

Serving the Pacific Northwest  
10900 NE 4th St, Suite 2300  
Bellevue, WA 98004



ASSOCIATION  
RESERVES™

*Planning For The Inevitable™*

Regional Offices

Arizona  
California  
Colorado  
Florida  
Hawaii  
Nevada  
North Carolina  
Texas  
Washington

Tel : (253) 661-5437  
www.reservestudy.com



Timberlake Water System  
*Shelton, WA*



Report #: 23247-9  
Beginning: October 1, 2023  
Expires: September 30, 2024

RESERVE STUDY  
Update "No-Site-Visit"

February 17, 2023

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



Est. 1986

ASSOCIATION  
RESERVES™

*Planning For The Inevitable™*

[www.reservestudy.com](http://www.reservestudy.com)

## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>7</b>
Which Physical Assets are Funded by Reserves?	8
How do we establish Useful Life and Remaining Useful Life estimates?	8
How do we establish Current Repair/Replacement Cost Estimates?	8
How much Reserves are enough?	9
How much should we contribute?	10
What is our Recommended Funding Goal?	10
<b>Projected Expenses</b>	<b>11</b>
Annual Reserve Expenses Graph	11
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>12</b>
Annual Reserve Funding Graph	12
30-Yr Cash Flow Graph	13
Percent Funded Graph	13
<b>Table Descriptions</b>	<b>14</b>
Reserve Component List Detail	15
Fully Funded Balance	17
Component Significance	19
Accounting & Tax Summary	21
30-Year Reserve Plan Summary	23
30-Year Reserve Plan Summary (Alternate Funding Plan)	24
30-Year Income/Expense Detail	25
<b>Accuracy, Limitations, and Disclosures</b>	<b>31</b>
<b>Terms and Definitions</b>	<b>32</b>
<b>Component Details</b>	<b>33</b>
Capacity & Filter	34
Store & Monitor	37
Treatment/Boost	39
Distribution	41
Buildings & Site	44
Systems & Equipment	45



**Timberlake Water System**

Shelton, WA

Level of Service: **Update "No-Site-Visit"**

Report #: **23247-9**

# of Units: 1,377

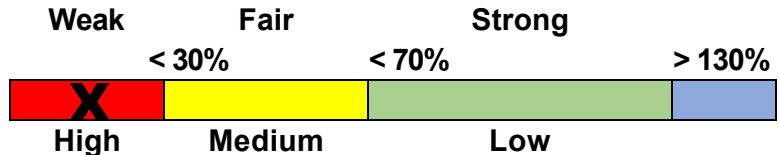
**October 1, 2023 through September 30, 2024**

**Findings & Recommendations**

**as of October 1, 2023**

Starting Reserve Balance	\$1,608,645
Current Fully Funded Reserve Balance	\$11,033,902
Percent Funded	14.6 %
Average Reserve Deficit or (Surplus) Per Unit	\$6,845
Recommended 2023 100% Annual "Full Funding" Contributions	\$668,550
Recommended 2023 70% Annual "Threshold Funding" Contributions	\$505,605
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$155,005
Most Recent Budgeted Contribution Rate	\$371,790

**Reserve Fund Strength: 14.6%**



**Risk of Special Assessment:**

**Economic Assumptions:**

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

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 14.6 % 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. The current annual deterioration of your reserve components is \$290,850 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Capacity &amp; Filter</b>			
602 Water System Plan - Update	10	3	\$68,900
611 Well Pump & Motor #1 - Replace	20	1	\$27,000
612 Well Pump & Motor #2 - Replace	10	0	\$27,000
613 Well Pump & Motor #3 - Replace	10	0	\$32,400
614 Well #1 Control - Repair/Replace	30	1	\$19,500
615 Well #2 Control - Repair/Replace	30	11	\$19,500
616 Well #3 Control - Repair/Replace	30	15	\$19,500
618 Filter System - Maintain/Replace	35	17	\$123,200
<b>Store &amp; Monitor</b>			
620 Steel Storage Tank - Repair/Replace	60	28	\$568,000
621 Steel Storage Tank Exteriors-Recoat	12	4	\$25,200
622 Steel Tank Exteriors-Blast & Recoat	24	4	\$105,800
623 Steel Tank Interiors-Blast & Recoat	20	8	\$149,000
625 Concrete Storage Tank - Replace	60	9	\$168,400
628 Reservoir Control & Telemetry Sys	30	13	\$6,500
629 Telemetry System - Repair/Replace	15	0	\$21,150
<b>Treatment/Boost</b>			
630 Hypochlorite Generator - Replace	24	22	\$37,100
631 Hypochlorite Cells - Replace	3	1	\$6,000
633 Treatment & Monitoring - Replace	20	2	\$23,800
637 Booster System - Repair/Replace	20	15	\$247,700
<b>Distribution</b>			
640 2009/2010 H2O Main Lines - Replace	100	86	\$633,900
641 2019/2020 H2O Main Lines - Replace	100	96	\$234,000
642 2021/2022 H2O Main Lines - Replace	100	98	\$707,000
643 H2O Main Line Phase B - Replace	100	1	\$487,600
644 H2O Main Line Phase C - Replace	100	4	\$585,100
645 H2O Main Line Phase D - Replace	100	7	\$682,600
646 H2O Main Lines Phase E - Replace	100	43	\$3,535,100
647 H2O Main Lines Phase F - Replace	100	44	\$3,535,100
648 H2O Main Lines Phase G - Replace	100	45	\$3,535,100
649 H2O Main Lines Phase H - Replace	100	46	\$3,535,100
654 Water Meters - Repair/Replace	15	8	\$153,500
655 Water Meter Setters-Repair/Replace	45	23	\$286,300
659 Hydrants - Add/Replace	1	0	\$14,800
<b>Buildings &amp; Site</b>			
662 Building Roof - Repair/Replaced	40	24	\$49,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
667 Chain Link Fence - Repair/Replace	35	12	\$13,750
<b>Systems &amp; Equipment</b>			
674 200 KW Generator - Repair/Replace	40	34	\$135,700
675 1996 Kubota Backhoe -Repair/Replace	25	0	\$45,400
676 2006 Caterpillar Backhoe - Replace	12	8	\$33,500
677 1992 GMC Truck - Repair/Replace	12	1	\$12,800
678 2008 Ford Truck - Repair/Replace	12	4	\$44,300
679 2014 Truck - Repair/Replace	12	8	\$44,250
680 Leak Detector - Maintain/Replace	12	0	\$4,900
681 Meter Reader System - Replace	5	0	\$8,200
<b>42 Total Funded Components</b>			

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

## Introduction



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

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



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

## Methodology



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

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

## *Which Physical Assets are Funded by Reserves?*

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

## Projected Expenses

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

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

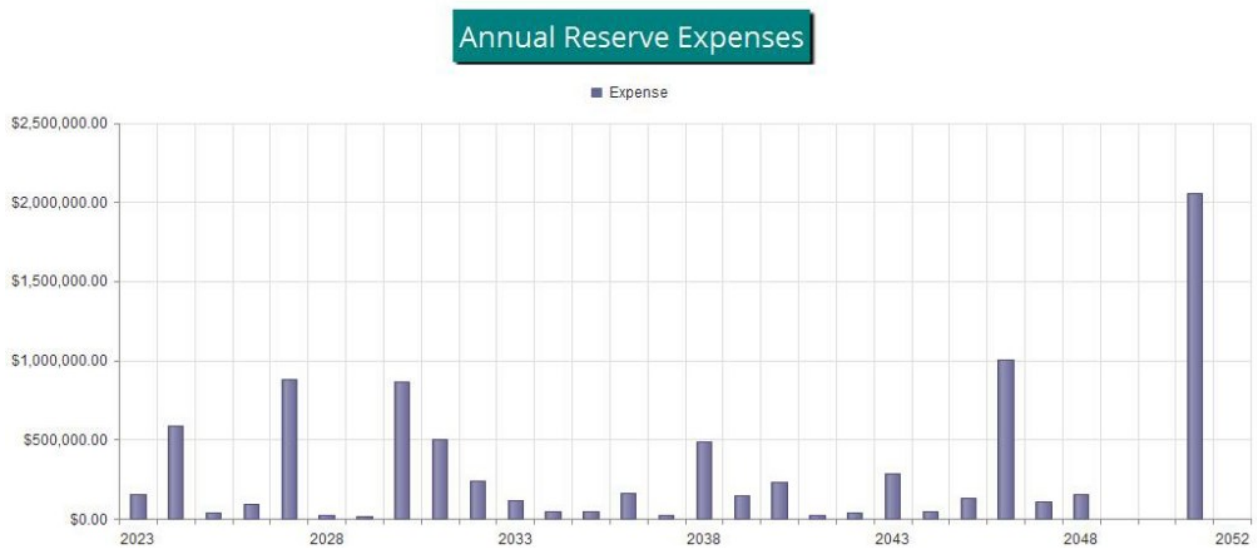


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,608,645 as-of the start of your Fiscal Year on 10/1/2023. As of that date, your Fully Funded Balance is computed to be \$11,033,902 (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 \$668,550 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.

