	\$11,500	\$13,900
410	Well House 5 - Replace	~(2) Structures	40	41	\$45,000	\$55,000
411	Well Sites Fence - Replace	~ 720LF, chain link	30	7	\$16,300	\$17,400
412	Reservoir Fences - Replace	~ 500 LF, chain link	30	7	\$11,100	\$12,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
450	Water Trailer - Purchase	New purchase	10	4	\$5,900	\$7,000
450	Water Truck - Replace	Ford Ranger, 1993	10	8	\$8,500	\$12,800
460	Public Utility Water - Pay Tax	Water Reserve/Consumption	1	0	\$10,600	\$14,800
95	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
100	Sanitary Survey	\$6,450	X	2	/	3	=	\$4,300
101	Water System Plan - Update	\$35,000	X	1	/	6	=	\$5,833
102	Well #5 - Install Final Cost	\$309,500	X	49	/	50	=	\$303,310
102	Well #5 - Replace	\$156,500	X	0	/	80	=	\$0
102	Well Pump / Motor #5 - Replace	\$23,900	X	0	/	10	=	\$0
103	Well Pump / Motor #1 - Replace	\$12,700	X	3	/	10	=	\$3,810
104	Well #1 - Replace	\$156,500	X	48	/	80	=	\$93,900
105	Well Pump / Motor #2 - Replace	\$19,150	X	1	/	10	=	\$1,915
106	Well #2 - Replace	\$156,500	X	38	/	80	=	\$74,338
107	Well Pump / Motor #4 - Replace	\$23,800	X	4	/	10	=	\$9,520
108	Well #4-Replace/Future Decommission	\$156,500	X	28	/	80	=	\$54,775
109	Source Flow Meters - Replace	\$8,050	X	10	/	20	=	\$4,025
110	Storage Tank #1 - Replace	\$718,500	X	50	/	80	=	\$449,063
111	Storage Tank #1 - Coat Exterior	\$31,300	X	10	/	20	=	\$15,650
112	Storage Tank #1 - Coat Interior	\$122,500	X	7	/	20	=	\$42,875
114	Storage Tank #2 - Replace	\$978,000	X	30	/	80	=	\$366,750
115	Storage Tank #2 - Coat Exterior	\$75,400	X	10	/	20	=	\$37,700
116	Storage Tank #2 - Coat Interior	\$290,500	X	10	/	20	=	\$145,250
118	Storage Reservoirs - Dive Inspect	\$7,850	X	10	/	10	=	\$7,850
119	Reservoir 2 Ladder - Repaint	\$12,600	X	4	/	10	=	\$5,040
120	Reservoir Cathodic Protection 1	\$16,200	X	8	/	20	=	\$6,480
121	Reservoir Cathodic Protection 2	\$23,150	X	18	/	20	=	\$20,835
122	Water Hammer Surge Tanks	\$15,000	X	50	/	50	=	\$15,000
300	Water Main Project D-1: Replace	\$542,500	X	54	/	60	=	\$488,250
301	Water Main Project D-2: Replace	\$397,000	X	51	/	60	=	\$337,450
302	Water Main Project D-3: Replace	\$420,000	X	48	/	60	=	\$336,000
303	Water Main Project D-4: Replace	\$559,000	X	45	/	60	=	\$419,250
304	Water Main Project D-5a: Replace	\$555,500	X	42	/	60	=	\$388,850
305	Water Main Project D-5b: Replace	\$556,500	X	39	/	60	=	\$361,725
306	Water Main Project D-6: Replace	\$620,000	X	36	/	60	=	\$372,000
307	Water Main Project D-7: Replace	\$318,000	X	33	/	60	=	\$174,900
308	Remaining Water Main Lines -Replace	\$846,500	X	30	/	60	=	\$423,250
309	Remaining Water Main Lines -Replace	\$846,500	X	27	/	60	=	\$380,925
310	Main Lines Replaced 2002, Cycle	\$1,035,000	X	19	/	60	=	\$327,750
310	Main Lines Replaced 2009, Cycle	\$608,500	X	12	/	60	=	\$121,700
311	Main Valves- Rplc (2002)	\$110,500	X	19	/	30	=	\$69,983
311	Main Valves- Rplc (2009)	\$76,900	X	12	/	30	=	\$30,760
311	Main Valves- Rplc (other)	\$67,850	X	10	/	30	=	\$22,617
311	Main Valves- Rplc (Phase 1)	\$59,150	X	24	/	30	=	\$47,320
311	Main Valves- Rplc (Phase 2)	\$58,500	X	21	/	30	=	\$40,950
311	Main Valves- Rplc (Phase 3)	\$25,150	X	18	/	30	=	\$15,090
311	Main Valves- Rplc (Phase 4)	\$33,450	X	15	/	30	=	\$16,725
311	Main Valves- Rplc (Phase 5a)	\$12,700	X	12	/	30	=	\$5,080
311	Main Valves- Rplc (Phase 5b)	\$11,600	X	9	/	30	=	\$3,480
311	Main Valves- Rplc (Phase 6)	\$30,650	X	6	/	30	=	\$6,130

# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
311 Main Valves- Rplc (Phase 7)	\$14,550	X	3	/	30	=	\$1,455
312 Hydrant near Maint. Bldg.	\$5,850	X	8	/	30	=	\$1,560
312 Hydrants - Rplc (2002)	\$53,300	X	19	/	30	=	\$33,757
312 Hydrants - Rplc (2009)	\$34,700	X	12	/	30	=	\$13,880
312 Hydrants - Rplc (other)	\$41,700	X	17	/	30	=	\$23,630
312 Hydrants - Rplc (Phase 1)	\$13,900	X	24	/	30	=	\$11,120
312 Hydrants - Rplc (Phase 2)	\$25,550	X	21	/	30	=	\$17,885
312 Hydrants - Rplc (Phase 3)	\$30,100	X	18	/	30	=	\$18,060
312 Hydrants - Rplc (Phase 4)	\$29,050	X	15	/	30	=	\$14,525
312 Hydrants - Rplc (Phase 5a)	\$10,125	X	12	/	30	=	\$4,050
312 Hydrants - Rplc (Phase 5b)	\$17,400	X	9	/	30	=	\$5,220
312 Hydrants - Rplc (Phase 6)	\$31,300	X	6	/	30	=	\$6,260
312 Hydrants - Rplc (Phase 7)	\$5,800	X	3	/	30	=	\$580
316 Water Service Meters -Rplc(Phase1)	\$7,850	X	9	/	10	=	\$7,065
316 Water Service Meters -Rplc(Phase10)	\$7,850	X	10	/	10	=	\$7,850
316 Water Service Meters -Rplc(Phase2)	\$7,850	X	8	/	10	=	\$6,280
316 Water Service Meters -Rplc(Phase3)	\$7,850	X	7	/	10	=	\$5,495
316 Water Service Meters -Rplc(Phase4)	\$7,850	X	6	/	10	=	\$4,710
316 Water Service Meters -Rplc(Phase5)	\$7,850	X	5	/	10	=	\$3,925
316 Water Service Meters -Rplc(Phase6)	\$7,830	X	10	/	10	=	\$7,830
316 Water Service Meters -Rplc(Phase7)	\$7,850	X	10	/	10	=	\$7,850
316 Water Service Meters -Rplc(Phase8)	\$7,850	X	10	/	10	=	\$7,850
316 Water Service Meters -Rplc(Phase9)	\$7,850	X	10	/	10	=	\$7,850
317 Water Meter Setters -Rplc(Phase1)	\$25,950	X	9	/	20	=	\$11,678
317 Water Meter Setters -Rplc(Phase2)	\$25,950	X	8	/	20	=	\$10,380
317 Water Meter Setters -Rplc(Phase3)	\$25,950	X	7	/	20	=	\$9,083
317 Water Meter Setters -Rplc(Phase4)	\$25,950	X	6	/	20	=	\$7,785
317 Water Meter Setters -Rplc(Phase5)	\$25,950	X	5	/	20	=	\$6,488
317 Water Meter Setters -Rplc(Phase6)	\$25,950	X	2	/	20	=	\$2,595
317 Water Meter Setters -Rplc(Phase7)	\$25,950	X	20	/	20	=	\$25,950
317 Water Meter Setters -Rplc(Phase8)	\$25,950	X	20	/	20	=	\$25,950
317 Water Meter Setters -Rplc(Phase9)	\$25,950	X	20	/	20	=	\$25,950
317 Water Meter Setters-Rplc (Phase10)	\$25,950	X	20	/	20	=	\$25,950
323 Cla-Val Valves - Repair/Replace	\$5,250	X	1	/	7	=	\$750
324 Leak Detection	\$7,850	X	4	/	4	=	\$7,850
400 Well 4 Control Systems - Replace	\$23,250	X	21	/	25	=	\$19,530
400 Well 5 Cntrl Systems - Replace	\$23,250	X	0	/	25	=	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$38,800	X	21	/	25	=	\$32,592
401 Caustic Systems - Repair/Replace	\$26,100	X	21	/	30	=	\$18,270
402 Well #1 & #2 Generator & Controls	\$46,350	X	7	/	50	=	\$6,489
402 Well #4 Generator - Replace	\$50,750	X	25	/	50	=	\$25,375
403 Telemetry System - Replace	\$22,100	X	27	/	30	=	\$19,890
410 Well House 1, 2 - Replace	\$26,050	X	39	/	40	=	\$25,399
410 Well House 4 - Replace	\$12,700	X	34	/	40	=	\$10,795
410 Well House 5 - Replace	\$50,000	X	0	/	40	=	\$0
411 Well Sites Fence - Replace	\$16,850	X	23	/	30	=	\$12,918
412 Reservoir Fences - Replace	\$11,950	X	23	/	30	=	\$9,162
450 Water Trailer - Purchase	\$6,450	X	6	/	10	=	\$3,870
450 Water Truck - Replace	\$10,650	X	2	/	10	=	\$2,130

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
460	Public Utility Water - Pay Tax	\$12,700	X	1	/	1	=	\$12,700
								\$6,636,617

