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Timberlake Water System *Shelton, WA*



Report #: 23247-8
Beginning: October 1, 2022
Expires: September 30, 2023

RESERVE STUDY Update "No-Site-Visit"

February 2, 2022

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.

Regardless 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.



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Table of Contents

| | |
|--|-----------|
| Executive Summary | 4 |
| Executive Summary (Component List) | 5 |
| Introduction, Objectives, and Methodology | 7 |
| 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 |
| Projected Expenses | 11 |
| Annual Reserve Expenses Graph | 11 |
| Reserve Fund Status & Recommended Funding Plan | 12 |
| Annual Reserve Funding Graph | 12 |
| 30-Yr Cash Flow Graph | 13 |
| Percent Funded Graph | 13 |
| Table Descriptions | 14 |
| 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 |
| Accuracy, Limitations, and Disclosures | 31 |
| Terms and Definitions | 32 |
| Component Details | 33 |
| Capacity/Filter | 34 |
| Store/Monitor | 37 |
| Treatment/Boost | 39 |
| Distribution | 41 |
| Buildings/Site | 45 |
| Systems/Equipment | 46 |



Timberlake Water System

Shelton, WA

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

Report #: 23247-8

of Units: 1,377

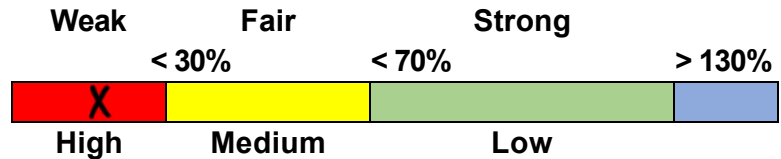
October 1, 2022 through September 30, 2023

Findings & Recommendations

as of October 1, 2022

| | |
|--|-------------|
| Starting Reserve Balance | \$1,468,754 |
| Current Fully Funded Reserve Balance | \$8,500,048 |
| Percent Funded | 17.3 % |
| Average Reserve (Deficit) or Surplus Per Unit | (\$5,106) |
| Recommended 2022/2023 100% Annual "Full Funding" Contributions | \$615,000 |
| Recommended 2022/2023 70% Annual "Threshold Funding" Contributions | \$463,500 |
| 2022/2023 "Baseline Funding" only to keep Reserves above \$0 | \$148,084 |
| Recommended 2022 Special Assessment | \$0 |
| Most Recent Budgeted Contribution Rate | \$355,266 |

Reserve Fund Strength: 17.3%



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 (RS153).
- Your Reserve Fund is currently 17.3 % Funded. This means the association’s special assessment and/or 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 Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to significantly increase Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve the funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation are known to be excluded. See inventory 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" is NOT recommended. 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 |
|---|-------------------|------------------------|----------------------|
| Capacity/Filter | | | |
| 106 Water System Plan - Update | 10 | 4 | \$68,250 |
| 901 Well Pump/Motor #1 - Replace | 20 | 2 | \$26,250 |
| 901 Well Pump/Motor #2 - Replace | 10 | 0 | \$26,250 |
| 901 Well Pump/Motor #3 - Replace | 10 | 0 | \$31,500 |
| 904 Well #1 Control - Replace | 30 | 2 | \$18,950 |
| 904 Well #2 Control - Replace | 30 | 12 | \$18,950 |
| 904 Well #3 Control - Replace | 30 | 16 | \$18,950 |
| 907 Filter System - Maintain/Replace | 35 | 18 | \$131,500 |
| Store/Monitor | | | |
| 910 Storage Tank, Steel - Replace | 60 | 29 | \$551,500 |
| 911 Storage Tank, Concrete - Replace | 60 | 10 | \$163,500 |
| 914 Storage Tank, Exterior - Recoat | 12 | 5 | \$29,450 |
| 915 Storage Tank, Exterior-Blast/Recoat | 24 | 5 | \$102,700 |
| 916 Storage Tank, Interior-Blast/Recoat | 20 | 9 | \$168,000 |
| 918 Reservoir Control System - Replace | 30 | 14 | \$38,850 |
| 919 Telemetry System - Replace | 15 | 0 | \$21,050 |
| Treatment/Boost | | | |
| 920 Hypochlorite Generator - Replace | 24 | 23 | \$35,000 |
| 922 Hypochlorite Cells - Replace | 3 | 2 | \$10,500 |
| 926 Treatment/Monitoring - Replace | 20 | 3 | \$23,100 |
| 930 Booster System, 2018/2019 - Replace | 20 | 16 | \$228,500 |
| Distribution | | | |
| 936 Water Main Line Project, B-Replace | 100 | 2 | \$460,000 |
| 937 Water Main Line Project, C-Replace | 100 | 5 | \$552,000 |
| 938 Water Main Line Project, D-Replace | 100 | 8 | \$644,000 |
| 939 Remaining Main Lines, E- Replace | 100 | 44 | \$2,540,000 |
| 940 Remaining Main Lines, F- Replace | 100 | 45 | \$2,540,000 |
| 941 Remaining Main Lines, G - Replace | 100 | 46 | \$2,540,000 |
| 942 Remaining Main Lines, H - Replace | 100 | 47 | \$2,540,000 |
| 943 Water Main Lines, 2009/2010-Replace | 100 | 87 | \$600,000 |
| 944 Water Main Lines, 2019/2020-Replace | 100 | 97 | \$220,000 |
| 945 Water Main Lines, 2021/2022-Replace | 100 | 99 | \$670,000 |
| 950 Hydrants - Add/Replace | 1 | 0 | \$12,600 |
| 956 Water Meters - Replace | 15 | 9 | \$149,000 |
| 957 Water Meter Setters - Replace | 45 | 24 | \$278,000 |
| Buildings/Site | | | |
| 964 Building Roof - Replace | 40 | 25 | \$47,900 |

| # Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|-------------------|------------------------|----------------------|
| 970 Chain Link Fence - Replace | 35 | 13 | \$12,650 |
| Systems/Equipment | | | |
| 974 Generator, 200 KW - Replace | 40 | 35 | \$132,500 |
| 975 Backhoe/Loader, New 1996 - Replace | 25 | 1 | \$44,100 |
| 976 Backhoe/Loader, Used 2006 - Replace | 12 | 9 | \$34,650 |
| 981 Truck, Used 1992 (1/3) - Replace | 12 | 2 | \$14,000 |
| 983 Truck, Used 2008 - Replace | 12 | 5 | \$43,000 |
| 984 Truck, Used 2014 - Replace | 12 | 9 | \$43,000 |
| 998 Leak Detector - Replace | 12 | 0 | \$4,725 |
| 999 Meter Reader System - Replace | 5 | 0 | \$8,000 |
| 42 Total Funded Components | | | |

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

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.

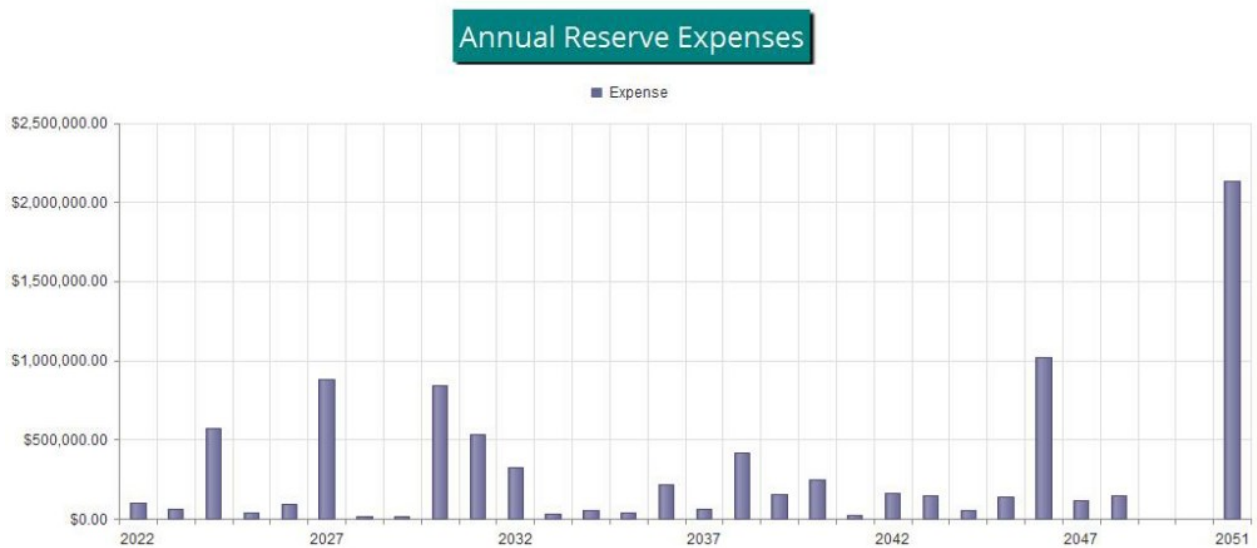


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,468,754 as-of the start of your Fiscal Year on 10/1/2022. As of that date, your Fully Funded Balance is computed to be \$8,500,048 (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 \$615,000 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.