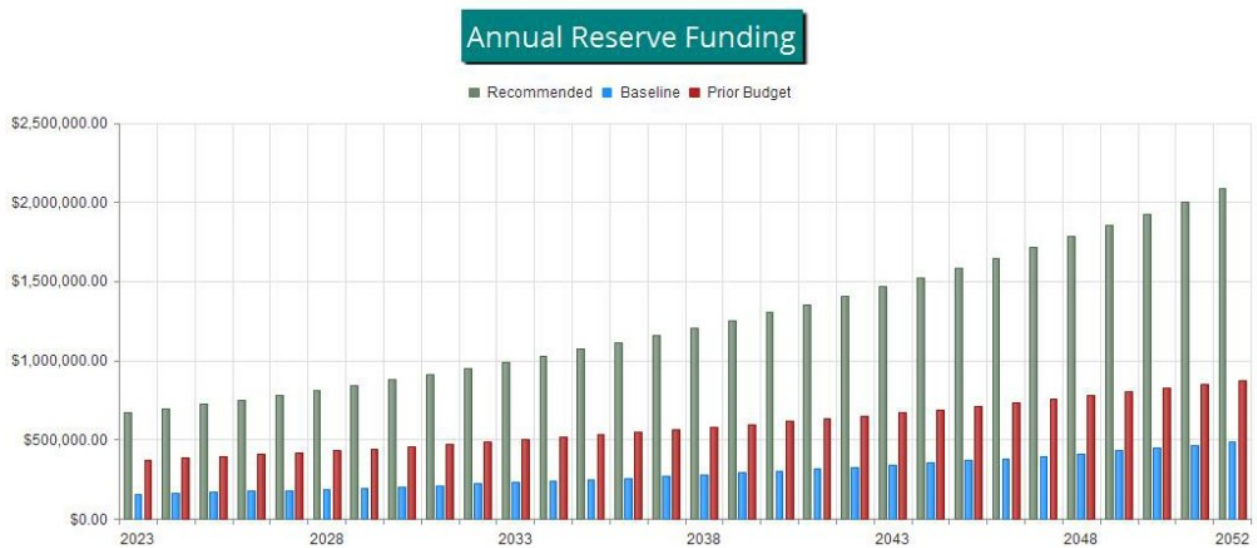


Figure 2

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.

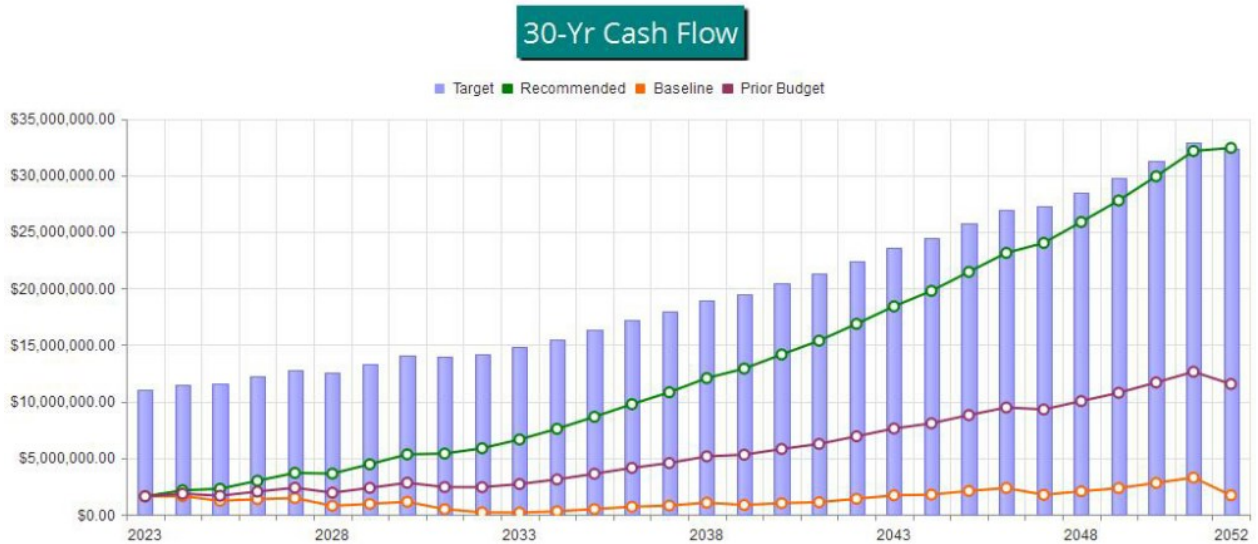


Figure 3

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.