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix					
100	Sanitary Survey	3	\$6,450	\$2,150	0.77 %
101	Water System Plan - Update	6	\$35,000	\$5,833	2.10 %
102	Well #5 - Install Final Cost	50	\$309,500	\$6,190	2.22 %
102	Well #5 - Replace	80	\$156,500	\$1,956	0.70 %
102	Well Pump / Motor #5 - Replace	10	\$23,900	\$2,390	0.86 %
103	Well Pump / Motor #1 - Replace	10	\$12,700	\$1,270	0.46 %
104	Well #1 - Replace	80	\$156,500	\$1,956	0.70 %
105	Well Pump / Motor #2 - Replace	10	\$19,150	\$1,915	0.69 %
106	Well #2 - Replace	80	\$156,500	\$1,956	0.70 %
107	Well Pump / Motor #4 - Replace	10	\$23,800	\$2,380	0.86 %
108	Well #4-Replace/Future Decommission	80	\$156,500	\$1,956	0.70 %
109	Source Flow Meters - Replace	20	\$8,050	\$403	0.14 %
110	Storage Tank #1 - Replace	80	\$718,500	\$8,981	3.23 %
111	Storage Tank #1 - Coat Exterior	20	\$31,300	\$1,565	0.56 %
112	Storage Tank #1 - Coat Interior	20	\$122,500	\$6,125	2.20 %
114	Storage Tank #2 - Replace	80	\$978,000	\$12,225	4.39 %
115	Storage Tank #2 - Coat Exterior	20	\$75,400	\$3,770	1.35 %
116	Storage Tank #2 - Coat Interior	20	\$290,500	\$14,525	5.22 %
118	Storage Reservoirs - Dive Inspect	10	\$7,850	\$785	0.28 %
119	Reservoir 2 Ladder - Repaint	10	\$12,600	\$1,260	0.45 %
120	Reservoir Cathodic Protection 1	20	\$16,200	\$810	0.29 %
121	Reservoir Cathodic Protection 2	20	\$23,150	\$1,158	0.42 %
122	Water Hammer Surge Tanks	50	\$15,000	\$300	0.11 %
300	Water Main Project D-1: Replace	60	\$542,500	\$9,042	3.25 %
301	Water Main Project D-2: Replace	60	\$397,000	\$6,617	2.38 %
302	Water Main Project D-3: Replace	60	\$420,000	\$7,000	2.51 %
303	Water Main Project D-4: Replace	60	\$559,000	\$9,317	3.35 %
304	Water Main Project D-5a: Replace	60	\$555,500	\$9,258	3.33 %
305	Water Main Project D-5b: Replace	60	\$556,500	\$9,275	3.33 %
306	Water Main Project D-6: Replace	60	\$620,000	\$10,333	3.71 %
307	Water Main Project D-7: Replace	60	\$318,000	\$5,300	1.90 %
308	Remaining Water Main Lines -Replace	60	\$846,500	\$14,108	5.07 %
309	Remaining Water Main Lines -Replace	60	\$846,500	\$14,108	5.07 %
310	Main Lines Replaced 2002, Cycle	60	\$1,035,000	\$17,250	6.20 %
310	Main Lines Replaced 2009, Cycle	60	\$608,500	\$10,142	3.64 %
311	Main Valves- Rplc (2002)	30	\$110,500	\$3,683	1.32 %
311	Main Valves- Rplc (2009)	30	\$76,900	\$2,563	0.92 %
311	Main Valves- Rplc (other)	30	\$67,850	\$2,262	0.81 %
311	Main Valves- Rplc (Phase 1)	30	\$59,150	\$1,972	0.71 %
311	Main Valves- Rplc (Phase 2)	30	\$58,500	\$1,950	0.70 %
311	Main Valves- Rplc (Phase 3)	30	\$25,150	\$838	0.30 %
311	Main Valves- Rplc (Phase 4)	30	\$33,450	\$1,115	0.40 %
311	Main Valves- Rplc (Phase 5a)	30	\$12,700	\$423	0.15 %
311	Main Valves- Rplc (Phase 5b)	30	\$11,600	\$387	0.14 %
311	Main Valves- Rplc (Phase 6)	30	\$30,650	\$1,022	0.37 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
311 Main Valves- Rplc (Phase 7)	30	\$14,550	\$485	0.17 %
312 Hydrant near Maint. Bldg.	30	\$5,850	\$195	0.07 %
312 Hydrants - Rplc (2002)	30	\$53,300	\$1,777	0.64 %
312 Hydrants - Rplc (2009)	30	\$34,700	\$1,157	0.42 %
312 Hydrants - Rplc (other)	30	\$41,700	\$1,390	0.50 %
312 Hydrants - Rplc (Phase 1)	30	\$13,900	\$463	0.17 %
312 Hydrants - Rplc (Phase 2)	30	\$25,550	\$852	0.31 %
312 Hydrants - Rplc (Phase 3)	30	\$30,100	\$1,003	0.36 %
312 Hydrants - Rplc (Phase 4)	30	\$29,050	\$968	0.35 %
312 Hydrants - Rplc (Phase 5a)	30	\$10,125	\$338	0.12 %
312 Hydrants - Rplc (Phase 5b)	30	\$17,400	\$580	0.21 %
312 Hydrants - Rplc (Phase 6)	30	\$31,300	\$1,043	0.37 %
312 Hydrants - Rplc (Phase 7)	30	\$5,800	\$193	0.07 %
316 Water Service Meters -Rplc(Phase1)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase10)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase2)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase3)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase4)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase5)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase6)	10	\$7,830	\$783	0.28 %
316 Water Service Meters -Rplc(Phase7)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase8)	10	\$7,850	\$785	0.28 %
316 Water Service Meters -Rplc(Phase9)	10	\$7,850	\$785	0.28 %
317 Water Meter Setters -Rplc(Phase1)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase2)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase3)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase4)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase5)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase6)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase7)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase8)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters -Rplc(Phase9)	20	\$25,950	\$1,298	0.47 %
317 Water Meter Setters-Rplc (Phase10)	20	\$25,950	\$1,298	0.47 %
323 Cla-Val Valves - Repair/Replace	7	\$5,250	\$750	0.27 %
324 Leak Detection	4	\$7,850	\$1,963	0.71 %
400 Well 4 Control Systems - Replace	25	\$23,250	\$930	0.33 %
400 Well 5 Cntrl Systems - Replace	25	\$23,250	\$930	0.33 %
400 Wells 1 & 2 Cntrl Systems - Replace	25	\$38,800	\$1,552	0.56 %
401 Caustic Systems - Repair/Replace	30	\$26,100	\$870	0.31 %
402 Well #1 & #2 Generator & Controls	50	\$46,350	\$927	0.33 %
402 Well #4 Generator - Replace	50	\$50,750	\$1,015	0.36 %
403 Telemetry System - Replace	30	\$22,100	\$737	0.26 %
410 Well House 1, 2 - Replace	40	\$26,050	\$651	0.23 %
410 Well House 4 - Replace	40	\$12,700	\$318	0.11 %
410 Well House 5 - Replace	40	\$50,000	\$1,250	0.45 %
411 Well Sites Fence - Replace	30	\$16,850	\$562	0.20 %
412 Reservoir Fences - Replace	30	\$11,950	\$398	0.14 %
450 Water Trailer - Purchase	10	\$6,450	\$645	0.23 %
450 Water Truck - Replace	10	\$10,650	\$1,065	0.38 %
460 Public Utility Water - Pay Tax	1	\$12,700	\$12,700	4.56 %