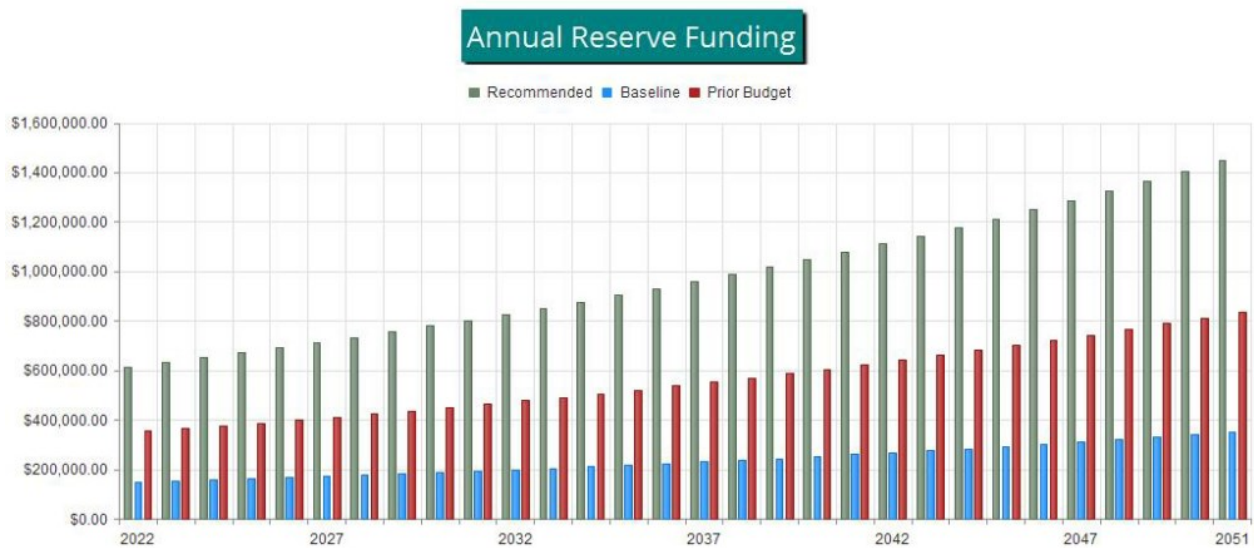


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan (NOT recommended), and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

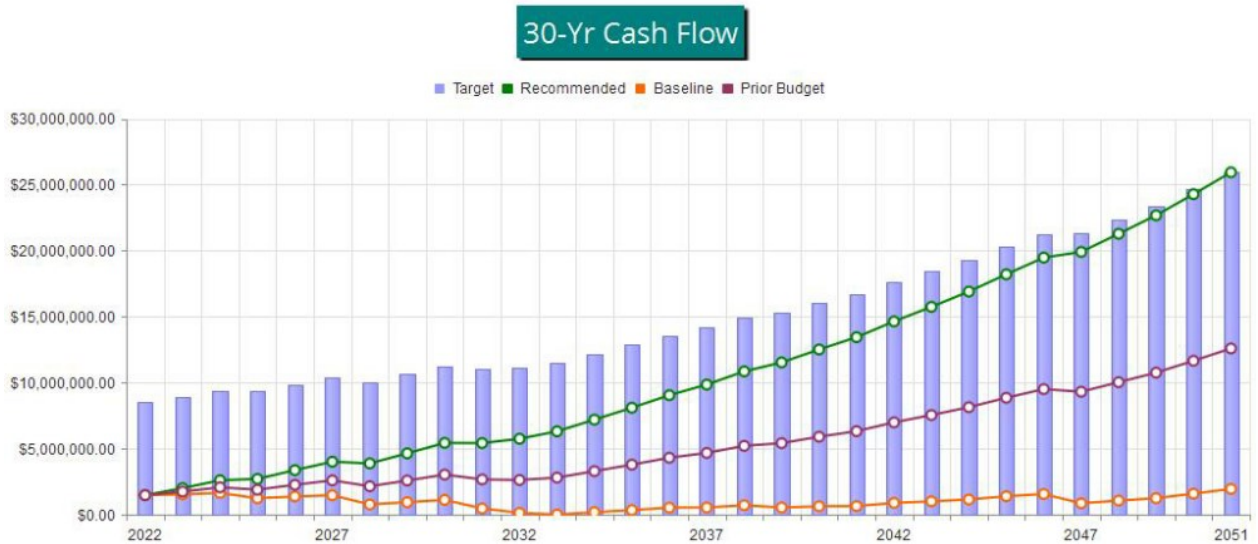


Figure 3

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.