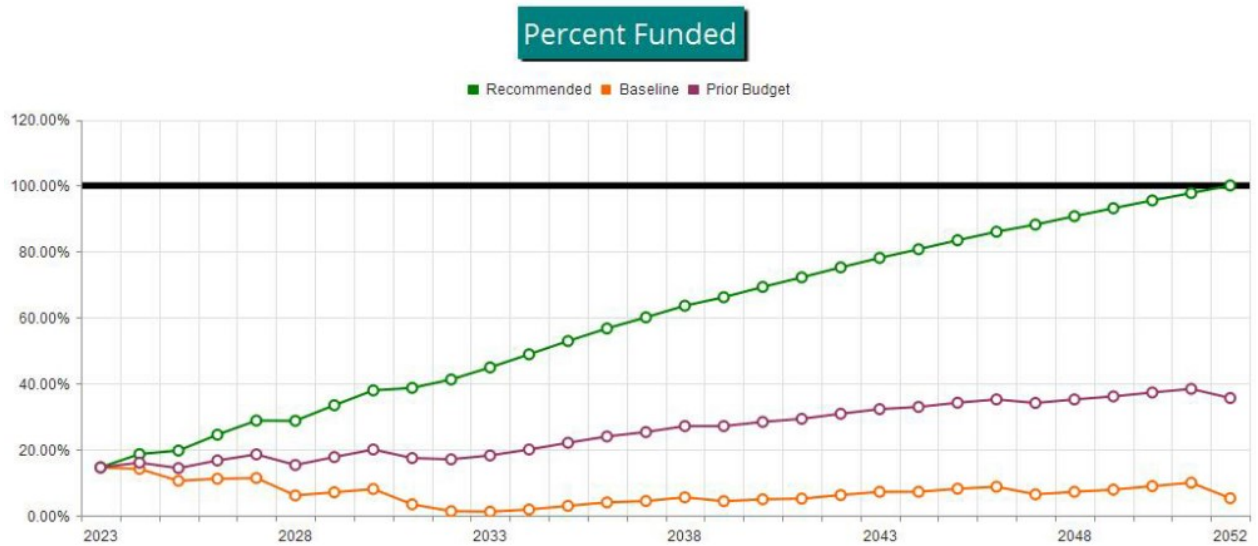


Figure 4



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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
<b>Capacity &amp; Filter</b>						
602	Water System Plan - Update	Every 10 years	10	3	\$58,600	\$79,200
611	Well Pump & Motor #1 - Replace	25 HP submersible 6"	20	1	\$22,900	\$31,100
612	Well Pump & Motor #2 - Replace	25 HP submersible 6"	10	0	\$22,900	\$31,100
613	Well Pump & Motor #3 - Replace	30 HP submersible 8"	10	0	\$27,500	\$37,300
614	Well #1 Control - Repair/Replace	1 motor control	30	1	\$16,600	\$22,400
615	Well #2 Control - Repair/Replace	1 motor control	30	11	\$16,600	\$22,400
616	Well #3 Control - Repair/Replace	1 motor control	30	15	\$16,600	\$22,400
618	Filter System - Maintain/Replace	6 tank system	35	17	\$104,700	\$141,700
<b>Store &amp; Monitor</b>						
620	Steel Storage Tank - Repair/Replace	200,000 gallons	60	28	\$482,800	\$653,200
621	Steel Storage Tank Exteriors-Recoat	200,000 gallons	12	4	\$21,400	\$29,000
622	Steel Tank Exteriors-Blast & Recoat	200,000 gallons	24	4	\$89,900	\$121,700
623	Steel Tank Interiors-Blast & Recoat	200,000 gallons	20	8	\$126,700	\$171,300
625	Concrete Storage Tank - Replace	60,000 gallons	60	9	\$143,100	\$193,700
628	Reservoir Control & Telemetry Sys	1 control panel	30	13	\$5,500	\$7,500
629	Telemetry System - Repair/Replace	1 system	15	0	\$18,000	\$24,300
<b>Treatment/Boost</b>						
630	Hypochlorite Generator - Replace	1 OSEC-L generator	24	22	\$31,500	\$42,700
631	Hypochlorite Cells - Replace	4 OSEC-L cells	3	1	\$5,100	\$6,900
633	Treatment & Monitoring - Replace	Pumps, sensors, monitors	20	2	\$20,200	\$27,400
637	Booster System - Repair/Replace	1 Grundfos	20	15	\$210,500	\$284,900
<b>Distribution</b>						
640	2009/2010 H2O Main Lines - Replace	~2,600 LF	100	86	\$538,800	\$729,000
641	2019/2020 H2O Main Lines - Replace	~960 LF	100	96	\$198,900	\$269,100
642	2021/2022 H2O Main Lines - Replace	~2,900 LF	100	98	\$600,900	\$813,100
643	H2O Main Line Phase B - Replace	~2,000 LF	100	1	\$414,500	\$560,700
644	H2O Main Line Phase C - Replace	~2,400 LF	100	4	\$497,300	\$672,900
645	H2O Main Line Phase D - Replace	~2,800 LF	100	7	\$580,200	\$785,000
646	H2O Main Lines Phase E- Replace	~14,500 LF	100	43	\$3,004,800	\$4,065,400
647	H2O Main Lines Phase F - Replace	~14,500 LF	100	44	\$3,004,800	\$4,065,400
648	H2O Main Lines Phase G - Replace	~14,500 LF	100	45	\$3,004,800	\$4,065,400
649	H2O Main Lines Phase H - Replace	~14,500 LF	100	46	\$3,004,800	\$4,065,400
654	Water Meters - Repair/Replace	1,270 meters	15	8	\$130,500	\$176,500
655	Water Meter Setters-Repair/Replace	1,270 boxes & setters	45	23	\$243,400	\$329,200
659	Hydrants - Add/Replace	21 units	1	0	\$12,600	\$17,000
<b>Buildings &amp; Site</b>						
662	Building Roof - Repair/Replaced	~3,800 SF	40	24	\$41,900	\$56,700
667	Chain Link Fence - Repair/Replace	~500 LF	35	12	\$10,000	\$17,500
<b>Systems &amp; Equipment</b>						
674	200 KW Generator - Repair/Replace	200 KW	40	34	\$115,300	\$156,100
675	1996 Kubota Backhoe -Repair/Replace	1 Kubota B20	25	0	\$38,600	\$52,200
676	2006 Caterpillar Backhoe - Replace	1 Caterpillar 420D	12	8	\$28,500	\$38,500
677	1992 GMC Truck - Repair/Replace	1992 GMC 3500HD	12	1	\$10,900	\$14,700

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
678	2008 Ford Truck - Repair/Replace	2008 Ford F150	12	4	\$37,700	\$50,900
679	2014 Truck - Repair/Replace	2014 Ford F150	12	8	\$39,100	\$49,400
680	Leak Detector - Maintain/Replace	1 system	12	0	\$4,200	\$5,600
681	Meter Reader System - Replace	2 meters & software	5	0	\$7,000	\$9,400
42 Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Capacity &amp; Filter</b>								
602	Water System Plan - Update	\$68,900	X	7	/	10	=	\$48,230
611	Well Pump & Motor #1 - Replace	\$27,000	X	19	/	20	=	\$25,650
612	Well Pump & Motor #2 - Replace	\$27,000	X	10	/	10	=	\$27,000
613	Well Pump & Motor #3 - Replace	\$32,400	X	10	/	10	=	\$32,400
614	Well #1 Control - Repair/Replace	\$19,500	X	29	/	30	=	\$18,850
615	Well #2 Control - Repair/Replace	\$19,500	X	19	/	30	=	\$12,350
616	Well #3 Control - Repair/Replace	\$19,500	X	15	/	30	=	\$9,750
618	Filter System - Maintain/Replace	\$123,200	X	18	/	35	=	\$63,360
<b>Store &amp; Monitor</b>								
620	Steel Storage Tank - Repair/Replace	\$568,000	X	32	/	60	=	\$302,933
621	Steel Storage Tank Exteriors-Recoat	\$25,200	X	8	/	12	=	\$16,800
622	Steel Tank Exteriors-Blast & Recoat	\$105,800	X	20	/	24	=	\$88,167
623	Steel Tank Interiors-Blast & Recoat	\$149,000	X	12	/	20	=	\$89,400
625	Concrete Storage Tank - Replace	\$168,400	X	51	/	60	=	\$143,140
628	Reservoir Control & Telemetry Sys	\$6,500	X	17	/	30	=	\$3,683
629	Telemetry System - Repair/Replace	\$21,150	X	15	/	15	=	\$21,150
<b>Treatment/Boost</b>								
630	Hypochlorite Generator - Replace	\$37,100	X	2	/	24	=	\$3,092
631	Hypochlorite Cells - Replace	\$6,000	X	2	/	3	=	\$4,000
633	Treatment & Monitoring - Replace	\$23,800	X	18	/	20	=	\$21,420
637	Booster System - Repair/Replace	\$247,700	X	5	/	20	=	\$61,925
<b>Distribution</b>								
640	2009/2010 H2O Main Lines - Replace	\$633,900	X	14	/	100	=	\$88,746
641	2019/2020 H2O Main Lines - Replace	\$234,000	X	4	/	100	=	\$9,360
642	2021/2022 H2O Main Lines - Replace	\$707,000	X	2	/	100	=	\$14,140
643	H2O Main Line Phase B - Replace	\$487,600	X	99	/	100	=	\$482,724
644	H2O Main Line Phase C - Replace	\$585,100	X	96	/	100	=	\$561,696
645	H2O Main Line Phase D - Replace	\$682,600	X	93	/	100	=	\$634,818
646	H2O Main Lines Phase E- Replace	\$3,535,100	X	57	/	100	=	\$2,015,007
647	H2O Main Lines Phase F - Replace	\$3,535,100	X	56	/	100	=	\$1,979,656
648	H2O Main Lines Phase G - Replace	\$3,535,100	X	55	/	100	=	\$1,944,305
649	H2O Main Lines Phase H - Replace	\$3,535,100	X	54	/	100	=	\$1,908,954
654	Water Meters - Repair/Replace	\$153,500	X	7	/	15	=	\$71,633
655	Water Meter Setters-Repair/Replace	\$286,300	X	22	/	45	=	\$139,969
659	Hydrants - Add/Replace	\$14,800	X	1	/	1	=	\$14,800
<b>Buildings &amp; Site</b>								
662	Building Roof - Repair/Replaced	\$49,300	X	16	/	40	=	\$19,720
667	Chain Link Fence - Repair/Replace	\$13,750	X	23	/	35	=	\$9,036
<b>Systems &amp; Equipment</b>								
674	200 KW Generator - Repair/Replace	\$135,700	X	6	/	40	=	\$20,355
675	1996 Kubota Backhoe -Repair/Replace	\$45,400	X	25	/	25	=	\$45,400
676	2006 Caterpillar Backhoe - Replace	\$33,500	X	4	/	12	=	\$11,167
677	1992 GMC Truck - Repair/Replace	\$12,800	X	11	/	12	=	\$11,733
678	2008 Ford Truck - Repair/Replace	\$44,300	X	8	/	12	=	\$29,533

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
679	2014 Truck - Repair/Replace	\$44,250	X	4	/	12	=	\$14,750
680	Leak Detector - Maintain/Replace	\$4,900	X	12	/	12	=	\$4,900
681	Meter Reader System - Replace	\$8,200	X	5	/	5	=	\$8,200
								\$11,033,902