95 Total Funded Components

\$278,354

100.00 %

30-Year Reserve Plan Summary

7223-7
NSV

Fiscal Year Start: 2021					Interest: 1.00 %		Inflation: 3.00 %			
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)					Projected Reserve Balance Changes					
					% Increase					
	Starting	Fully		Special	In Annual		Loan or			
Year	Reserve	Funded	Percent	Assmt	Reserve	Reserve	Special	Interest	Reserve	
	Balance	Balance	Funded	Risk	Contribs.	Contribs.	Assmts	Income	Expenses	
2021	\$505,333	\$6,636,617	7.6 %	High	126.99 %	\$569,000	\$0	\$6,998	\$186,430	
2022	\$894,901	\$6,923,675	12.9 %	High	3.00 %	\$586,070	\$0	\$10,058	\$373,427	
2023	\$1,117,603	\$7,035,495	15.9 %	High	3.00 %	\$603,652	\$0	\$14,027	\$46,361	
2024	\$1,688,920	\$7,496,208	22.5 %	High	3.00 %	\$621,762	\$0	\$19,856	\$46,605	
2025	\$2,283,933	\$7,979,414	28.6 %	High	3.00 %	\$640,415	\$0	\$25,577	\$116,321	
2026	\$2,833,603	\$8,414,497	33.7 %	Medium	3.00 %	\$659,627	\$0	\$31,456	\$64,398	
2027	\$3,460,288	\$8,925,580	38.8 %	Medium	3.00 %	\$679,416	\$0	\$34,081	\$815,060	
2028	\$3,358,725	\$8,688,563	38.7 %	Medium	3.00 %	\$699,798	\$0	\$36,882	\$74,592	
2029	\$4,020,813	\$9,217,159	43.6 %	Medium	3.00 %	\$720,792	\$0	\$43,815	\$39,523	
2030	\$4,745,897	\$9,808,077	48.4 %	Medium	3.00 %	\$742,416	\$0	\$47,874	\$703,273	
2031	\$4,832,914	\$9,743,713	49.6 %	Medium	3.00 %	\$764,688	\$0	\$49,210	\$633,630	
2032	\$5,013,182	\$9,760,124	51.4 %	Medium	3.00 %	\$787,629	\$0	\$52,447	\$372,636	
2033	\$5,480,622	\$10,057,153	54.5 %	Medium	3.00 %	\$811,258	\$0	\$55,224	\$778,180	
2034	\$5,568,924	\$9,957,024	55.9 %	Medium	3.00 %	\$835,596	\$0	\$58,502	\$326,602	
2035	\$6,136,420	\$10,331,006	59.4 %	Medium	3.00 %	\$860,664	\$0	\$65,567	\$80,092	
2036	\$6,982,559	\$10,982,464	63.6 %	Medium	3.00 %	\$886,483	\$0	\$69,372	\$1,040,722	
2037	\$6,897,692	\$10,676,737	64.6 %	Medium	3.00 %	\$913,078	\$0	\$73,369	\$101,738	
2038	\$7,782,401	\$11,342,094	68.6 %	Medium	3.00 %	\$940,470	\$0	\$82,404	\$99,832	
2039	\$8,705,443	\$12,042,870	72.3 %	Low	3.00 %	\$968,684	\$0	\$85,999	\$1,258,481	
2040	\$8,501,645	\$11,585,161	73.4 %	Low	3.00 %	\$997,745	\$0	\$90,082	\$67,159	
2041	\$9,522,312	\$12,355,100	77.1 %	Low	3.00 %	\$1,027,677	\$0	\$98,604	\$441,648	
2042	\$10,206,946	\$12,777,160	79.9 %	Low	3.00 %	\$1,058,508	\$0	\$101,969	\$1,171,893	
2043	\$10,195,530	\$12,474,919	81.7 %	Low	3.00 %	\$1,090,263	\$0	\$107,361	\$107,302	
2044	\$11,285,852	\$13,275,784	85.0 %	Low	3.00 %	\$1,122,971	\$0	\$118,467	\$109,633	
2045	\$12,417,657	\$14,114,389	88.0 %	Low	3.00 %	\$1,156,660	\$0	\$123,238	\$1,457,107	
2046	\$12,240,449	\$13,606,851	90.0 %	Low	3.00 %	\$1,191,360	\$0	\$128,134	\$162,791	
2047	\$13,397,151	\$14,434,327	92.8 %	Low	3.00 %	\$1,227,100	\$0	\$139,967	\$156,029	
2048	\$14,608,189	\$15,311,201	95.4 %	Low	3.00 %	\$1,263,913	\$0	\$148,985	\$819,656	
2049	\$15,201,431	\$15,548,982	97.8 %	Low	3.00 %	\$1,301,831	\$0	\$158,819	\$86,140	
2050	\$16,575,941	\$16,568,099	100.0 %	Low	3.00 %	\$1,340,886	\$0	\$171,731	\$303,761	

30-Year Reserve Plan Summary (Alternate Funding Plan)

7223-7
NSV

Fiscal Year Start: 2021					Interest: 1.00 %		Inflation: 3.00 %			
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)					Projected Reserve Balance Changes					
					% Increase					
	Starting	Fully		Special	In Annual		Loan or			
Year	Reserve Balance	Funded Balance	Percent Funded	Assmt Risk	Reserve Contribs.	Reserve Contribs.	Special Assmts	Interest Income	Reserve Expenses	
2021	\$505,333	\$6,636,617	7.6 %	High	7.31 %	\$269,000	\$0	\$5,491	\$186,430	
2022	\$593,394	\$6,923,675	8.6 %	High	3.00 %	\$277,070	\$0	\$5,477	\$373,427	
2023	\$502,515	\$7,035,495	7.1 %	High	3.00 %	\$285,382	\$0	\$6,249	\$46,361	
2024	\$747,785	\$7,496,208	10.0 %	High	3.00 %	\$293,944	\$0	\$8,755	\$46,605	
2025	\$1,003,878	\$7,979,414	12.6 %	High	3.00 %	\$302,762	\$0	\$11,021	\$116,321	
2026	\$1,201,340	\$8,414,497	14.3 %	High	3.00 %	\$311,845	\$0	\$13,312	\$64,398	
2027	\$1,462,099	\$8,925,580	16.4 %	High	3.00 %	\$321,200	\$0	\$12,208	\$815,060	
2028	\$980,446	\$8,688,563	11.3 %	High	3.00 %	\$330,836	\$0	\$11,137	\$74,592	
2029	\$1,247,827	\$9,217,159	13.5 %	High	3.00 %	\$340,761	\$0	\$14,049	\$39,523	
2030	\$1,563,114	\$9,808,077	15.9 %	High	3.00 %	\$350,984	\$0	\$13,933	\$703,273	
2031	\$1,224,758	\$9,743,713	12.6 %	High	3.00 %	\$361,514	\$0	\$10,937	\$633,630	
2032	\$963,579	\$9,760,124	9.9 %	High	3.00 %	\$372,359	\$0	\$9,679	\$372,636	
2033	\$972,981	\$10,057,153	9.7 %	High	3.00 %	\$383,530	\$0	\$7,792	\$778,180	
2034	\$586,122	\$9,957,024	5.9 %	High	3.00 %	\$395,036	\$0	\$6,232	\$326,602	
2035	\$660,788	\$10,331,006	6.4 %	High	3.00 %	\$406,887	\$0	\$8,280	\$80,092	
2036	\$995,863	\$10,982,464	9.1 %	High	3.00 %	\$419,093	\$0	\$6,882	\$1,040,722	
2037	\$381,116	\$10,676,737	3.6 %	High	3.00 %	\$431,666	\$0	\$5,486	\$101,738	
2038	\$716,529	\$11,342,094	6.3 %	High	3.00 %	\$444,616	\$0	\$8,930	\$99,832	
2039	\$1,070,243	\$12,042,870	8.9 %	High	3.00 %	\$457,954	\$0	\$6,731	\$1,258,481	
2040	\$276,447	\$11,585,161	2.4 %	High	3.00 %	\$471,693	\$0	\$4,809	\$67,159	
2041	\$685,790	\$12,355,100	5.6 %	High	3.00 %	\$485,844	\$0	\$7,111	\$441,648	
2042	\$737,097	\$12,777,160	5.8 %	High	3.00 %	\$500,419	\$0	\$4,032	\$1,171,893	
2043	\$69,656	\$12,474,919	0.6 %	High	3.00 %	\$515,432	\$0	\$2,750	\$107,302	
2044	\$480,536	\$13,275,784	3.6 %	High	3.00 %	\$530,895	\$0	\$6,943	\$109,633	
2045	\$908,741	\$14,114,389	6.4 %	High	3.00 %	\$546,822	\$0	\$4,557	\$1,457,107	
2046	\$3,013	\$13,606,851	0.0 %	High	3.00 %	\$563,226	\$0	\$2,042	\$162,791	
2047	\$405,490	\$14,434,327	2.8 %	High	3.00 %	\$580,123	\$0	\$6,204	\$156,029	
2048	\$835,787	\$15,311,201	5.5 %	High	3.00 %	\$597,527	\$0	\$7,281	\$819,656	
2049	\$620,939	\$15,548,982	4.0 %	High	3.00 %	\$615,453	\$0	\$8,897	\$86,140	
2050	\$1,159,147	\$16,568,099	7.0 %	High	3.00 %	\$633,916	\$0	\$13,303	\$303,761	