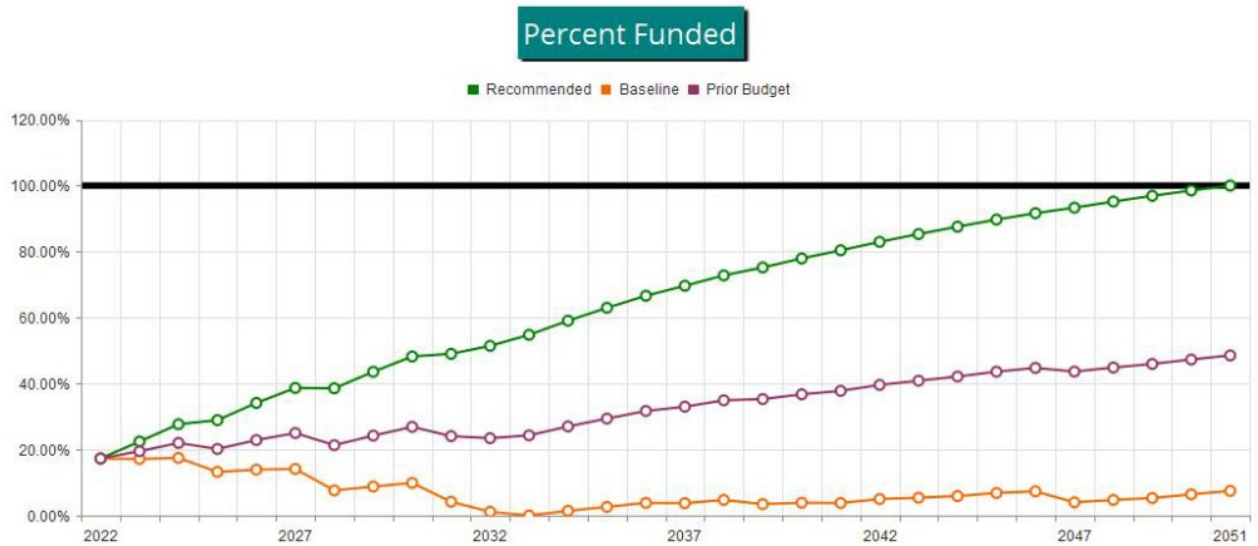


Figure 4

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 | |
| Capacity/Filter | | | | | | |
| 106 | Water System Plan - Update | Every 10 years | 10 | 4 | \$63,000 | \$73,500 |
| 901 | Well Pump/Motor #1 - Replace | (1) 25 HP submersible 6" | 20 | 2 | \$23,100 | \$29,400 |
| 901 | Well Pump/Motor #2 - Replace | (1) 25 HP submersible 6" | 10 | 0 | \$23,100 | \$29,400 |
| 901 | Well Pump/Motor #3 - Replace | (1) 30 HP submersible 8" | 10 | 0 | \$29,400 | \$33,600 |
| 904 | Well #1 Control - Replace | (1) motor control | 30 | 2 | \$15,800 | \$22,100 |
| 904 | Well #2 Control - Replace | (1) motor control | 30 | 12 | \$15,800 | \$22,100 |
| 904 | Well #3 Control - Replace | (1) motor control | 30 | 16 | \$15,800 | \$22,100 |
| 907 | Filter System - Maintain/Replace | (6) tank system | 35 | 18 | \$105,000 | \$158,000 |
| Store/Monitor | | | | | | |
| 910 | Storage Tank, Steel - Replace | (1) 200,000 gallon | 60 | 29 | \$499,000 | \$604,000 |
| 911 | Storage Tank, Concrete - Replace | (1) 60,000 gallon | 60 | 10 | \$132,000 | \$195,000 |
| 914 | Storage Tank, Exterior - Recoat | (1) 200,000 gallon | 12 | 5 | \$26,300 | \$32,600 |
| 915 | Storage Tank, Exterior-Blast/Recoat | (1) 200,000 gallon | 24 | 5 | \$92,400 | \$113,000 |
| 916 | Storage Tank, Interior-Blast/Recoat | (1) 200,000 gallon | 20 | 9 | \$147,000 | \$189,000 |
| 918 | Reservoir Control System - Replace | (1) control panel | 30 | 14 | \$33,600 | \$44,100 |
| 919 | Telemetry System - Replace | (1) system | 15 | 0 | \$15,800 | \$26,300 |
| Treatment/Boost | | | | | | |
| 920 | Hypochlorite Generator - Replace | (1) OSEC-L generator | 24 | 23 | \$32,000 | \$38,000 |
| 922 | Hypochlorite Cells - Replace | (4) OSEC-L cells | 3 | 2 | \$9,300 | \$11,700 |
| 926 | Treatment/Monitoring - Replace | Pumps, sensors, monitors | 20 | 3 | \$21,000 | \$25,200 |
| 930 | Booster System, 2018/2019 - Replace | (1) Grundfos | 20 | 16 | \$210,000 | \$247,000 |
| Distribution | | | | | | |
| 936 | Water Main Line Project, B-Replace | Approx 2,000 LF | 100 | 2 | \$360,000 | \$560,000 |
| 937 | Water Main Line Project, C-Replace | Approx 2,400 LF | 100 | 5 | \$452,000 | \$652,000 |
| 938 | Water Main Line Project, D-Replace | Approx 2,800 LF | 100 | 8 | \$544,000 | \$744,000 |
| 939 | Remaining Main Lines, E- Replace | ~(1/4) of 58,000 LF | 100 | 44 | \$2,140,000 | \$2,940,000 |
| 940 | Remaining Main Lines, F- Replace | ~(1/4) of 58,000 LF | 100 | 45 | \$2,140,000 | \$2,940,000 |
| 941 | Remaining Main Lines, G - Replace | ~(1/4) of 58,000 LF | 100 | 46 | \$2,140,000 | \$2,940,000 |
| 942 | Remaining Main Lines, H - Replace | ~(1/4) of 58,000 LF | 100 | 47 | \$2,140,000 | \$2,940,000 |
| 943 | Water Main Lines, 2009/2010-Replace | Approx 2,600 LF | 100 | 87 | \$550,000 | \$650,000 |
| 944 | Water Main Lines, 2019/2020-Replace | Approx 960 LF | 100 | 97 | \$200,000 | \$240,000 |
| 945 | Water Main Lines, 2021/2022-Replace | Approx 2,900 LF | 100 | 99 | \$570,000 | \$770,000 |
| 950 | Hydrants - Add/Replace | (20) hydrants, existing | 1 | 0 | \$10,500 | \$14,700 |
| 956 | Water Meters - Replace | (1,270) meters | 15 | 9 | \$136,000 | \$162,000 |
| 957 | Water Meter Setters - Replace | (1,270) boxes/setters | 45 | 24 | \$264,000 | \$292,000 |
| Buildings/Site | | | | | | |
| 964 | Building Roof - Replace | Approx 3,800 GSF | 40 | 25 | \$39,900 | \$55,900 |
| 970 | Chain Link Fence - Replace | Approx 500 linear feet | 35 | 13 | \$11,600 | \$13,700 |
| Systems/Equipment | | | | | | |
| 974 | Generator, 200 KW - Replace | (1) 200 KW | 40 | 35 | \$122,000 | \$143,000 |
| 975 | Backhoe/Loader, New 1996 - Replace | (1) Kubota B20 | 25 | 1 | \$39,900 | \$48,300 |
| 976 | Backhoe/Loader, Used 2006 - Replace | (1) Caterpillar 420D | 12 | 9 | \$31,500 | \$37,800 |
| 981 | Truck, Used 1992 (1/3) - Replace | (1) 1992 GMC 3500HD | 12 | 2 | \$12,000 | \$16,000 |

| # | Component | Quantity | Useful Life | Rem. Useful Life | Current Cost Estimate | |
|-----|-------------------------------|----------------------|-------------|---------------------|-----------------------|------------|
| | | | | | Best Case | Worst Case |
| 983 | Truck, Used 2008 - Replace | (1) 2008 Ford F150 | 12 | 5 | \$38,000 | \$48,000 |
| 984 | Truck, Used 2014 - Replace | (1) 2014 Ford F150 | 12 | 9 | \$38,000 | \$48,000 |
| 998 | Leak Detector - Replace | (1) system | 12 | 0 | \$4,200 | \$5,250 |
| 999 | Meter Reader System - Replace | (2) meters, software | 5 | 0 | \$6,000 | \$10,000 |
| 42 | Total Funded Components | | | | | |