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Capacity &amp; Filter</b>				
602 Water System Plan - Update	10	\$68,900	\$6,890	2.37 %
611 Well Pump & Motor #1 - Replace	20	\$27,000	\$1,350	0.46 %
612 Well Pump & Motor #2 - Replace	10	\$27,000	\$2,700	0.93 %
613 Well Pump & Motor #3 - Replace	10	\$32,400	\$3,240	1.11 %
614 Well #1 Control - Repair/Replace	30	\$19,500	\$650	0.22 %
615 Well #2 Control - Repair/Replace	30	\$19,500	\$650	0.22 %
616 Well #3 Control - Repair/Replace	30	\$19,500	\$650	0.22 %
618 Filter System - Maintain/Replace	35	\$123,200	\$3,520	1.21 %
<b>Store &amp; Monitor</b>				
620 Steel Storage Tank - Repair/Replace	60	\$568,000	\$9,467	3.25 %
621 Steel Storage Tank Exteriors-Recoat	12	\$25,200	\$2,100	0.72 %
622 Steel Tank Exteriors-Blast & Recoat	24	\$105,800	\$4,408	1.52 %
623 Steel Tank Interiors-Blast & Recoat	20	\$149,000	\$7,450	2.56 %
625 Concrete Storage Tank - Replace	60	\$168,400	\$2,807	0.96 %
628 Reservoir Control & Telemetry Sys	30	\$6,500	\$217	0.07 %
629 Telemetry System - Repair/Replace	15	\$21,150	\$1,410	0.48 %
<b>Treatment/Boost</b>				
630 Hypochlorite Generator - Replace	24	\$37,100	\$1,546	0.53 %
631 Hypochlorite Cells - Replace	3	\$6,000	\$2,000	0.69 %
633 Treatment & Monitoring - Replace	20	\$23,800	\$1,190	0.41 %
637 Booster System - Repair/Replace	20	\$247,700	\$12,385	4.26 %
<b>Distribution</b>				
640 2009/2010 H2O Main Lines - Replace	100	\$633,900	\$6,339	2.18 %
641 2019/2020 H2O Main Lines - Replace	100	\$234,000	\$2,340	0.80 %
642 2021/2022 H2O Main Lines - Replace	100	\$707,000	\$7,070	2.43 %
643 H2O Main Line Phase B - Replace	100	\$487,600	\$4,876	1.68 %
644 H2O Main Line Phase C - Replace	100	\$585,100	\$5,851	2.01 %
645 H2O Main Line Phase D - Replace	100	\$682,600	\$6,826	2.35 %
646 H2O Main Lines Phase E- Replace	100	\$3,535,100	\$35,351	12.15 %
647 H2O Main Lines Phase F - Replace	100	\$3,535,100	\$35,351	12.15 %
648 H2O Main Lines Phase G - Replace	100	\$3,535,100	\$35,351	12.15 %
649 H2O Main Lines Phase H - Replace	100	\$3,535,100	\$35,351	12.15 %
654 Water Meters - Repair/Replace	15	\$153,500	\$10,233	3.52 %
655 Water Meter Setters-Repair/Replace	45	\$286,300	\$6,362	2.19 %
659 Hydrants - Add/Replace	1	\$14,800	\$14,800	5.09 %
<b>Buildings &amp; Site</b>				
662 Building Roof - Repair/Replaced	40	\$49,300	\$1,233	0.42 %
667 Chain Link Fence - Repair/Replace	35	\$13,750	\$393	0.14 %
<b>Systems &amp; Equipment</b>				
674 200 KW Generator - Repair/Replace	40	\$135,700	\$3,393	1.17 %
675 1996 Kubota Backhoe -Repair/Replace	25	\$45,400	\$1,816	0.62 %
676 2006 Caterpillar Backhoe - Replace	12	\$33,500	\$2,792	0.96 %
677 1992 GMC Truck - Repair/Replace	12	\$12,800	\$1,067	0.37 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
678	2008 Ford Truck - Repair/Replace	12	\$44,300	\$3,692	1.27 %
679	2014 Truck - Repair/Replace	12	\$44,250	\$3,688	1.27 %
680	Leak Detector - Maintain/Replace	12	\$4,900	\$408	0.14 %
681	Meter Reader System - Replace	5	\$8,200	\$1,640	0.56 %
42	Total Funded Components			\$290,850	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
<b>Capacity &amp; Filter</b>						
602	Water System Plan - Update	10	3	\$68,900	\$48,230	\$15,837.38
611	Well Pump & Motor #1 - Replace	20	1	\$27,000	\$25,650	\$3,103.12
612	Well Pump & Motor #2 - Replace	10	0	\$27,000	\$27,000	\$6,206.23
613	Well Pump & Motor #3 - Replace	10	0	\$32,400	\$32,400	\$7,447.48
614	Well #1 Control - Repair/Replace	30	1	\$19,500	\$18,850	\$1,494.09
615	Well #2 Control - Repair/Replace	30	11	\$19,500	\$12,350	\$1,494.09
616	Well #3 Control - Repair/Replace	30	15	\$19,500	\$9,750	\$1,494.09
618	Filter System - Maintain/Replace	35	17	\$123,200	\$63,360	\$8,091.09
<b>Store &amp; Monitor</b>						
620	Steel Storage Tank - Repair/Replace	60	28	\$568,000	\$302,933	\$21,760.12
621	Steel Storage Tank Exteriors-Recoat	12	4	\$25,200	\$16,800	\$4,827.07
622	Steel Tank Exteriors-Blast & Recoat	24	4	\$105,800	\$88,167	\$10,133.01
623	Steel Tank Interiors-Blast & Recoat	20	8	\$149,000	\$89,400	\$17,124.60
625	Concrete Storage Tank - Replace	60	9	\$168,400	\$143,140	\$6,451.42
628	Reservoir Control & Telemetry Sys	30	13	\$6,500	\$3,683	\$498.03
629	Telemetry System - Repair/Replace	15	0	\$21,150	\$21,150	\$3,241.03
<b>Treatment/Boost</b>						
630	Hypochlorite Generator - Replace	24	22	\$37,100	\$3,092	\$3,553.26
631	Hypochlorite Cells - Replace	3	1	\$6,000	\$4,000	\$4,597.21
633	Treatment & Monitoring - Replace	20	2	\$23,800	\$21,420	\$2,735.34
637	Booster System - Repair/Replace	20	15	\$247,700	\$61,925	\$28,468.21
<b>Distribution</b>						
640	2009/2010 H2O Main Lines - Replace	100	86	\$633,900	\$88,746	\$14,570.85
641	2019/2020 H2O Main Lines - Replace	100	96	\$234,000	\$9,360	\$5,378.73
642	2021/2022 H2O Main Lines - Replace	100	98	\$707,000	\$14,140	\$16,251.13
643	H2O Main Line Phase B - Replace	100	1	\$487,600	\$482,724	\$11,207.99
644	H2O Main Line Phase C - Replace	100	4	\$585,100	\$561,696	\$13,449.13
645	H2O Main Line Phase D - Replace	100	7	\$682,600	\$634,818	\$15,690.27
646	H2O Main Lines Phase E- Replace	100	43	\$3,535,100	\$2,015,007	\$81,257.96
647	H2O Main Lines Phase F - Replace	100	44	\$3,535,100	\$1,979,656	\$81,257.96
648	H2O Main Lines Phase G - Replace	100	45	\$3,535,100	\$1,944,305	\$81,257.96
649	H2O Main Lines Phase H - Replace	100	46	\$3,535,100	\$1,908,954	\$81,257.96
654	Water Meters - Repair/Replace	15	8	\$153,500	\$71,633	\$23,522.38
655	Water Meter Setters-Repair/Replace	45	23	\$286,300	\$139,969	\$14,624.23
659	Hydrants - Add/Replace	1	0	\$14,800	\$14,800	\$34,019.34
<b>Buildings &amp; Site</b>						
662	Building Roof - Repair/Replaced	40	24	\$49,300	\$19,720	\$2,833.03
667	Chain Link Fence - Repair/Replace	35	12	\$13,750	\$9,036	\$903.02
<b>Systems &amp; Equipment</b>						
674	200 KW Generator - Repair/Replace	40	34	\$135,700	\$20,355	\$7,798.01
675	1996 Kubota Backhoe -Repair/Replace	25	0	\$45,400	\$45,400	\$4,174.27
676	2006 Caterpillar Backhoe - Replace	12	8	\$33,500	\$11,167	\$6,416.94
677	1992 GMC Truck - Repair/Replace	12	1	\$12,800	\$11,733	\$2,451.84

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
678	2008 Ford Truck - Repair/Replace	12	4	\$44,300	\$29,533	\$8,485.68
679	2014 Truck - Repair/Replace	12	8	\$44,250	\$14,750	\$8,476.10
680	Leak Detector - Maintain/Replace	12	0	\$4,900	\$4,900	\$938.60
681	Meter Reader System - Replace	5	0	\$8,200	\$8,200	\$3,769.71
42	Total Funded Components				\$11,033,902	\$668,550