30-Year Income/Expense Detail

7223-7
NSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$505,333	\$894,901	\$1,117,603	\$1,688,920	\$2,283,933
Annual Reserve Contribution	\$569,000	\$586,070	\$603,652	\$621,762	\$640,415
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,998	\$10,058	\$14,027	\$19,856	\$25,577
Total Income	\$1,081,331	\$1,491,029	\$1,735,282	\$2,330,538	\$2,949,924
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$6,644	\$0	\$0	\$7,260
101 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$318,785	\$0	\$0	\$0
102 Well #5 - Replace	\$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	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$0
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	\$7,850	\$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	\$24,560	\$0	\$0
122 Water Hammer Surge Tanks	\$15,000	\$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	2021	2022	2023	2024	2025
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$8,086	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$7,850	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$8,328	\$0	\$0
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$8,578	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$8,835
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$7,830	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$7,850	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$7,850	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$7,850	\$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)	\$25,950	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$25,950	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$25,950	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$25,950	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
324 Leak Detection	\$7,850	\$0	\$0	\$0	\$8,835
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$26,168
400 Well 5 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$43,670
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	\$24,149	\$0
410 Well House 1, 2 - Replace	\$0	\$26,832	\$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	\$7,260
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$12,700	\$13,081	\$13,473	\$13,878	\$14,294
Total Expenses	\$186,430	\$373,427	\$46,361	\$46,605	\$116,321
Ending Reserve Balance	\$894,901	\$1,117,603	\$1,688,920	\$2,283,933	\$2,833,603

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$2,833,603	\$3,460,288	\$3,358,725	\$4,020,813	\$4,745,897
Annual Reserve Contribution	\$659,627	\$679,416	\$699,798	\$720,792	\$742,416
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,456	\$34,081	\$36,882	\$43,815	\$47,874
Total Income	\$3,524,686	\$4,173,785	\$4,095,405	\$4,785,420	\$5,536,187
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$0	\$7,933	\$0	\$0
101 Water System Plan - Update	\$40,575	\$0	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$15,619	\$0	\$0
104 Well #1 - Replace	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$24,986
106 Well #2 - Replace	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$28,418	\$0	\$0	\$0
108 Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$15,045	\$0	\$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	\$647,773	\$0	\$0	\$0
301 Water Main Project D-2: Replace	\$0	\$0	\$0	\$0	\$517,995
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	\$70,628	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$76,329
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	\$16,597	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0	\$33,337
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	2026	2027	2028	2029	2030
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$9,100	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
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	\$6,269	\$0	\$0	\$0
324 Leak Detection	\$0	\$0	\$0	\$9,944	\$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	\$34,055
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	\$15,164	\$0	\$0	\$0
410 Well House 5 - Replace	\$0	\$0	\$0	\$0	\$0
411 Well Sites Fence - Replace	\$0	\$0	\$20,723	\$0	\$0
412 Reservoir Fences - Replace	\$0	\$0	\$14,697	\$0	\$0
450 Water Trailer - Purchase	\$0	\$0	\$0	\$0	\$0
450 Water Truck - Replace	\$0	\$0	\$0	\$13,491	\$0
460 Public Utility Water - Pay Tax	\$14,723	\$15,164	\$15,619	\$16,088	\$16,571
Total Expenses	\$64,398	\$815,060	\$74,592	\$39,523	\$703,273
Ending Reserve Balance	\$3,460,288	\$3,358,725	\$4,020,813	\$4,745,897	\$4,832,914

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$4,832,914	\$5,013,182	\$5,480,622	\$5,568,924	\$6,136,420
Annual Reserve Contribution	\$764,688	\$787,629	\$811,258	\$835,596	\$860,664
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,210	\$52,447	\$55,224	\$58,502	\$65,567
Total Income	\$5,646,812	\$5,853,258	\$6,347,104	\$6,463,022	\$7,062,650
# Component					
Inventory Appendix					
100 Sanitary Survey	\$8,668	\$0	\$0	\$9,472	\$0
101 Water System Plan - Update	\$0	\$48,448	\$0	\$0	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$33,083	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
104 Well #1 - Replace	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$10,819	\$0	\$0	\$0	\$0
110 Storage Tank #1 - Replace	\$0	\$0	\$0	\$0	\$0
111 Storage Tank #1 - Coat Exterior	\$42,065	\$0	\$0	\$0	\$0
112 Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$179,895	\$0
114 Storage Tank #2 - Replace	\$0	\$0	\$0	\$0	\$0
115 Storage Tank #2 - Coat Exterior	\$101,331	\$0	\$0	\$0	\$0
116 Storage Tank #2 - Coat Interior	\$390,408	\$0	\$0	\$0	\$0
118 Storage Reservoirs - Dive Inspect	\$10,550	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$0	\$0	\$0	\$0
120 Reservoir Cathodic Protection 1	\$0	\$0	\$23,097	\$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	\$598,820	\$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	\$152,958	\$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	\$35,858	\$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	\$73,780	\$0	\$0	\$0
312 Hydrants - Rplc (2009)	\$0	\$0	\$0	\$0	\$0
312 Hydrants - Rplc (other)	\$0	\$0	\$0	\$61,238	\$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	\$42,915	\$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	\$10,866	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$10,550	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$11,192	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$11,528	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$11,874
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$10,523	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$10,550	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$10,550	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$10,550	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase1)	\$0	\$35,921	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase2)	\$0	\$0	\$36,998	\$0	\$0
317 Water Meter Setters -Rplc(Phase3)	\$0	\$0	\$0	\$38,108	\$0
317 Water Meter Setters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$39,252
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	\$7,710	\$0
324 Leak Detection	\$0	\$0	\$11,192	\$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	\$9,756
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$17,068	\$17,580	\$18,107	\$18,650	\$19,210
Total Expenses	\$633,630	\$372,636	\$778,180	\$326,602	\$80,092
Ending Reserve Balance	\$5,013,182	\$5,480,622	\$5,568,924	\$6,136,420	\$6,982,559