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|--------------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| Capacity/Filter | | | | | | | | |
| 106 | Water System Plan - Update | \$68,250 | X | 6 | / | 10 | = | \$40,950 |
| 901 | Well Pump/Motor #1 - Replace | \$26,250 | X | 18 | / | 20 | = | \$23,625 |
| 901 | Well Pump/Motor #2 - Replace | \$26,250 | X | 10 | / | 10 | = | \$26,250 |
| 901 | Well Pump/Motor #3 - Replace | \$31,500 | X | 10 | / | 10 | = | \$31,500 |
| 904 | Well #1 Control - Replace | \$18,950 | X | 28 | / | 30 | = | \$17,687 |
| 904 | Well #2 Control - Replace | \$18,950 | X | 18 | / | 30 | = | \$11,370 |
| 904 | Well #3 Control - Replace | \$18,950 | X | 14 | / | 30 | = | \$8,843 |
| 907 | Filter System - Maintain/Replace | \$131,500 | X | 17 | / | 35 | = | \$63,871 |
| Store/Monitor | | | | | | | | |
| 910 | Storage Tank, Steel - Replace | \$551,500 | X | 31 | / | 60 | = | \$284,942 |
| 911 | Storage Tank, Concrete - Replace | \$163,500 | X | 50 | / | 60 | = | \$136,250 |
| 914 | Storage Tank, Exterior - Recoat | \$29,450 | X | 7 | / | 12 | = | \$17,179 |
| 915 | Storage Tank, Exterior-Blast/Recoat | \$102,700 | X | 19 | / | 24 | = | \$81,304 |
| 916 | Storage Tank, Interior-Blast/Recoat | \$168,000 | X | 11 | / | 20 | = | \$92,400 |
| 918 | Reservoir Control System - Replace | \$38,850 | X | 16 | / | 30 | = | \$20,720 |
| 919 | Telemetry System - Replace | \$21,050 | X | 15 | / | 15 | = | \$21,050 |
| Treatment/Boost | | | | | | | | |
| 920 | Hypochlorite Generator - Replace | \$35,000 | X | 1 | / | 24 | = | \$1,458 |
| 922 | Hypochlorite Cells - Replace | \$10,500 | X | 1 | / | 3 | = | \$3,500 |
| 926 | Treatment/Monitoring - Replace | \$23,100 | X | 17 | / | 20 | = | \$19,635 |
| 930 | Booster System, 2018/2019 - Replace | \$228,500 | X | 4 | / | 20 | = | \$45,700 |
| Distribution | | | | | | | | |
| 936 | Water Main Line Project, B-Replace | \$460,000 | X | 98 | / | 100 | = | \$450,800 |
| 937 | Water Main Line Project, C-Replace | \$552,000 | X | 95 | / | 100 | = | \$524,400 |
| 938 | Water Main Line Project, D-Replace | \$644,000 | X | 92 | / | 100 | = | \$592,480 |
| 939 | Remaining Main Lines, E- Replace | \$2,540,000 | X | 56 | / | 100 | = | \$1,422,400 |
| 940 | Remaining Main Lines, F- Replace | \$2,540,000 | X | 55 | / | 100 | = | \$1,397,000 |
| 941 | Remaining Main Lines, G - Replace | \$2,540,000 | X | 54 | / | 100 | = | \$1,371,600 |
| 942 | Remaining Main Lines, H - Replace | \$2,540,000 | X | 53 | / | 100 | = | \$1,346,200 |
| 943 | Water Main Lines, 2009/2010-Replace | \$600,000 | X | 13 | / | 100 | = | \$78,000 |
| 944 | Water Main Lines, 2019/2020-Replace | \$220,000 | X | 3 | / | 100 | = | \$6,600 |
| 945 | Water Main Lines, 2021/2022-Replace | \$670,000 | X | 1 | / | 100 | = | \$6,700 |
| 950 | Hydrants - Add/Replace | \$12,600 | X | 1 | / | 1 | = | \$12,600 |
| 956 | Water Meters - Replace | \$149,000 | X | 6 | / | 15 | = | \$59,600 |
| 957 | Water Meter Setters - Replace | \$278,000 | X | 21 | / | 45 | = | \$129,733 |
| Buildings/Site | | | | | | | | |
| 964 | Building Roof - Replace | \$47,900 | X | 15 | / | 40 | = | \$17,963 |
| 970 | Chain Link Fence - Replace | \$12,650 | X | 22 | / | 35 | = | \$7,951 |
| Systems/Equipment | | | | | | | | |
| 974 | Generator, 200 KW - Replace | \$132,500 | X | 5 | / | 40 | = | \$16,563 |
| 975 | Backhoe/Loader, New 1996 - Replace | \$44,100 | X | 24 | / | 25 | = | \$42,336 |
| 976 | Backhoe/Loader, Used 2006 - Replace | \$34,650 | X | 3 | / | 12 | = | \$8,663 |
| 981 | Truck, Used 1992 (1/3) - Replace | \$14,000 | X | 10 | / | 12 | = | \$11,667 |
| 983 | Truck, Used 2008 - Replace | \$43,000 | X | 7 | / | 12 | = | \$25,083 |

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|-----|-------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 984 | Truck, Used 2014 - Replace | \$43,000 | X | 3 | / | 12 | = | \$10,750 |
| 998 | Leak Detector - Replace | \$4,725 | X | 12 | / | 12 | = | \$4,725 |
| 999 | Meter Reader System - Replace | \$8,000 | X | 5 | / | 5 | = | \$8,000 |
| | | | | | | | | \$8,500,048 |

| # Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|---|-------------------|-----------------------|-----------------------|----------------------------|
| Capacity/Filter | | | | |
| 106 Water System Plan - Update | 10 | \$68,250 | \$6,825 | 2.75 % |
| 901 Well Pump/Motor #1 - Replace | 20 | \$26,250 | \$1,313 | 0.53 % |
| 901 Well Pump/Motor #2 - Replace | 10 | \$26,250 | \$2,625 | 1.06 % |
| 901 Well Pump/Motor #3 - Replace | 10 | \$31,500 | \$3,150 | 1.27 % |
| 904 Well #1 Control - Replace | 30 | \$18,950 | \$632 | 0.25 % |
| 904 Well #2 Control - Replace | 30 | \$18,950 | \$632 | 0.25 % |
| 904 Well #3 Control - Replace | 30 | \$18,950 | \$632 | 0.25 % |
| 907 Filter System - Maintain/Replace | 35 | \$131,500 | \$3,757 | 1.51 % |
| Store/Monitor | | | | |
| 910 Storage Tank, Steel - Replace | 60 | \$551,500 | \$9,192 | 3.70 % |
| 911 Storage Tank, Concrete - Replace | 60 | \$163,500 | \$2,725 | 1.10 % |
| 914 Storage Tank, Exterior - Recoat | 12 | \$29,450 | \$2,454 | 0.99 % |
| 915 Storage Tank, Exterior-Blast/Recoat | 24 | \$102,700 | \$4,279 | 1.72 % |
| 916 Storage Tank, Interior-Blast/Recoat | 20 | \$168,000 | \$8,400 | 3.38 % |
| 918 Reservoir Control System - Replace | 30 | \$38,850 | \$1,295 | 0.52 % |
| 919 Telemetry System - Replace | 15 | \$21,050 | \$1,403 | 0.56 % |
| Treatment/Boost | | | | |
| 920 Hypochlorite Generator - Replace | 24 | \$35,000 | \$1,458 | 0.59 % |
| 922 Hypochlorite Cells - Replace | 3 | \$10,500 | \$3,500 | 1.41 % |
| 926 Treatment/Monitoring - Replace | 20 | \$23,100 | \$1,155 | 0.46 % |
| 930 Booster System, 2018/2019 - Replace | 20 | \$228,500 | \$11,425 | 4.60 % |
| Distribution | | | | |
| 936 Water Main Line Project, B-Replace | 100 | \$460,000 | \$4,600 | 1.85 % |
| 937 Water Main Line Project, C-Replace | 100 | \$552,000 | \$5,520 | 2.22 % |
| 938 Water Main Line Project, D-Replace | 100 | \$644,000 | \$6,440 | 2.59 % |
| 939 Remaining Main Lines, E- Replace | 100 | \$2,540,000 | \$25,400 | 10.22 % |
| 940 Remaining Main Lines, F- Replace | 100 | \$2,540,000 | \$25,400 | 10.22 % |
| 941 Remaining Main Lines, G - Replace | 100 | \$2,540,000 | \$25,400 | 10.22 % |
| 942 Remaining Main Lines, H - Replace | 100 | \$2,540,000 | \$25,400 | 10.22 % |
| 943 Water Main Lines, 2009/2010-Replace | 100 | \$600,000 | \$6,000 | 2.41 % |
| 944 Water Main Lines, 2019/2020-Replace | 100 | \$220,000 | \$2,200 | 0.89 % |
| 945 Water Main Lines, 2021/2022-Replace | 100 | \$670,000 | \$6,700 | 2.70 % |
| 950 Hydrants - Add/Replace | 1 | \$12,600 | \$12,600 | 5.07 % |
| 956 Water Meters - Replace | 15 | \$149,000 | \$9,933 | 4.00 % |
| 957 Water Meter Setters - Replace | 45 | \$278,000 | \$6,178 | 2.49 % |
| Buildings/Site | | | | |
| 964 Building Roof - Replace | 40 | \$47,900 | \$1,198 | 0.48 % |
| 970 Chain Link Fence - Replace | 35 | \$12,650 | \$361 | 0.15 % |
| Systems/Equipment | | | | |
| 974 Generator, 200 KW - Replace | 40 | \$132,500 | \$3,313 | 1.33 % |
| 975 Backhoe/Loader, New 1996 - Replace | 25 | \$44,100 | \$1,764 | 0.71 % |
| 976 Backhoe/Loader, Used 2006 - Replace | 12 | \$34,650 | \$2,888 | 1.16 % |
| 981 Truck, Used 1992 (1/3) - Replace | 12 | \$14,000 | \$1,167 | 0.47 % |

| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-----|-------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 983 | Truck, Used 2008 - Replace | 12 | \$43,000 | \$3,583 | 1.44 % |
| 984 | Truck, Used 2014 - Replace | 12 | \$43,000 | \$3,583 | 1.44 % |
| 998 | Leak Detector - Replace | 12 | \$4,725 | \$394 | 0.16 % |
| 999 | Meter Reader System - Replace | 5 | \$8,000 | \$1,600 | 0.64 % |
| 42 | Total Funded Components | | | \$248,472 | 100.00 % |