# 30-Year Reserve Plan Summary

Report # 23247-9  
No-Site-Visit

Fiscal Year Start: 2023

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$1,608,645	\$11,033,902	14.6 %	High	79.82 %	\$668,550	\$0	\$18,746	\$153,850
2024	\$2,142,091	\$11,506,030	18.6 %	High	4.00 %	\$695,292	\$0	\$22,075	\$584,731
2025	\$2,274,726	\$11,557,501	19.7 %	High	4.00 %	\$723,104	\$0	\$26,278	\$40,951
2026	\$2,983,158	\$12,179,867	24.5 %	High	4.00 %	\$752,028	\$0	\$33,287	\$91,461
2027	\$3,677,011	\$12,778,412	28.8 %	High	4.00 %	\$782,109	\$0	\$36,451	\$879,247
2028	\$3,616,324	\$12,593,315	28.7 %	High	4.00 %	\$813,393	\$0	\$40,281	\$26,663
2029	\$4,443,335	\$13,290,942	33.4 %	Medium	4.00 %	\$845,929	\$0	\$48,798	\$17,672
2030	\$5,320,390	\$14,029,178	37.9 %	Medium	4.00 %	\$879,766	\$0	\$53,522	\$865,093
2031	\$5,388,585	\$13,927,447	38.7 %	Medium	4.00 %	\$914,957	\$0	\$56,216	\$500,438
2032	\$5,859,320	\$14,209,314	41.2 %	Medium	4.00 %	\$951,555	\$0	\$62,441	\$239,034
2033	\$6,634,282	\$14,780,267	44.9 %	Medium	4.00 %	\$989,617	\$0	\$71,022	\$118,802
2034	\$7,576,119	\$15,503,913	48.9 %	Medium	4.00 %	\$1,029,202	\$0	\$81,041	\$47,479
2035	\$8,638,882	\$16,334,810	52.9 %	Medium	4.00 %	\$1,070,370	\$0	\$91,923	\$47,692
2036	\$9,753,483	\$17,202,856	56.7 %	Medium	4.00 %	\$1,113,185	\$0	\$102,771	\$160,070
2037	\$10,809,369	\$17,994,006	60.1 %	Medium	4.00 %	\$1,157,712	\$0	\$114,293	\$22,386
2038	\$12,058,988	\$18,963,904	63.6 %	Medium	4.00 %	\$1,204,021	\$0	\$124,755	\$485,073
2039	\$12,902,691	\$19,499,925	66.2 %	Medium	4.00 %	\$1,252,182	\$0	\$135,182	\$144,905
2040	\$14,145,149	\$20,416,403	69.3 %	Medium	4.00 %	\$1,302,269	\$0	\$147,497	\$228,093
2041	\$15,366,822	\$21,289,112	72.2 %	Low	4.00 %	\$1,354,360	\$0	\$161,051	\$25,196
2042	\$16,857,037	\$22,411,842	75.2 %	Low	4.00 %	\$1,408,534	\$0	\$176,237	\$36,473
2043	\$18,405,335	\$23,571,938	78.1 %	Low	4.00 %	\$1,464,875	\$0	\$190,804	\$289,249
2044	\$19,771,766	\$24,494,705	80.7 %	Low	4.00 %	\$1,523,470	\$0	\$206,026	\$50,228
2045	\$21,451,035	\$25,706,753	83.4 %	Low	4.00 %	\$1,584,409	\$0	\$222,811	\$128,187
2046	\$23,130,067	\$26,890,732	86.0 %	Low	4.00 %	\$1,647,786	\$0	\$235,598	\$1,003,963
2047	\$24,009,487	\$27,224,525	88.2 %	Low	4.00 %	\$1,713,697	\$0	\$249,253	\$110,177
2048	\$25,862,260	\$28,505,766	90.7 %	Low	4.00 %	\$1,782,245	\$0	\$268,002	\$151,590
2049	\$27,760,917	\$29,800,130	93.2 %	Low	4.00 %	\$1,853,535	\$0	\$288,195	\$0
2050	\$29,902,647	\$31,307,321	95.5 %	Low	4.00 %	\$1,927,676	\$0	\$310,084	\$0
2051	\$32,140,406	\$32,878,124	97.8 %	Low	4.00 %	\$2,004,783	\$0	\$322,628	\$2,055,245
2052	\$32,412,572	\$32,398,096	100.0 %	Low	4.00 %	\$2,084,974	\$0	\$336,088	\$0

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 23247-9  
No-Site-Visit

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase	Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual					
2023	\$1,608,645	\$11,033,902	14.6 %	High	-58.31 %	\$155,005	\$0	\$16,166	\$153,850	
2024	\$1,625,966	\$11,506,030	14.1 %	High	4.00 %	\$161,205	\$0	\$14,207	\$584,731	
2025	\$1,216,647	\$11,557,501	10.5 %	High	4.00 %	\$167,653	\$0	\$12,859	\$40,951	
2026	\$1,356,209	\$12,179,867	11.1 %	High	4.00 %	\$174,360	\$0	\$14,041	\$91,461	
2027	\$1,453,148	\$12,778,412	11.4 %	High	4.00 %	\$181,334	\$0	\$11,093	\$879,247	
2028	\$766,327	\$12,593,315	6.1 %	High	4.00 %	\$188,587	\$0	\$8,512	\$26,663	
2029	\$936,763	\$13,290,942	7.0 %	High	4.00 %	\$196,131	\$0	\$10,307	\$17,672	
2030	\$1,125,529	\$14,029,178	8.0 %	High	4.00 %	\$203,976	\$0	\$7,986	\$865,093	
2031	\$472,398	\$13,927,447	3.4 %	High	4.00 %	\$212,135	\$0	\$3,298	\$500,438	
2032	\$187,393	\$14,209,314	1.3 %	High	4.00 %	\$220,620	\$0	\$1,790	\$239,034	
2033	\$170,769	\$14,780,267	1.2 %	High	4.00 %	\$229,445	\$0	\$2,271	\$118,802	
2034	\$283,683	\$15,503,913	1.8 %	High	4.00 %	\$238,623	\$0	\$3,810	\$47,479	
2035	\$478,637	\$16,334,810	2.9 %	High	4.00 %	\$248,168	\$0	\$5,815	\$47,692	
2036	\$684,929	\$17,202,856	4.0 %	High	4.00 %	\$258,095	\$0	\$7,373	\$160,070	
2037	\$790,326	\$17,994,006	4.4 %	High	4.00 %	\$268,419	\$0	\$9,175	\$22,386	
2038	\$1,045,534	\$18,963,904	5.5 %	High	4.00 %	\$279,155	\$0	\$9,469	\$485,073	
2039	\$849,085	\$19,499,925	4.4 %	High	4.00 %	\$290,321	\$0	\$9,260	\$144,905	
2040	\$1,003,762	\$20,416,403	4.9 %	High	4.00 %	\$301,934	\$0	\$10,455	\$228,093	
2041	\$1,088,058	\$21,289,112	5.1 %	High	4.00 %	\$314,012	\$0	\$12,381	\$25,196	
2042	\$1,389,255	\$22,411,842	6.2 %	High	4.00 %	\$326,572	\$0	\$15,414	\$36,473	
2043	\$1,694,768	\$23,571,938	7.2 %	High	4.00 %	\$339,635	\$0	\$17,279	\$289,249	
2044	\$1,762,433	\$24,494,705	7.2 %	High	4.00 %	\$353,220	\$0	\$19,227	\$50,228	
2045	\$2,084,652	\$25,706,753	8.1 %	High	4.00 %	\$367,349	\$0	\$22,144	\$128,187	
2046	\$2,345,958	\$26,890,732	8.7 %	High	4.00 %	\$382,043	\$0	\$20,444	\$1,003,963	
2047	\$1,744,481	\$27,224,525	6.4 %	High	4.00 %	\$397,325	\$0	\$18,967	\$110,177	
2048	\$2,050,596	\$28,505,766	7.2 %	High	4.00 %	\$413,218	\$0	\$21,914	\$151,590	
2049	\$2,334,139	\$29,800,130	7.8 %	High	4.00 %	\$429,747	\$0	\$25,607	\$0	
2050	\$2,789,493	\$31,307,321	8.9 %	High	4.00 %	\$446,937	\$0	\$30,268	\$0	
2051	\$3,266,698	\$32,878,124	9.9 %	High	4.00 %	\$464,814	\$0	\$24,828	\$2,055,245	
2052	\$1,701,095	\$32,398,096	5.3 %	High	4.00 %	\$483,407	\$0	\$19,517	\$0	



# 30-Year Income/Expense Detail

Report # 23247-9  
No-Site-Visit

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$1,608,645	\$2,142,091	\$2,274,726	\$2,983,158	\$3,677,011
Annual Reserve Funding	\$668,550	\$695,292	\$723,104	\$752,028	\$782,109
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,746	\$22,075	\$26,278	\$33,287	\$36,451
<b>Total Income</b>	<b>\$2,295,941</b>	<b>\$2,859,457</b>	<b>\$3,024,108</b>	<b>\$3,768,472</b>	<b>\$4,495,571</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$75,289	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$27,810	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$27,000	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$32,400	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$20,085	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$0	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$0	\$0	\$0	\$28,363
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$0	\$119,079
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$0	\$0
629 Telemetry System - Repair/Replace	\$21,150	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$0	\$0	\$0
631 Hypochlorite Cells - Replace	\$0	\$6,180	\$0	\$0	\$6,753
633 Treatment & Monitoring - Replace	\$0	\$0	\$25,249	\$0	\$0
637 Booster System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$502,228	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$658,535
645 H2O Main Line Phase D - Replace	\$0	\$0	\$0	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$0	\$0
659 Hydrants - Add/Replace	\$14,800	\$15,244	\$15,701	\$16,172	\$16,658
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$0
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe - Repair/Replace	\$45,400	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
677 1992 GMC Truck - Repair/Replace	\$0	\$13,184	\$0	\$0	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$49,860
679 2014 Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
680 Leak Detector - Maintain/Replace	\$4,900	\$0	\$0	\$0	\$0
681 Meter Reader System - Replace	\$8,200	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$153,850</b>	<b>\$584,731</b>	<b>\$40,951</b>	<b>\$91,461</b>	<b>\$879,247</b>
Ending Reserve Balance	\$2,142,091	\$2,274,726	\$2,983,158	\$3,677,011	\$3,616,324