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,982,559	\$6,897,692	\$7,782,401	\$8,705,443	\$8,501,645
Annual Reserve Contribution	\$886,483	\$913,078	\$940,470	\$968,684	\$997,745
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,372	\$73,369	\$82,404	\$85,999	\$90,082
Total Income	\$7,938,414	\$7,884,139	\$8,805,275	\$9,760,126	\$9,589,472

Component

Inventory Appendix					
100	Sanitary Survey	\$0	\$10,350	\$0	\$11,310
101	Water System Plan - Update	\$0	\$0	\$57,850	\$0
102	Well #5 - Install Final Cost	\$0	\$0	\$0	\$0
102	Well #5 - Replace	\$0	\$0	\$0	\$0
102	Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0
103	Well Pump / Motor #1 - Replace	\$0	\$0	\$20,991	\$0
104	Well #1 - Replace	\$0	\$0	\$0	\$0
105	Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$33,580
106	Well #2 - Replace	\$0	\$0	\$0	\$0
107	Well Pump / Motor #4 - Replace	\$0	\$38,192	\$0	\$0
108	Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0
109	Source Flow Meters - Replace	\$0	\$0	\$0	\$0
110	Storage Tank #1 - Replace	\$0	\$0	\$0	\$0
111	Storage Tank #1 - Coat Exterior	\$0	\$0	\$0	\$0
112	Storage Tank #1 - Coat Interior	\$0	\$0	\$0	\$0
114	Storage Tank #2 - Replace	\$0	\$0	\$0	\$0
115	Storage Tank #2 - Coat Exterior	\$0	\$0	\$0	\$0
116	Storage Tank #2 - Coat Interior	\$0	\$0	\$0	\$0
118	Storage Reservoirs - Dive Inspect	\$0	\$0	\$0	\$0
119	Reservoir 2 Ladder - Repaint	\$0	\$20,219	\$0	\$0
120	Reservoir Cathodic Protection 1	\$0	\$0	\$0	\$0
121	Reservoir Cathodic Protection 2	\$0	\$0	\$0	\$0
122	Water Hammer Surge Tanks	\$0	\$0	\$0	\$0
300	Water Main Project D-1: Replace	\$0	\$0	\$0	\$0
301	Water Main Project D-2: Replace	\$0	\$0	\$0	\$0
302	Water Main Project D-3: Replace	\$0	\$0	\$0	\$0
303	Water Main Project D-4: Replace	\$870,904	\$0	\$0	\$0
304	Water Main Project D-5a: Replace	\$0	\$0	\$945,702	\$0
305	Water Main Project D-5b: Replace	\$0	\$0	\$0	\$0
306	Water Main Project D-6: Replace	\$0	\$0	\$0	\$0
307	Water Main Project D-7: Replace	\$0	\$0	\$0	\$0
308	Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0
309	Remaining Water Main Lines -Replace	\$0	\$0	\$0	\$0
310	Main Lines Replaced 2002, Cycle	\$0	\$0	\$0	\$0
310	Main Lines Replaced 2009, Cycle	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (2002)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (2009)	\$0	\$0	\$130,917	\$0
311	Main Valves- Rplc (other)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 1)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 2)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 3)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 4)	\$52,114	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 5a)	\$0	\$0	\$21,621	\$0
311	Main Valves- Rplc (Phase 5b)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0
311	Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0
312	Hydrant near Maint. Bldg.	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (2002)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (2009)	\$0	\$0	\$59,074	\$0
312	Hydrants - Rplc (other)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 1)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 2)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 3)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 4)	\$45,259	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 5a)	\$0	\$0	\$17,237	\$0
312	Hydrants - Rplc (Phase 5b)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0
312	Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0
316	Water Service Meters -Rplc(Phase1)	\$0	\$0	\$0	\$0
316	Water Service Meters -Rplc(Phase10)	\$0	\$0	\$0	\$0
316	Water Service Meters -Rplc(Phase2)	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$12,230	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
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)	\$40,429	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase6)	\$0	\$0	\$0	\$44,178	\$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	\$0
324 Leak Detection	\$0	\$12,597	\$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	\$0
450 Water Truck - Replace	\$0	\$0	\$0	\$18,131	\$0
460 Public Utility Water - Pay Tax	\$19,786	\$20,380	\$20,991	\$21,621	\$22,270
Total Expenses	\$1,040,722	\$101,738	\$99,832	\$1,258,481	\$67,159
Ending Reserve Balance	\$6,897,692	\$7,782,401	\$8,705,443	\$8,501,645	\$9,522,312

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$9,522,312	\$10,206,946	\$10,195,530	\$11,285,852	\$12,417,657
Annual Reserve Contribution	\$1,027,677	\$1,058,508	\$1,090,263	\$1,122,971	\$1,156,660
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$98,604	\$101,969	\$107,361	\$118,467	\$123,238
Total Income	\$10,648,594	\$11,367,422	\$11,393,154	\$12,527,290	\$13,697,555
# Component					
Inventory Appendix					
100 Sanitary Survey	\$0	\$0	\$12,359	\$0	\$0
101 Water System Plan - Update	\$0	\$0	\$0	\$69,076	\$0
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$44,461	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
104 Well #1 - Replace	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
106 Well #2 - Replace	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$0	\$0	\$0	\$0
108 Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$0
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	\$14,178	\$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	\$44,358	\$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	\$1,035,254	\$0	\$0	\$0
306 Water Main Project D-6: Replace	\$0	\$0	\$0	\$0	\$1,260,332
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)	\$122,545	\$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	\$21,579	\$0	\$0	\$0
311 Main Valves- Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$62,305
311 Main Valves- Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
312 Hydrant near Maint. Bldg.	\$0	\$0	\$11,209	\$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	\$32,369	\$0	\$0	\$0
312 Hydrants - Rplc (Phase 6)	\$0	\$0	\$0	\$0	\$63,626
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase1)	\$0	\$14,603	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase10)	\$14,178	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase2)	\$0	\$0	\$15,041	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$15,493	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$15,957
316 Water Service Meters -Rplc(Phase5)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$14,142	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase7)	\$14,178	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase8)	\$14,178	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase9)	\$14,178	\$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)	\$46,869	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase8)	\$46,869	\$0	\$0	\$0	\$0
317 Water Meter Setters -Rplc(Phase9)	\$46,869	\$0	\$0	\$0	\$0
317 Water Meter Setters-Rplc (Phase10)	\$46,869	\$0	\$0	\$0	\$0
323 Cla-Val Valves - Repair/Replace	\$9,482	\$0	\$0	\$0	\$0
324 Leak Detection	\$14,178	\$0	\$0	\$0	\$15,957
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	\$13,112
450 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
460 Public Utility Water - Pay Tax	\$22,938	\$23,626	\$24,335	\$25,065	\$25,816
Total Expenses	\$441,648	\$1,171,893	\$107,302	\$109,633	\$1,457,107
Ending Reserve Balance	\$10,206,946	\$10,195,530	\$11,285,852	\$12,417,657	\$12,240,449