| # | Component | UL | RUL | Current Cost Estimate | Fully Funded Balance | Projected Reserve Balance | Proportional Reserve Contribs |
|--------------------------|-------------------------------------|-----|-----|-----------------------|----------------------|---------------------------|-------------------------------|
| Capacity/Filter | | | | | | | |
| 106 | Water System Plan - Update | 10 | 4 | \$68,250 | \$40,950 | \$40,950 | \$16,892.72 |
| 901 | Well Pump/Motor #1 - Replace | 20 | 2 | \$26,250 | \$23,625 | \$23,625 | \$3,248.60 |
| 901 | Well Pump/Motor #2 - Replace | 10 | 0 | \$26,250 | \$26,250 | \$26,250 | \$6,497.20 |
| 901 | Well Pump/Motor #3 - Replace | 10 | 0 | \$31,500 | \$31,500 | \$31,500 | \$7,796.64 |
| 904 | Well #1 Control - Replace | 30 | 2 | \$18,950 | \$17,687 | \$17,687 | \$1,563.45 |
| 904 | Well #2 Control - Replace | 30 | 12 | \$18,950 | \$11,370 | \$0 | \$1,563.45 |
| 904 | Well #3 Control - Replace | 30 | 16 | \$18,950 | \$8,843 | \$0 | \$1,563.45 |
| 907 | Filter System - Maintain/Replace | 35 | 18 | \$131,500 | \$63,871 | \$0 | \$9,299.39 |
| Store/Monitor | | | | | | | |
| 910 | Storage Tank, Steel - Replace | 60 | 29 | \$551,500 | \$284,942 | \$0 | \$22,750.51 |
| 911 | Storage Tank, Concrete - Replace | 60 | 10 | \$163,500 | \$136,250 | \$0 | \$6,744.71 |
| 914 | Storage Tank, Exterior - Recoat | 12 | 5 | \$29,450 | \$17,179 | \$17,179 | \$6,074.37 |
| 915 | Storage Tank, Exterior-Blast/Recoat | 24 | 5 | \$102,700 | \$81,304 | \$81,304 | \$10,591.47 |
| 916 | Storage Tank, Interior-Blast/Recoat | 20 | 9 | \$168,000 | \$92,400 | \$0 | \$20,791.04 |
| 918 | Reservoir Control System - Replace | 30 | 14 | \$38,850 | \$20,720 | \$0 | \$3,205.29 |
| 919 | Telemetry System - Replace | 15 | 0 | \$21,050 | \$21,050 | \$21,050 | \$3,473.42 |
| Treatment/Boost | | | | | | | |
| 920 | Hypochlorite Generator - Replace | 24 | 23 | \$35,000 | \$1,458 | \$0 | \$3,609.56 |
| 922 | Hypochlorite Cells - Replace | 3 | 2 | \$10,500 | \$3,500 | \$3,500 | \$8,662.93 |
| 926 | Treatment/Monitoring - Replace | 20 | 3 | \$23,100 | \$19,635 | \$19,635 | \$2,858.77 |
| 930 | Booster System, 2018/2019 - Replace | 20 | 16 | \$228,500 | \$45,700 | \$0 | \$28,278.29 |
| Distribution | | | | | | | |
| 936 | Water Main Line Project, B-Replace | 100 | 2 | \$460,000 | \$450,800 | \$450,800 | \$11,385.57 |
| 937 | Water Main Line Project, C-Replace | 100 | 5 | \$552,000 | \$524,400 | \$524,400 | \$13,662.68 |
| 938 | Water Main Line Project, D-Replace | 100 | 8 | \$644,000 | \$592,480 | \$106,463 | \$15,939.80 |
| 939 | Remaining Main Lines, E- Replace | 100 | 44 | \$2,540,000 | \$1,422,400 | \$0 | \$62,868.14 |
| 940 | Remaining Main Lines, F- Replace | 100 | 45 | \$2,540,000 | \$1,397,000 | \$0 | \$62,868.14 |
| 941 | Remaining Main Lines, G - Replace | 100 | 46 | \$2,540,000 | \$1,371,600 | \$0 | \$62,868.14 |
| 942 | Remaining Main Lines, H - Replace | 100 | 47 | \$2,540,000 | \$1,346,200 | \$0 | \$62,868.14 |
| 943 | Water Main Lines, 2009/2010-Replace | 100 | 87 | \$600,000 | \$78,000 | \$0 | \$14,850.74 |
| 944 | Water Main Lines, 2019/2020-Replace | 100 | 97 | \$220,000 | \$6,600 | \$0 | \$5,445.27 |
| 945 | Water Main Lines, 2021/2022-Replace | 100 | 99 | \$670,000 | \$6,700 | \$0 | \$16,583.33 |
| 950 | Hydrants - Add/Replace | 1 | 0 | \$12,600 | \$12,600 | \$12,600 | \$31,186.56 |
| 956 | Water Meters - Replace | 15 | 9 | \$149,000 | \$59,600 | \$0 | \$24,586.23 |
| 957 | Water Meter Setters - Replace | 45 | 24 | \$278,000 | \$129,733 | \$0 | \$15,290.76 |
| Buildings/Site | | | | | | | |
| 964 | Building Roof - Replace | 40 | 25 | \$47,900 | \$17,963 | \$0 | \$2,963.96 |
| 970 | Chain Link Fence - Replace | 35 | 13 | \$12,650 | \$7,951 | \$0 | \$894.58 |
| Systems/Equipment | | | | | | | |
| 974 | Generator, 200 KW - Replace | 40 | 35 | \$132,500 | \$16,563 | \$0 | \$8,198.85 |
| 975 | Backhoe/Loader, New 1996 - Replace | 25 | 1 | \$44,100 | \$42,336 | \$42,336 | \$4,366.12 |
| 976 | Backhoe/Loader, Used 2006 - Replace | 12 | 9 | \$34,650 | \$8,663 | \$0 | \$7,146.92 |

| # | Component | UL | RUL | Current Cost Estimate | Fully Funded Balance | Projected Reserve Balance | Proportional Reserve Contribs |
|----------------------------|----------------------------------|----|-----|-----------------------|----------------------|---------------------------|-------------------------------|
| 981 | Truck, Used 1992 (1/3) - Replace | 12 | 2 | \$14,000 | \$11,667 | \$11,667 | \$2,887.64 |
| 983 | Truck, Used 2008 - Replace | 12 | 5 | \$43,000 | \$25,083 | \$25,083 | \$8,869.19 |
| 984 | Truck, Used 2014 - Replace | 12 | 9 | \$43,000 | \$10,750 | \$0 | \$8,869.19 |
| 998 | Leak Detector - Replace | 12 | 0 | \$4,725 | \$4,725 | \$4,725 | \$974.58 |
| 999 | Meter Reader System - Replace | 5 | 0 | \$8,000 | \$8,000 | \$8,000 | \$3,960.20 |
| 42 Total Funded Components | | | | | \$8,500,048 | \$1,468,754 | \$615,000 |