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$3,616,324	\$4,443,335	\$5,320,390	\$5,388,585	\$5,859,320
Annual Reserve Funding	\$813,393	\$845,929	\$879,766	\$914,957	\$951,555
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,281	\$48,798	\$53,522	\$56,216	\$62,441
<b>Total Income</b>	<b>\$4,469,998</b>	<b>\$5,338,062</b>	<b>\$6,253,678</b>	<b>\$6,359,757</b>	<b>\$6,873,316</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$0	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$0	\$0	\$0	\$0
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$188,749	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$219,724
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$0	\$0
629 Telemetry System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$0	\$0	\$0
631 Hypochlorite Cells - Replace	\$0	\$0	\$7,379	\$0	\$0
633 Treatment & Monitoring - Replace	\$0	\$0	\$0	\$0	\$0
637 Booster System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$0	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$0
645 H2O Main Line Phase D - Replace	\$0	\$0	\$839,512	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$194,449	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$0	\$0
659 Hydrants - Add/Replace	\$17,157	\$17,672	\$18,202	\$18,748	\$19,311
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$0
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe -Repair/Replace	\$0	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$42,437	\$0
677 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
679 2014 Truck - Repair/Replace	\$0	\$0	\$0	\$56,055	\$0
680 Leak Detector - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
681 Meter Reader System - Replace	\$9,506	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$26,663</b>	<b>\$17,672</b>	<b>\$865,093</b>	<b>\$500,438</b>	<b>\$239,034</b>
Ending Reserve Balance	\$4,443,335	\$5,320,390	\$5,388,585	\$5,859,320	\$6,634,282

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$6,634,282	\$7,576,119	\$8,638,882	\$9,753,483	\$10,809,369
Annual Reserve Funding	\$989,617	\$1,029,202	\$1,070,370	\$1,113,185	\$1,157,712
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$71,022	\$81,041	\$91,923	\$102,771	\$114,293
<b>Total Income</b>	<b>\$7,694,921</b>	<b>\$8,686,361</b>	<b>\$9,801,175</b>	<b>\$10,969,439</b>	<b>\$12,081,374</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$101,182	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$36,286	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$43,543	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$26,993	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$0	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$0	\$0	\$0	\$0
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$9,545	\$0
629 Telemetry System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$0	\$0	\$0
631 Hypochlorite Cells - Replace	\$8,063	\$0	\$0	\$8,811	\$0
633 Treatment & Monitoring - Replace	\$0	\$0	\$0	\$0	\$0
637 Booster System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$0	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$0
645 H2O Main Line Phase D - Replace	\$0	\$0	\$0	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$0	\$0
659 Hydrants - Add/Replace	\$19,890	\$20,487	\$21,101	\$21,734	\$22,386
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$0
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$19,604	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe -Repair/Replace	\$0	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
677 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$18,797	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
679 2014 Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
680 Leak Detector - Maintain/Replace	\$0	\$0	\$6,986	\$0	\$0
681 Meter Reader System - Replace	\$11,020	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$118,802</b>	<b>\$47,479</b>	<b>\$47,692</b>	<b>\$160,070</b>	<b>\$22,386</b>
Ending Reserve Balance	\$7,576,119	\$8,638,882	\$9,753,483	\$10,809,369	\$12,058,988

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$12,058,988	\$12,902,691	\$14,145,149	\$15,366,822	\$16,857,037
Annual Reserve Funding	\$1,204,021	\$1,252,182	\$1,302,269	\$1,354,360	\$1,408,534
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$124,755	\$135,182	\$147,497	\$161,051	\$176,237
<b>Total Income</b>	<b>\$13,387,764</b>	<b>\$14,290,054</b>	<b>\$15,594,915</b>	<b>\$16,882,233</b>	<b>\$18,441,808</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$30,380	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$203,631	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$0	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$40,439	\$0	\$0	\$0
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$0	\$0
629 Telemetry System - Repair/Replace	\$32,951	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$0	\$0	\$0
631 Hypochlorite Cells - Replace	\$0	\$9,628	\$0	\$0	\$10,521
633 Treatment & Monitoring - Replace	\$0	\$0	\$0	\$0	\$0
637 Booster System - Repair/Replace	\$385,909	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$0	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$0
645 H2O Main Line Phase D - Replace	\$0	\$0	\$0	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$0	\$0
659 Hydrants - Add/Replace	\$23,058	\$23,750	\$24,462	\$25,196	\$25,952
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$0
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe -Repair/Replace	\$0	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
677 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$71,088	\$0	\$0	\$0
679 2014 Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
680 Leak Detector - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
681 Meter Reader System - Replace	\$12,775	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$485,073</b>	<b>\$144,905</b>	<b>\$228,093</b>	<b>\$25,196</b>	<b>\$36,473</b>
Ending Reserve Balance	\$12,902,691	\$14,145,149	\$15,366,822	\$16,857,037	\$18,405,335

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$18,405,335	\$19,771,766	\$21,451,035	\$23,130,067	\$24,009,487
Annual Reserve Funding	\$1,464,875	\$1,523,470	\$1,584,409	\$1,647,786	\$1,713,697
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$190,804	\$206,026	\$222,811	\$235,598	\$249,253
<b>Total Income</b>	<b>\$20,061,014</b>	<b>\$21,501,263</b>	<b>\$23,258,255</b>	<b>\$25,013,451</b>	<b>\$25,972,437</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$135,980	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$50,228	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$48,765	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$58,518	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$0	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$0	\$0	\$0	\$0
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$0	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$0	\$0
629 Telemetry System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$71,087	\$0	\$0
631 Hypochlorite Cells - Replace	\$0	\$0	\$11,497	\$0	\$0
633 Treatment & Monitoring - Replace	\$0	\$0	\$45,603	\$0	\$0
637 Booster System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$0	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$0
645 H2O Main Line Phase D - Replace	\$0	\$0	\$0	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$302,946	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$565,038	\$0
659 Hydrants - Add/Replace	\$26,730	\$0	\$0	\$0	\$0
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$100,217
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe -Repair/Replace	\$0	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$60,505	\$0	\$0	\$0	\$0
677 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
679 2014 Truck - Repair/Replace	\$79,920	\$0	\$0	\$0	\$0
680 Leak Detector - Maintain/Replace	\$0	\$0	\$0	\$0	\$9,961
681 Meter Reader System - Replace	\$14,810	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$289,249</b>	<b>\$50,228</b>	<b>\$128,187</b>	<b>\$1,003,963</b>	<b>\$110,177</b>
Ending Reserve Balance	\$19,771,766	\$21,451,035	\$23,130,067	\$24,009,487	\$25,862,260

<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Starting Reserve Balance	\$25,862,260	\$27,760,917	\$29,902,647	\$32,140,406	\$32,412,572
Annual Reserve Funding	\$1,782,245	\$1,853,535	\$1,927,676	\$2,004,783	\$2,084,974
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$268,002	\$288,195	\$310,084	\$322,628	\$336,088
<b>Total Income</b>	<b>\$27,912,506</b>	<b>\$29,902,647</b>	<b>\$32,140,406</b>	<b>\$34,467,817</b>	<b>\$34,833,635</b>
# Component					
<b>Capacity &amp; Filter</b>					
602 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
611 Well Pump & Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
612 Well Pump & Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
613 Well Pump & Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
614 Well #1 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
615 Well #2 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
616 Well #3 Control - Repair/Replace	\$0	\$0	\$0	\$0	\$0
618 Filter System - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
<b>Store &amp; Monitor</b>					
620 Steel Storage Tank - Repair/Replace	\$0	\$0	\$0	\$1,299,543	\$0
621 Steel Storage Tank Exteriors-Recoat	\$0	\$0	\$0	\$57,656	\$0
622 Steel Tank Exteriors-Blast & Recoat	\$0	\$0	\$0	\$242,063	\$0
623 Steel Tank Interiors-Blast & Recoat	\$0	\$0	\$0	\$340,901	\$0
625 Concrete Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
628 Reservoir Control & Telemetry Sys	\$0	\$0	\$0	\$0	\$0
629 Telemetry System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Treatment/Boost</b>					
630 Hypochlorite Generator - Replace	\$0	\$0	\$0	\$0	\$0
631 Hypochlorite Cells - Replace	\$12,563	\$0	\$0	\$13,728	\$0
633 Treatment & Monitoring - Replace	\$0	\$0	\$0	\$0	\$0
637 Booster System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Distribution</b>					
640 2009/2010 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
641 2019/2020 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
642 2021/2022 H2O Main Lines - Replace	\$0	\$0	\$0	\$0	\$0
643 H2O Main Line Phase B - Replace	\$0	\$0	\$0	\$0	\$0
644 H2O Main Line Phase C - Replace	\$0	\$0	\$0	\$0	\$0
645 H2O Main Line Phase D - Replace	\$0	\$0	\$0	\$0	\$0
646 H2O Main Lines Phase E - Replace	\$0	\$0	\$0	\$0	\$0
647 H2O Main Lines Phase F - Replace	\$0	\$0	\$0	\$0	\$0
648 H2O Main Lines Phase G - Replace	\$0	\$0	\$0	\$0	\$0
649 H2O Main Lines Phase H - Replace	\$0	\$0	\$0	\$0	\$0
654 Water Meters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
655 Water Meter Setters-Repair/Replace	\$0	\$0	\$0	\$0	\$0
659 Hydrants - Add/Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings &amp; Site</b>					
662 Building Roof - Repair/Replaced	\$0	\$0	\$0	\$0	\$0
667 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Equipment</b>					
674 200 KW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
675 1996 Kubota Backhoe -Repair/Replace	\$95,058	\$0	\$0	\$0	\$0
676 2006 Caterpillar Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
677 1992 GMC Truck - Repair/Replace	\$26,800	\$0	\$0	\$0	\$0
678 2008 Ford Truck - Repair/Replace	\$0	\$0	\$0	\$101,355	\$0
679 2014 Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
680 Leak Detector - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
681 Meter Reader System - Replace	\$17,169	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$151,590</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,055,245</b>	<b>\$0</b>
Ending Reserve Balance	\$27,760,917	\$29,902,647	\$32,140,406	\$32,412,572	\$34,833,635



## 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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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.