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$12,240,449	\$13,397,151	\$14,608,189	\$15,201,431	\$16,575,941
Annual Reserve Contribution	\$1,191,360	\$1,227,100	\$1,263,913	\$1,301,831	\$1,340,886
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$128,134	\$139,967	\$148,985	\$158,819	\$171,731
Total Income	\$13,559,942	\$14,764,218	\$16,021,087	\$16,662,082	\$18,088,558

Component

Inventory Appendix					
100 Sanitary Survey	\$13,505	\$0	\$0	\$14,757	\$0
101 Water System Plan - Update	\$0	\$0	\$0	\$0	\$82,480
102 Well #5 - Install Final Cost	\$0	\$0	\$0	\$0	\$0
102 Well #5 - Replace	\$0	\$0	\$0	\$0	\$0
102 Well Pump / Motor #5 - Replace	\$0	\$0	\$0	\$0	\$0
103 Well Pump / Motor #1 - Replace	\$0	\$0	\$28,210	\$0	\$0
104 Well #1 - Replace	\$0	\$0	\$0	\$0	\$0
105 Well Pump / Motor #2 - Replace	\$0	\$0	\$0	\$0	\$45,128
106 Well #2 - Replace	\$0	\$0	\$0	\$0	\$0
107 Well Pump / Motor #4 - Replace	\$0	\$51,327	\$0	\$0	\$0
108 Well #4-Replace/Future Decommission	\$0	\$0	\$0	\$0	\$0
109 Source Flow Meters - Replace	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0
119 Reservoir 2 Ladder - Repaint	\$0	\$27,173	\$0	\$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	\$0	\$0	\$0	\$0	\$0
307 Water Main Project D-7: Replace	\$0	\$0	\$706,370	\$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	\$32,320	\$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
312 Hydrants - Rplc (Phase 7)	\$0	\$0	\$12,883	\$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	2046	2047	2048	2049	2050
316 Water Service Meters -Rplc(Phase3)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase4)	\$0	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase5)	\$16,436	\$0	\$0	\$0	\$0
316 Water Service Meters -Rplc(Phase6)	\$0	\$0	\$0	\$0	\$0
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	\$11,662	\$0	\$0
324 Leak Detection	\$0	\$0	\$0	\$17,960	\$0
400 Well 4 Control Systems - Replace	\$0	\$0	\$0	\$0	\$54,790
400 Well 5 Cntrl Systems - Replace	\$0	\$50,141	\$0	\$0	\$0
400 Wells 1 & 2 Cntrl Systems - Replace	\$0	\$0	\$0	\$0	\$91,435
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	\$106,259	\$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	\$24,366	\$0
460 Public Utility Water - Pay Tax	\$26,591	\$27,389	\$28,210	\$29,057	\$29,928
Total Expenses	\$162,791	\$156,029	\$819,656	\$86,140	\$303,761
Ending Reserve Balance	\$13,397,151	\$14,608,189	\$15,201,431	\$16,575,941	\$17,784,796

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

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 100 Sanitary Survey

Quantity: State required survey

Location: Water system components

Funded?: Yes.

History: Assumption completed in 2019

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 3 years

Remaining Life: 1 years

Best Case: \$ 5,900

Worst Case: \$7,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 101 Water System Plan - Update

Quantity: Every 6 years

Location: Community water system

Funded?: Yes.

History: Assumption last updated in 2017, previous plan updates in 2011 & 2005

Comments: Extended at request of client based engineer consultation; cost inflated 3% from 2020 study.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 29,700

Worst Case: \$40,300

Lower allowance

Higher allowance

Cost Source: Associations inflated budgeted amount for 2017

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: Extended one year based on request from Management. A multi-year project installed Well #5 has been underway for past several years. At final completion, reportedly the total cost for installation including all fees, permits, etc. close to \$1,000,000.

Useful Life: 50 years

Remaining Life: 1 years

Best Case: \$ 258,000

Worst Case: \$361,000

Lower allowance

Higher allowance

Cost Source: Estimate by Client

Comp #: 102 Well #5 - Replace

Quantity: 8" steel, Unk depth

Location: Well #5

Funded?: Yes.

History: Assumption completion in 2022

Comments: Remaining useful life adjusted to reflect completion in 2022 (previous #102); cost inflated 3% from 2020 study.

Useful Life: 80 years

Remaining Life: 81 years

Best Case: \$ 134,000

Worst Case: \$179,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

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 2022

Comments: Remaining useful life adjusted to reflect completion in 2022 (previous #102); cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 11 years

Best Case: \$ 21,200

Worst Case: \$26,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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 2020 study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 11,500

Worst Case: \$13,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: Well #1

Funded?: Yes.

History: 1965

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 80 years

Remaining Life: 32 years

Best Case: \$ 134,000

Worst Case: \$179,000

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: Completed in 2020

Comments: Life reset to reflect 2020 completion per Management; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 18,500

Worst Case: \$19,800

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

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

Location: Well #2, vault

Funded?: Yes.

History: 1975

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 80 years

Remaining Life: 42 years

Best Case: \$ 134,000

Worst Case: \$179,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 20,900

Worst Case: \$26,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Well #4

Funded?: Yes.