30-Year Reserve Plan Summary

Report # 23247-8
No-Site-Visit

Fiscal Year Start: 2022

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 Contribs. | Reserve Contribs. | | | |
| 2022 | \$1,468,754 | \$8,500,048 | 17.3 % | High | 73.11 % | \$615,000 | \$0 | \$17,321 | \$104,125 |
| 2023 | \$1,996,950 | \$8,903,727 | 22.4 % | High | 3.00 % | \$633,450 | \$0 | \$22,950 | \$58,401 |
| 2024 | \$2,594,949 | \$9,374,291 | 27.7 % | High | 3.00 % | \$652,454 | \$0 | \$26,456 | \$575,326 |
| 2025 | \$2,698,532 | \$9,334,446 | 28.9 % | High | 3.00 % | \$672,027 | \$0 | \$30,289 | \$39,010 |
| 2026 | \$3,361,838 | \$9,853,957 | 34.1 % | Medium | 3.00 % | \$692,188 | \$0 | \$36,793 | \$90,997 |
| 2027 | \$3,999,821 | \$10,343,896 | 38.7 % | Medium | 3.00 % | \$712,954 | \$0 | \$39,348 | \$879,020 |
| 2028 | \$3,873,103 | \$10,045,511 | 38.6 % | Medium | 3.00 % | \$734,342 | \$0 | \$42,522 | \$15,045 |
| 2029 | \$4,634,922 | \$10,636,970 | 43.6 % | Medium | 3.00 % | \$756,372 | \$0 | \$50,284 | \$15,496 |
| 2030 | \$5,426,082 | \$11,254,875 | 48.2 % | Medium | 3.00 % | \$779,064 | \$0 | \$54,179 | \$845,062 |
| 2031 | \$5,414,262 | \$11,046,308 | 49.0 % | Medium | 3.00 % | \$802,436 | \$0 | \$55,753 | \$531,369 |
| 2032 | \$5,741,082 | \$11,164,313 | 51.4 % | Medium | 3.00 % | \$826,509 | \$0 | \$60,194 | \$325,026 |
| 2033 | \$6,302,758 | \$11,508,409 | 54.8 % | Medium | 3.00 % | \$851,304 | \$0 | \$67,433 | \$31,976 |
| 2034 | \$7,189,519 | \$12,174,989 | 59.1 % | Medium | 3.00 % | \$876,843 | \$0 | \$76,370 | \$51,719 |
| 2035 | \$8,091,012 | \$12,851,858 | 63.0 % | Medium | 3.00 % | \$903,148 | \$0 | \$85,632 | \$37,080 |
| 2036 | \$9,042,712 | \$13,575,057 | 66.6 % | Medium | 3.00 % | \$930,243 | \$0 | \$94,420 | \$218,115 |
| 2037 | \$9,849,259 | \$14,144,762 | 69.6 % | Medium | 3.00 % | \$958,150 | \$0 | \$103,432 | \$64,889 |
| 2038 | \$10,845,952 | \$14,900,994 | 72.8 % | Low | 3.00 % | \$986,894 | \$0 | \$111,819 | \$417,304 |
| 2039 | \$11,527,362 | \$15,328,888 | 75.2 % | Low | 3.00 % | \$1,016,501 | \$0 | \$120,116 | \$157,930 |
| 2040 | \$12,506,049 | \$16,049,095 | 77.9 % | Low | 3.00 % | \$1,046,996 | \$0 | \$129,662 | \$245,321 |
| 2041 | \$13,437,387 | \$16,713,585 | 80.4 % | Low | 3.00 % | \$1,078,406 | \$0 | \$140,297 | \$22,094 |
| 2042 | \$14,633,996 | \$17,641,005 | 83.0 % | Low | 3.00 % | \$1,110,758 | \$0 | \$151,786 | \$160,473 |
| 2043 | \$15,736,068 | \$18,443,740 | 85.3 % | Low | 3.00 % | \$1,144,081 | \$0 | \$163,105 | \$144,452 |
| 2044 | \$16,898,802 | \$19,300,223 | 87.6 % | Low | 3.00 % | \$1,178,404 | \$0 | \$175,431 | \$50,298 |
| 2045 | \$18,202,339 | \$20,292,937 | 89.7 % | Low | 3.00 % | \$1,213,756 | \$0 | \$188,277 | \$135,388 |
| 2046 | \$19,468,983 | \$21,241,756 | 91.7 % | Low | 3.00 % | \$1,250,168 | \$0 | \$196,759 | \$1,016,346 |
| 2047 | \$19,899,565 | \$21,326,037 | 93.3 % | Low | 3.00 % | \$1,287,673 | \$0 | \$205,790 | \$117,042 |
| 2048 | \$21,275,986 | \$22,353,945 | 95.2 % | Low | 3.00 % | \$1,326,304 | \$0 | \$219,657 | \$147,942 |
| 2049 | \$22,674,004 | \$23,396,123 | 96.9 % | Low | 3.00 % | \$1,366,093 | \$0 | \$234,644 | \$0 |
| 2050 | \$24,274,741 | \$24,637,666 | 98.5 % | Low | 3.00 % | \$1,407,076 | \$0 | \$250,931 | \$0 |
| 2051 | \$25,932,747 | \$25,932,645 | 100.0 % | Low | 3.00 % | \$1,449,288 | \$0 | \$257,085 | \$2,133,045 |

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 23247-8
No-Site-Visit

Fiscal Year Start: 2022

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 Contribs. | Reserve Contribs. | | | |
| 2022 | \$1,468,754 | \$8,500,048 | 17.3 % | High | -58.32 % | \$148,084 | \$0 | \$14,976 | \$104,125 |
| 2023 | \$1,527,689 | \$8,903,727 | 17.2 % | High | 3.00 % | \$152,527 | \$0 | \$15,820 | \$58,401 |
| 2024 | \$1,637,634 | \$9,374,291 | 17.5 % | High | 3.00 % | \$157,102 | \$0 | \$14,351 | \$575,326 |
| 2025 | \$1,233,761 | \$9,334,446 | 13.2 % | High | 3.00 % | \$161,815 | \$0 | \$13,011 | \$39,010 |
| 2026 | \$1,369,578 | \$9,853,957 | 13.9 % | High | 3.00 % | \$166,670 | \$0 | \$14,139 | \$90,997 |
| 2027 | \$1,459,389 | \$10,343,896 | 14.1 % | High | 3.00 % | \$171,670 | \$0 | \$11,108 | \$879,020 |
| 2028 | \$763,147 | \$10,045,511 | 7.6 % | High | 3.00 % | \$176,820 | \$0 | \$8,479 | \$15,045 |
| 2029 | \$933,401 | \$10,636,970 | 8.8 % | High | 3.00 % | \$182,125 | \$0 | \$10,214 | \$15,496 |
| 2030 | \$1,110,243 | \$11,254,875 | 9.9 % | High | 3.00 % | \$187,588 | \$0 | \$7,851 | \$845,062 |
| 2031 | \$460,620 | \$11,046,308 | 4.2 % | High | 3.00 % | \$193,216 | \$0 | \$2,929 | \$531,369 |
| 2032 | \$125,396 | \$11,164,313 | 1.1 % | High | 3.00 % | \$199,013 | \$0 | \$627 | \$325,026 |
| 2033 | \$10 | \$11,508,409 | 0.0 % | High | 3.00 % | \$204,983 | \$0 | \$869 | \$31,976 |
| 2034 | \$173,886 | \$12,174,989 | 1.4 % | High | 3.00 % | \$211,132 | \$0 | \$2,548 | \$51,719 |
| 2035 | \$335,846 | \$12,851,858 | 2.6 % | High | 3.00 % | \$217,466 | \$0 | \$4,280 | \$37,080 |
| 2036 | \$520,512 | \$13,575,057 | 3.8 % | High | 3.00 % | \$223,990 | \$0 | \$5,259 | \$218,115 |
| 2037 | \$531,646 | \$14,144,762 | 3.8 % | High | 3.00 % | \$230,710 | \$0 | \$6,174 | \$64,889 |
| 2038 | \$703,640 | \$14,900,994 | 4.7 % | High | 3.00 % | \$237,631 | \$0 | \$6,166 | \$417,304 |
| 2039 | \$530,134 | \$15,328,888 | 3.5 % | High | 3.00 % | \$244,760 | \$0 | \$5,762 | \$157,930 |
| 2040 | \$622,726 | \$16,049,095 | 3.9 % | High | 3.00 % | \$252,103 | \$0 | \$6,290 | \$245,321 |
| 2041 | \$635,799 | \$16,713,585 | 3.8 % | High | 3.00 % | \$259,666 | \$0 | \$7,581 | \$22,094 |
| 2042 | \$880,951 | \$17,641,005 | 5.0 % | High | 3.00 % | \$267,456 | \$0 | \$9,387 | \$160,473 |
| 2043 | \$997,322 | \$18,443,740 | 5.4 % | High | 3.00 % | \$275,480 | \$0 | \$10,677 | \$144,452 |
| 2044 | \$1,139,027 | \$19,300,223 | 5.9 % | High | 3.00 % | \$283,744 | \$0 | \$12,615 | \$50,298 |
| 2045 | \$1,385,089 | \$20,292,937 | 6.8 % | High | 3.00 % | \$292,257 | \$0 | \$14,702 | \$135,388 |
| 2046 | \$1,556,660 | \$21,241,756 | 7.3 % | High | 3.00 % | \$301,024 | \$0 | \$12,045 | \$1,016,346 |
| 2047 | \$853,383 | \$21,326,037 | 4.0 % | High | 3.00 % | \$310,055 | \$0 | \$9,543 | \$117,042 |
| 2048 | \$1,055,938 | \$22,353,945 | 4.7 % | High | 3.00 % | \$319,357 | \$0 | \$11,469 | \$147,942 |
| 2049 | \$1,238,822 | \$23,396,123 | 5.3 % | High | 3.00 % | \$328,937 | \$0 | \$14,097 | \$0 |
| 2050 | \$1,581,857 | \$24,637,666 | 6.4 % | High | 3.00 % | \$338,805 | \$0 | \$17,593 | \$0 |
| 2051 | \$1,938,255 | \$25,932,645 | 7.5 % | High | 3.00 % | \$348,970 | \$0 | \$10,510 | \$2,133,045 |