## Capacity & Filter

**Comp #: 600 Loan - Payoff**

**Quantity: Loan**

Location: Interfund loan.  
 Funded?: No. Payments are reported to be completed with water system operating funds.  
 History: None known.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 602 Water System Plan - Update**

**Quantity: Every 10 years**

Location: The community water system.  
 Funded?: Yes.  
 History: Updated FY 2014/2015, 2015/2016, & 2016/2017 ~\$50,000.  
 Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.  
 Useful Life: 10 years Remaining Life: 3 years  
 Best Case: \$ 58,600 Worst Case: \$79,200  
 Cost Source: Inflated Research with Local Vendor:  
 2021 David Evans & Associates ~\$65,000

**Comp #: 603 Sanitary Survey - Update**

**Quantity: Every 5 years**

Location: The water system components.  
 Funded?: No. Costs are best handled with operating funds.  
 History: Surveyed 2017 ~\$870; surveyed 2012 ~\$800.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 610 Wells - Repair/Replace**

**Quantity: 2 active & 1 reserve**

Location: The vicinity of 2880 E Timberlake Dr W.  
 Funded?: No. The useful life cannot be estimated.  
 History: Well #1 designated for emergency use 2021; well #3 activated 2008; well #3 drilled 2001 ~\$56,000; well #2 drilled 1971; well #1 drilled 1967.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 611 Well Pump & Motor #1 - Replace**

**Quantity: 25 HP submersible 6"**

Location: 2880 E Timberlake Dr W (the pump house adjacent to the watershed).  
 Funded?: Yes.  
 History: Replaced 2004.  
 Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.  
 Useful Life: 20 years Remaining Life: 1 years  
 Best Case: \$ 22,900 Worst Case: \$31,100  
 Cost Source: Budget Allowance

**Comp #: 612 Well Pump & Motor #2 - Replace**

**Quantity: 25 HP submersible 6"**

Location: ~700' SE of well #1.  
 Funded?: Yes.  
 History: Replaced 2004.  
 Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.  
 Useful Life: 10 years Remaining Life: 0 years  
 Best Case: \$ 22,900 Worst Case: \$31,100  
 Cost Source: Budget Allowance

**Comp #: 613 Well Pump & Motor #3 - Replace****Quantity: 30 HP submersible 8"**

Location: ~150' southeast of well #1.

Funded?: Yes.

History: Activated 2008; installed.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 27,500

Worst Case: \$37,300

Cost Source: Budget Allowance

**Comp #: 614 Well #1 Control - Repair/Replace****Quantity: 1 motor control**

Location: 2880 E Timberlake Dr W (the pump house adjacent to the watershed).

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 16,600

Worst Case: \$22,400

Cost Source: Budget Allowance

**Comp #: 615 Well #2 Control - Repair/Replace****Quantity: 1 motor control**

Location: ~700' southeast of well #1.

Funded?: Yes.

History: Replaced 2004.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 16,600

Worst Case: \$22,400

Cost Source: Budget Allowance

**Comp #: 616 Well #3 Control - Repair/Replace****Quantity: 1 motor control**

Location: ~150' southeast of well #1.

Funded?: Yes.

History: Activated 2008; installed 2001.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 16,600

Worst Case: \$22,400

Cost Source: Budget Allowance

**Comp #: 617 Source Flow Meters - Repair/Replace****Quantity: 3 source meters**

Location: The wells.

Funded?: No. Costs are best handled with operating funds.

History: Well #2 meter repaired 2019; well #2 meter replaced 2011 ~\$1,200 (Materials only. Labor completed by staff).

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 618 Filter System - Maintain/Replace****Quantity: 6 tank system**

Location: 2880 E Timberlake Dr W (pump house).

Funded?: Yes.

History: Replaced 2005 ~\$80,000.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 35 years

Remaining Life: 17 years

Best Case: \$ 104,700

Worst Case: \$141,700

Cost Source: Inflated Client Cost History: 2005  
~\$80,000

**Comp #: 619 Backwash Infiltration Pond-Maintain**

**Quantity: 1 pond**

Location: 2880 E Timberlake Dr W (adjacent to the pump station).

Funded?: No. The useful life cannot be estimated.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

## Store & Monitor

**Comp #: 620 Steel Storage Tank - Repair/Replace****Quantity: 200,000 gallons**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Installed 1995 ~\$300,000.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 28 years

Best Case: \$ 482,800

Worst Case: \$653,200

Cost Source: Budget Allowance

**Comp #: 621 Steel Storage Tank Exteriors-Recoat****Quantity: 200,000 gallons**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Painted 2015 ~\$20,800.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 21,400

Worst Case: \$29,000

Cost Source: Inflated Client Cost History: 2015

~\$20,800

**Comp #: 622 Steel Tank Exteriors-Blast & Recoat****Quantity: 200,000 gallons**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 24 years

Remaining Life: 4 years

Best Case: \$ 89,900

Worst Case: \$121,700

Cost Source: Budget Allowance

**Comp #: 623 Steel Tank Interiors-Blast & Recoat****Quantity: 200,000 gallons**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Refurbished 2012 ~\$112,000.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 126,700

Worst Case: \$171,300

Cost Source: Inflated Client Cost History: 2012

~\$112,000

**Comp #: 625 Concrete Storage Tank - Replace****Quantity: 60,000 gallons**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Installed late 1960s.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 143,100

Worst Case: \$193,700

Cost Source: Budget Allowance

**Comp #: 626 Storage Tank Interiors - Clean****Quantity: 200k gal & 60k gal**

Location: 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 628 Reservoir Control & Telemetry Sys**

**Quantity: 1 control panel**

Location: 2880 E Timberlake Dr W (pump house).

Funded?: Yes.

History: Installed 2005.

Comments: The association reported the reservoir control system and the telemetry system are a combined unit and requested they be included in one component. The association further reported current replacement costs are ~\$6,500.

The costs were adjusted to reflect the current market rate, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 5,500

Worst Case: \$7,500

Cost Source: Inflated Estimate Provided by Client:  
2023 ~\$6,500

**Comp #: 629 Telemetry System - Repair/Replace**

**Quantity: 1 system**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Installed 2005.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$24,300

Cost Source: Inflated Estimate Provided by Vendor:  
2021 Systems Interface ~\$20,000

## Treatment/Boost

**Comp #: 630 Hypochlorite Generator - Replace****Quantity: 1 OSEC-L generator**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Replaced 2021 ~\$35,000.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 24 years

Remaining Life: 22 years

Best Case: \$ 31,500

Worst Case: \$42,700

Cost Source: Inflated Estimate Provided by Client:  
2021 ~\$35,000**Comp #: 631 Hypochlorite Cells - Replace****Quantity: 4 OSEC-L cells**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: None known.

Comments: The association reported the current replacement costs for a set of four cells is ~\$6,000.

The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2022-2023 reserve study.

Useful Life: 3 years

Remaining Life: 1 years

Best Case: \$ 5,100

Worst Case: \$6,900

Cost Source: Inflated Estimate Provided by Client:  
2023 ~\$6,000**Comp #: 633 Treatment & Monitoring - Replace****Quantity: Pumps, sensors,  
monitors**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Equipment installed 2005.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 20,200

Worst Case: \$27,400

Cost Source: Budget Allowance

**Comp #: 634 Cla-Val Valves - Repair/Replace****Quantity: 2 flow control**

Location: The water system before the filter and between the reservoirs.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 635 Small System Components - Replace****Quantity: Assorted components**

Location: The water system.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 637 Booster System - Repair/Replace****Quantity: 1 Grundfos**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Replaced 2018 ~\$215,400.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 210,500

Worst Case: \$284,900

Cost Source: Inflated Client Cost History: 2018  
~\$215,400

**Comp #: 639 Old Booster System - Decommissioned**

**Quantity: 1 system & quad pump**

Location: 2880 E Timberlake Dr W (water shed).

Funded?: No. Reported to longer exist.

History: Removed 2022; pumps replaced 1991; installed 1967.

Comments: The association reported all pipes and pumps from this system were removed in 2022. This component will be deleted from future reserve studies.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---



## Distribution

**Comp #: 640 2009/2010 H2O Main Lines - Replace****Quantity: ~2,600 LF**

Location: E Eastlake Dr (from E Timberlake Drive W to E Timberlake Dr).