History: 2001

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 80 years

Remaining Life: 52 years

Best Case: \$ 134,000

Worst Case: \$179,000

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: Last about 2011 (\$6,210)

Comments: Life adjusted based on Management per Engineer estimation.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 7,800

Worst Case: \$8,300

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 2020 study.

Useful Life: 80 years

Remaining Life: 30 years

Best Case: \$ 649,000

Worst Case: \$788,000

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 2020 study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 28,900

Worst Case: \$33,700

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 2020 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 115,000

Worst Case: \$130,000

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 2020 study.

Useful Life: 80 years

Remaining Life: 50 years

Best Case: \$ 916,000

Worst Case: \$1,040,000

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 2020 study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 69,600

Worst Case: \$81,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 233,000

Worst Case: \$348,000

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study. The useful life adjusted to ten per Management.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 11,400

Worst Case: \$13,800

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 2020 study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 15,000

Worst Case: \$17,400

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 2020 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 20,900

Worst Case: \$25,400

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 11,500

Worst Case: \$18,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 6 years

Best Case: \$ 520,000

Worst Case: \$565,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 9 years

Best Case: \$ 374,000

Worst Case: \$420,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 12 years

Best Case: \$ 397,000

Worst Case: \$443,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 15 years

Best Case: \$ 536,000

Worst Case: \$582,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 18 years

Best Case: \$ 533,000

Worst Case: \$578,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 21 years

Best Case: \$ 534,000

Worst Case: \$579,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 24 years

Best Case: \$ 597,000

Worst Case: \$643,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 27 years

Best Case: \$ 295,000

Worst Case: \$341,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 30 years

Best Case: \$ 812,000

Worst Case: \$881,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 33 years

Best Case: \$ 812,000

Worst Case: \$881,000

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:

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 2020 study.

Useful Life: 60 years

Remaining Life: 41 years

Best Case: \$ 1,000,000

Worst Case: \$1,070,000

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 2020 study.

Useful Life: 60 years

Remaining Life: 48 years

Best Case: \$ 579,000

Worst Case: \$638,000

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 2020 study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 99,000

Worst Case: \$122,000

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 2020 study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 71,100

Worst Case: \$82,700

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 2020 study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 62,100

Worst Case: \$73,600

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 6 years

Best Case: \$ 53,400

Worst Case: \$64,900

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 9 years

Best Case: \$ 52,700

Worst Case: \$64,300

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 12 years

Best Case: \$ 19,300

Worst Case: \$31,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 15 years

Best Case: \$ 27,700

Worst Case: \$39,200

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 18 years

Best Case: \$ 11,500

Worst Case: \$13,900

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 21 years

Best Case: \$ 10,400

Worst Case: \$12,800

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 24 years

Best Case: \$ 24,800

Worst Case: \$36,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 27 years

Best Case: \$ 12,200

Worst Case: \$16,900

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 2020 study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 5,300

Worst Case: \$6,400

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 2020 study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 47,500

Worst Case: \$59,100

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 2020 study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 28,900

Worst Case: \$40,500

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 2020 study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 35,900

Worst Case: \$47,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 6 years

Best Case: \$ 11,500

Worst Case: \$16,300

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 9 years

Best Case: \$ 19,800

Worst Case: \$31,300

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 12 years

Best Case: \$ 24,300

Worst Case: \$35,900

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 15 years

Best Case: \$ 23,300

Worst Case: \$34,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 18 years

Best Case: \$ 5,250

Worst Case: \$15,000

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 21 years

Best Case: \$ 13,900

Worst Case: \$20,900

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: See maintenance spreadsheet

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 24 years

Best Case: \$ 25,400

Worst Case: \$37,200

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 adjusted down one year, and cost inflated 3% from 2020 reserve study. In previous reserve study, remaining useful life extended based on request/assessment by our contacts. 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: 27 years

Best Case: \$ 5,200

Worst Case: \$6,400

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 7,200

Worst Case: \$8,500

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: Started in 2016 however not completed

Comments: Adjusted at request of Management; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,210

Worst Case: \$8,450

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: Started in 2017 however not completed

Comments: Adjusted at request of Management; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020; cost inflated 3% from previous reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 remains at zero as not planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 23,700

Worst Case: \$28,200

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: Assumption completed in 2019

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 23,700

Worst Case: \$28,200

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: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,700

Worst Case: \$28,200

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: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,700

Worst Case: \$28,200

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 4,500

Worst Case: \$6,000

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 adjusted to reflect 2021 per Management; cost inflated 3% from 2020 study.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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 2020 study.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 19,800

Worst Case: \$26,700

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 2022

Comments: Adjusted to reflect 2022 competition.

Useful Life: 25 years

Remaining Life: 26 years

Best Case: \$ 19,800

Worst Case: \$26,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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 2020 study.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 32,400

Worst Case: \$45,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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 2020 study.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 23,300

Worst Case: \$28,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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 2020 study.

Useful Life: 50 years

Remaining Life: 43 years

Best Case: \$ 40,500

Worst Case: \$52,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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 2020 study.

Useful Life: 50 years

Remaining Life: 25 years

Best Case: \$ 46,400

Worst Case: \$55,100

Lower allowance

Higher allowance

Cost Source: Inflated Research with Local

Vendor/Contractor

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 2020 study. Useful life adjusted to 30 from 20 per Management information.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 20,900

Worst Case: \$23,300

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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 2020 study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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 2020 study.

Useful Life: 40 years

Remaining Life: 1 years

Best Case: \$ 24,300

Worst Case: \$27,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: Division VII common area

Funded?: Yes.

History: Varies - see comments

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 40 years

Remaining Life: 6 years

Best Case: \$ 11,500

Worst Case: \$13,900

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: TBD

Funded?: Yes.

History: Anticipated in place in 2022

Comments: Adjusted to reflect assumption of 2022 completion; cost adjusted per Management.

Useful Life: 40 years

Remaining Life: 41 years

Best Case: \$ 45,000

Worst Case: \$55,000

Lower allowance

Higher allowance

Cost Source: Management estimate

Comp #: 411 Well Sites Fence - Replace**Quantity: ~ 720 LF, 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 2020 study.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 16,300

Worst Case: \$17,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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 2020 study.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 11,100

Worst Case: \$12,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Comments: Life extended at Management request; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 5,900

Worst Case: \$7,000

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: Used vehicle purchased in 2005

Comments: Life at zero years as not replaced in 2019 or 2020; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 8,500

Worst Case: \$12,800

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: \$ 10,600

Worst Case: \$14,800

Lower allowance

Higher allowance

Cost Source: Estimate agreed to by Association
accountant