| Fiscal Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Starting Reserve Balance | \$1,468,754 | \$1,996,950 | \$2,594,949 | \$2,698,532 | \$3,361,838 |
| Annual Reserve Contribution | \$615,000 | \$633,450 | \$652,454 | \$672,027 | \$692,188 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$17,321 | \$22,950 | \$26,456 | \$30,289 | \$36,793 |
| Total Income | \$2,101,075 | \$2,653,350 | \$3,273,859 | \$3,400,849 | \$4,090,819 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$76,816 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$27,849 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$26,250 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$31,500 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$20,104 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 911 Storage Tank, Concrete - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 919 Telemetry System - Replace | \$21,050 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 922 Hypochlorite Cells - Replace | \$0 | \$0 | \$11,139 | \$0 | \$0 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$25,242 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$488,014 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$12,600 | \$12,978 | \$13,367 | \$13,768 | \$14,181 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$45,423 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$0 | \$14,853 | \$0 | \$0 |
| 983 Truck, Used 2008 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 984 Truck, Used 2014 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 998 Leak Detector - Replace | \$4,725 | \$0 | \$0 | \$0 | \$0 |
| 999 Meter Reader System - Replace | \$8,000 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$104,125 | \$58,401 | \$575,326 | \$39,010 | \$90,997 |
| Ending Reserve Balance | \$1,996,950 | \$2,594,949 | \$2,698,532 | \$3,361,838 | \$3,999,821 |

| Fiscal Year | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Starting Reserve Balance | \$3,999,821 | \$3,873,103 | \$4,634,922 | \$5,426,082 | \$5,414,262 |
| Annual Reserve Contribution | \$712,954 | \$734,342 | \$756,372 | \$779,064 | \$802,436 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$39,348 | \$42,522 | \$50,284 | \$54,179 | \$55,753 |
| Total Income | \$4,752,123 | \$4,649,968 | \$5,441,579 | \$6,259,324 | \$6,272,451 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 911 Storage Tank, Concrete - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$34,141 | \$0 | \$0 | \$0 | \$0 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$119,057 | \$0 | \$0 | \$0 | \$0 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$219,202 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 919 Telemetry System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 922 Hypochlorite Cells - Replace | \$12,172 | \$0 | \$0 | \$13,301 | \$0 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$639,919 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$815,800 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$14,607 | \$15,045 | \$15,496 | \$15,961 | \$16,440 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$194,411 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$0 | \$0 | \$0 | \$45,210 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 983 Truck, Used 2008 - Replace | \$49,849 | \$0 | \$0 | \$0 | \$0 |
| 984 Truck, Used 2014 - Replace | \$0 | \$0 | \$0 | \$0 | \$56,105 |
| 998 Leak Detector - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 999 Meter Reader System - Replace | \$9,274 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$879,020 | \$15,045 | \$15,496 | \$845,062 | \$531,369 |
| Ending Reserve Balance | \$3,873,103 | \$4,634,922 | \$5,426,082 | \$5,414,262 | \$5,741,082 |

| Fiscal Year | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|--------------------|--------------------|--------------------|--------------------|---------------------|
| Starting Reserve Balance | \$5,741,082 | \$6,302,758 | \$7,189,519 | \$8,091,012 | \$9,042,712 |
| Annual Reserve Contribution | \$826,509 | \$851,304 | \$876,843 | \$903,148 | \$930,243 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$60,194 | \$67,433 | \$76,370 | \$85,632 | \$94,420 |
| Total Income | \$6,627,784 | \$7,221,494 | \$8,142,732 | \$9,079,793 | \$10,067,375 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$103,234 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$35,278 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$42,333 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$27,018 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 911 Storage Tank, Concrete - Replace | \$219,730 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$58,764 |
| 919 Telemetry System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 922 Hypochlorite Cells - Replace | \$0 | \$14,534 | \$0 | \$0 | \$15,882 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$16,933 | \$17,441 | \$17,965 | \$18,504 | \$19,059 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$18,577 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$0 | \$0 | \$0 | \$21,176 |
| 983 Truck, Used 2008 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 984 Truck, Used 2014 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 998 Leak Detector - Replace | \$0 | \$0 | \$6,737 | \$0 | \$0 |
| 999 Meter Reader System - Replace | \$10,751 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$325,026 | \$31,976 | \$51,719 | \$37,080 | \$218,115 |
| Ending Reserve Balance | \$6,302,758 | \$7,189,519 | \$8,091,012 | \$9,042,712 | \$9,849,259 |

| Fiscal Year | 2037 | 2038 | 2039 | 2040 | 2041 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Starting Reserve Balance | \$9,849,259 | \$10,845,952 | \$11,527,362 | \$12,506,049 | \$13,437,387 |
| Annual Reserve Contribution | \$958,150 | \$986,894 | \$1,016,501 | \$1,046,996 | \$1,078,406 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$103,432 | \$111,819 | \$120,116 | \$129,662 | \$140,297 |
| Total Income | \$10,910,841 | \$11,944,665 | \$12,663,979 | \$13,682,708 | \$14,656,091 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$30,409 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$223,870 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 911 Storage Tank, Concrete - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$0 | \$0 | \$48,676 | \$0 | \$0 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 919 Telemetry System - Replace | \$32,795 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 922 Hypochlorite Cells - Replace | \$0 | \$0 | \$17,355 | \$0 | \$0 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$366,675 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$19,630 | \$20,219 | \$20,826 | \$21,451 | \$22,094 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 983 Truck, Used 2008 - Replace | \$0 | \$0 | \$71,072 | \$0 | \$0 |
| 984 Truck, Used 2014 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 998 Leak Detector - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 999 Meter Reader System - Replace | \$12,464 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$64,889 | \$417,304 | \$157,930 | \$245,321 | \$22,094 |
| Ending Reserve Balance | \$10,845,952 | \$11,527,362 | \$12,506,049 | \$13,437,387 | \$14,633,996 |

| Fiscal Year | 2042 | 2043 | 2044 | 2045 | 2046 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Starting Reserve Balance | \$14,633,996 | \$15,736,068 | \$16,898,802 | \$18,202,339 | \$19,468,983 |
| Annual Reserve Contribution | \$1,110,758 | \$1,144,081 | \$1,178,404 | \$1,213,756 | \$1,250,168 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$151,786 | \$163,105 | \$175,431 | \$188,277 | \$196,759 |
| Total Income | \$15,896,541 | \$17,043,254 | \$18,252,637 | \$19,604,371 | \$20,915,911 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$138,738 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$50,298 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$47,410 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$56,893 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 911 Storage Tank, Concrete - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 919 Telemetry System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$69,076 | \$0 |
| 922 Hypochlorite Cells - Replace | \$18,964 | \$0 | \$0 | \$20,723 | \$0 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$45,590 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$22,757 | \$0 | \$0 | \$0 | \$0 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$302,886 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$565,117 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$64,459 | \$0 | \$0 | \$0 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 983 Truck, Used 2008 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 984 Truck, Used 2014 - Replace | \$0 | \$79,993 | \$0 | \$0 | \$0 |
| 998 Leak Detector - Replace | \$0 | \$0 | \$0 | \$0 | \$9,605 |
| 999 Meter Reader System - Replace | \$14,449 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$160,473 | \$144,452 | \$50,298 | \$135,388 | \$1,016,346 |
| Ending Reserve Balance | \$15,736,068 | \$16,898,802 | \$18,202,339 | \$19,468,983 | \$19,899,565 |