Funded?: Yes.

History: Replaced FY 2009/2010.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 86 years

Best Case: \$ 538,800

Worst Case: \$729,000

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 641 2019/2020 H2O Main Lines - Replace****Quantity: ~960 LF**

Location: E Timberlake Dr W (from E Timberlake Dr to E Stavis Rd).

Funded?: Yes.

History: Replaced FY 2019/2020 ~\$199,200.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 96 years

Best Case: \$ 198,900

Worst Case: \$269,100

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 642 2021/2022 H2O Main Lines - Replace****Quantity: ~2,900 LF**

Location: E Agate Dr (from E Lakeshore Dr W to E Pickering Dr).

Funded?: Yes.

History: Replaced FY 2021/2022.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 98 years

Best Case: \$ 600,900

Worst Case: \$813,100

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 643 H2O Main Line Phase B - Replace****Quantity: ~2,000 LF**

Location: E McClane Dr and E Totten Pl.

Funded?: Yes.

History: Anticipated FY 2024/2025.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 1 years

Best Case: \$ 414,500

Worst Case: \$560,700

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 644 H2O Main Line Phase C - Replace****Quantity: ~2,400 LF**

Location: Lakeshore Dr W and E Timber Pkwy.

Funded?: Yes.

History: Anticipated FY 2027/2028.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 4 years

Best Case: \$ 497,300

Worst Case: \$672,900

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 645 H2O Main Line Phase D - Replace****Quantity: ~2,800 LF**

Location: E Pickering Dr, E Park Dr, and Lakeshore Dr W.

Funded?: Yes.

History: Anticipated FY 2030/2031.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 7 years

Best Case: \$ 580,200

Worst Case: \$785,000

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 646 H2O Main Lines Phase E- Replace****Quantity: ~14,500 LF**

Location: Throughout the community.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 43 years

Best Case: \$ 3,004,800

Worst Case: \$4,065,400

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 647 H2O Main Lines Phase F - Replace****Quantity: ~14,500 LF**

Location: Throughout the community.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 44 years

Best Case: \$ 3,004,800

Worst Case: \$4,065,400

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 648 H2O Main Lines Phase G - Replace****Quantity: ~14,500 LF**

Location: Throughout the community.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 45 years

Best Case: \$ 3,004,800

Worst Case: \$4,065,400

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 649 H2O Main Lines Phase H - Replace****Quantity: ~14,500 LF**

Location: Throughout the community.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 100 years

Remaining Life: 46 years

Best Case: \$ 3,004,800

Worst Case: \$4,065,400

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$230/LF

**Comp #: 650 Service Lines - Repair/Replace****Quantity: Extensive quantity**

Location: The service lines throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 651 Service Connections - Replace****Quantity: 700 steel fittings**

Location: The service connection throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 652 Blow-Out/Isolation Valves - Replace****Quantity: 65 valves**

Location: The community water service points.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 653 Pressure Reducing Valves - Replace****Quantity: ~570 Cash Acme EB86U**

Location: The community water service points.

Funded?: No. Reported to be the responsibility of the individual unit owner.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 654 Water Meters - Repair/Replace****Quantity: 1,270 meters**

Location: The community water service points.

Funded?: Yes.

History: Replaced 2016; installed 1997 thru 1999.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 130,500

Worst Case: \$176,500

Cost Source: Budget Allowance

**Comp #: 655 Water Meter Setters-Repair/Replace****Quantity: 1,270 boxes & setters**

Location: The community water service points.

Funded?: Yes.

History: Installed 1997 thru 1999.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 45 years

Remaining Life: 23 years

Best Case: \$ 243,400

Worst Case: \$329,200

Cost Source: Budget Allowance

**Comp #: 659 Hydrants - Add/Replace****Quantity: 21 units**

Location: Scattered throughout the community.

Funded?: Yes. Recommended to add a total of 39 more at 2 per year for 20 years.

History: Varies.

Comments: The association reported there are now a total of 21 hydrants throughout the community. The association further reported current costs for installing a hydrant are ~\$7,400.

The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2022-2023 reserve study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 12,600

Worst Case: \$17,000

Cost Source: Inflated Estimate Provided by Client:

2023 ~\$7,400/hydrant

## Buildings & Site

**Comp #: 660 Building Exteriors-Maintain/Repair****Quantity: ~3,200 SF**

Location: The vicinity of 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: Pump station constructed 2004; well #3 drilled 2004; well #2 drilled 1971; well #1 drilled 1967; shop constructed late 1960s.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 661 Building Interiors-Maintain/Repair****Quantity: Paint, flooring, etc.**

Location: The vicinity of 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 662 Building Roof - Repair/Replaced****Quantity: ~3,800 SF**

Location: The vicinity of 2880 E Timberlake Dr W.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 40 years

Remaining Life: 24 years

Best Case: \$ 41,900

Worst Case: \$56,700

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 665 Electric & Plumbing-Repair/Replace****Quantity: Wiring, piping, etc.**

Location: Throughout the buildings.

Funded?: No. The useful life cannot be estimated.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 667 Chain Link Fence - Repair/Replace****Quantity: ~500 LF**

Location: Adjacent to the shop and wells.

Funded?: Yes.

History: None known.

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 35 years

Remaining Life: 12 years

Best Case: \$ 10,000

Worst Case: \$17,500

Cost Source: ARI Cost Database: Similar Project

Cost History

## Systems & Equipment

**Comp #: 670 Office Equipment/Furniture-Replace**

**Quantity: Desks, PCs, etc.**

Location: 2880 E Timberlake Dr W.  
 Funded?: No. Costs are best handled with operating funds.  
 History: None known.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 671 Small Equipment & Tools - Replace**

**Quantity: Drills, hammers, etc.**

Location: 2880 E Timberlake Dr W (the water shed).  
 Funded?: No. Costs are best handled with operating funds.  
 History: None known.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 672 Surveillance System - Maintain**

**Quantity: 9 cameras**

Location: 2880 E Timberlake Dr W (water shed, yard, etc).  
 Funded?: No. Costs are best handled with operating funds.  
 History: Installed 2021.  
 Comments: This component remains unfunded from the 2022-2023 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

**Comp #: 674 200 KW Generator - Repair/Replace**

**Quantity: 200 KW**

Location: 2880 E Timberlake Dr W.  
 Funded?: Yes.  
 History: Replaced 2017 ~\$115,000; 100 KW unit installed 1996 ~\$36,000.  
 Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.  
 Useful Life: 40 years Remaining Life: 34 years  
 Best Case: \$ 115,300 Worst Case: \$156,100  
 Cost Source: Inflated Client Cost History: 2017  
 ~\$115,000

**Comp #: 675 1996 Kubota Backhoe -Repair/Replace**

**Quantity: 1 Kubota B20**

Location: 2880 E Timberlake Dr W.  
 Funded?: Yes.  
 History: Purchased 1996 ~\$26,000.  
 Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.  
 Useful Life: 25 years Remaining Life: 0 years  
 Best Case: \$ 38,600 Worst Case: \$52,200  
 Cost Source: Budget Allowance

**Comp #: 676 2006 Caterpillar Backhoe - Replace**

**Quantity: 1 Caterpillar 420D**

Location: 2880 E Timberlake Dr W.  
 Funded?: Yes.  
 History: Purchased 2019 ~\$29,900.  
 Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.  
 Useful Life: 12 years Remaining Life: 8 years  
 Best Case: \$ 28,500 Worst Case: \$38,500  
 Cost Source: Inflated Client Cost History: 2019  
 ~\$29,900

**Comp #: 677 1992 GMC Truck - Repair/Replace****Quantity: 1992 GMC 3500HD**

Location: 2880 E Timberlake Dr W.

Funded?: Yes. Timberlake Water Department reported to be responsible for 1/3rd of the total costs.

History: Purchased 2012 ~\$6,500.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 10,900

Worst Case: \$14,700

(1/3rd of the total costs)

(1/3rd of the total costs)

Cost Source: Budget Allowance (1/3rd of the total costs)

**Comp #: 678 2008 Ford Truck - Repair/Replace****Quantity: 2008 Ford F150**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2015 ~\$14,500.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 37,700

Worst Case: \$50,900

Cost Source: Budget Allowance

**Comp #: 679 2014 Truck - Repair/Replace****Quantity: 2014 Ford F150**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2019 ~\$18,700.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 39,100

Worst Case: \$49,400

Cost Source: Budget Allowance

**Comp #: 680 Leak Detector - Maintain/Replace****Quantity: 1 system**

Location: The Multipurpose Center office.

Funded?: Yes.

History: Replaced 2005 ~\$3,000.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 4,200

Worst Case: \$5,600

Cost Source: Budget Allowance

**Comp #: 681 Meter Reader System - Replace****Quantity: 2 meters & software**

Location: The Multipurpose Center office.

Funded?: Yes.

History: Replaced 2015 ~\$1,500; replaced 2010 ~\$2,800.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 7,000

Worst Case: \$9,400

Cost Source: Inflated Estimate Provided by Client: 2022 ~\$8,000