| Fiscal Year | 2047 | 2048 | 2049 | 2050 | 2051 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Starting Reserve Balance | \$19,899,565 | \$21,275,986 | \$22,674,004 | \$24,274,741 | \$25,932,747 |
| Annual Reserve Contribution | \$1,287,673 | \$1,326,304 | \$1,366,093 | \$1,407,076 | \$1,449,288 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$205,790 | \$219,657 | \$234,644 | \$250,931 | \$257,085 |
| Total Income | \$21,393,028 | \$22,821,946 | \$24,274,741 | \$25,932,747 | \$27,639,120 |
| # Component | | | | | |
| Capacity/Filter | | | | | |
| 106 Water System Plan - Update | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #1 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #2 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 901 Well Pump/Motor #3 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #1 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #2 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 904 Well #3 Control - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 907 Filter System - Maintain/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Store/Monitor | | | | | |
| 910 Storage Tank, Steel - Replace | \$0 | \$0 | \$0 | \$0 | \$1,299,646 |
| 911 Storage Tank, Concrete - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 914 Storage Tank, Exterior - Recoat | \$0 | \$0 | \$0 | \$0 | \$69,401 |
| 915 Storage Tank, Exterior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$242,019 |
| 916 Storage Tank, Interior-Blast/Recoat | \$0 | \$0 | \$0 | \$0 | \$395,903 |
| 918 Reservoir Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 919 Telemetry System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Treatment/Boost | | | | | |
| 920 Hypochlorite Generator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 922 Hypochlorite Cells - Replace | \$0 | \$22,644 | \$0 | \$0 | \$24,744 |
| 926 Treatment/Monitoring - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 930 Booster System, 2018/2019 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Distribution | | | | | |
| 936 Water Main Line Project, B-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 937 Water Main Line Project, C-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 938 Water Main Line Project, D-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 939 Remaining Main Lines, E- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 940 Remaining Main Lines, F- Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 941 Remaining Main Lines, G - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 942 Remaining Main Lines, H - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 943 Water Main Lines, 2009/2010-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 944 Water Main Lines, 2019/2020-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 945 Water Main Lines, 2021/2022-Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 950 Hydrants - Add/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 956 Water Meters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 957 Water Meter Setters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Buildings/Site | | | | | |
| 964 Building Roof - Replace | \$100,292 | \$0 | \$0 | \$0 | \$0 |
| 970 Chain Link Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Systems/Equipment | | | | | |
| 974 Generator, 200 KW - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 975 Backhoe/Loader, New 1996 - Replace | \$0 | \$95,106 | \$0 | \$0 | \$0 |
| 976 Backhoe/Loader, Used 2006 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 981 Truck, Used 1992 (1/3) - Replace | \$0 | \$30,192 | \$0 | \$0 | \$0 |
| 983 Truck, Used 2008 - Replace | \$0 | \$0 | \$0 | \$0 | \$101,332 |
| 984 Truck, Used 2014 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 998 Leak Detector - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 999 Meter Reader System - Replace | \$16,750 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$117,042 | \$147,942 | \$0 | \$0 | \$2,133,045 |
| Ending Reserve Balance | \$21,275,986 | \$22,674,004 | \$24,274,741 | \$25,932,747 | \$25,506,075 |



Accuracy, Limitations, and Disclosures

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

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

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

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

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

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



Terms and Definitions

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



Component Details

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

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

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

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

Capacity/Filter

Comp #: 102 Loan - Payoff**Quantity: \$12,000 principal**

Location: Interfund loan

Funded?: No. Payments are from water system operating funds and not reserve monies

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 106 Water System Plan - Update**Quantity: Every 10 years**

Location: Community water system

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2014/2015, FY 2015/2016 and FY 2016/2017, total expense of ~\$50,000

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 63,000

Worst Case: \$73,500

Lower allowance

Higher allowance

Cost Source: Research with Local

Contractor/Similar Project Cost History

Comp #: 113 Sanitary Survey - Update**Quantity: Every 5 years**

Location: Water system components

Funded?: No. Cost projected to be too small

History: Expense of only ~\$870 in FY 2017/2018

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 900 Wells - Replace**Quantity: (2) active (1) reserve**

Location: In the vicinity of 2880 East Timberlake Drive West

Funded?: No. Useful life not predictable or extended

History: Well #1 was drilled in 1967 (not in use for years, but currently listed as "active" for "emergency" use on 3.29.2021 Water Facilities Inventory), Well #2 in 1971 and Well # 3 was drilled in 2001

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 901 Well Pump/Motor #1 - Replace**Quantity: (1) 25 HP submersible 6"**

Location: Pump house adjacent to Watershed, 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly replaced last in 2004

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 23,100

Worst Case: \$29,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 901 Well Pump/Motor #2 - Replace**Quantity: (1) 25 HP submersible 6"**

Location: 700' SE of Well #1

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly replaced last in 2004

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for remainder FY 2021/2022; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 23,100

Worst Case: \$29,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 901 Well Pump/Motor #3 - Replace**Quantity: (1) 30 HP submersible 8"**

Location: 150' SE of Well #1

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installation in 2001 but this well went online in 2008

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for remainder FY 2021/2022; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 29,400

Worst Case: \$33,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 904 Well #1 Control - Replace**Quantity: (1) motor control**

Location: Pump house adjacent to Watershed, 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 15,800

Worst Case: \$22,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 904 Well #2 Control - Replace**Quantity: (1) motor control**

Location: 700' SE of Well #1

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly replaced last in 2004

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 15,800

Worst Case: \$22,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 904 Well #3 Control - Replace**Quantity: (1) motor control**

Location: 150' SE of Well #1

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installation in 2001; usage since 2008 reported

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 15,800

Worst Case: \$22,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 905 Source Flow Meters - Replace**Quantity: (3) source meters**

Location: Wells

Funded?: No. Individual cost projected to be too small

History: Maintenance staff replaced meter for Well #2 in 2011 (parts expense was \$1,200). Well #2 meter reportedly required repair but not replace again in FY 2019/2020.

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 907 Filter System - Maintain/Replace**Quantity: (6) tank system**

Location: 2880 East Timberlake Drive West, Pump House

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly replaced last in 2005; segregated portion ~\$80,000

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 18 years

Best Case: \$ 105,000

Worst Case: \$158,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 908 Backwash Infiltration Pond-Maintain

Quantity: Extensive square feet

Location: 2880 East Timberlake Drive West, adjacent to Pump Station

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Store/Monitor

Comp #: 910 Storage Tank, Steel - Replace**Quantity: (1) 200,000 gallon**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installed in 1995 at an expense of ~\$300,000

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 29 years

Best Case: \$ 499,000

Worst Case: \$604,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 911 Storage Tank, Concrete - Replace**Quantity: (1) 60,000 gallon**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly installed in the late 1960's/early 1970's

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 132,000

Worst Case: \$195,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 912 Storage Tank, Interiors - Clean**Quantity: (1) 200k gal (1) 60k gal**

Location: 2880 East Timberlake Drive West

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 914 Storage Tank, Exterior - Recoat**Quantity: (1) 200,000 gallon**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2015/2016 painting project at reported expense of \$20,800

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 26,300

Worst Case: \$32,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History/Similar

Project Cost History

Comp #: 915 Storage Tank, Exterior-Blast/Recoat**Quantity: (1) 200,000 gallon**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 24 years

Remaining Life: 5 years

Best Case: \$ 92,400

Worst Case: \$113,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 916 Storage Tank, Interior-Blast/Recoat**Quantity: (1) 200,000 gallon**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Interior was refurbished in 2012 at an expense of \$112,000

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 147,000

Worst Case: \$189,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 918 Reservoir Control System - Replace

Quantity: (1) control panel

Location: 2880 East Timberlake Drive West, Pump House

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installed in 2005; no segregated cost history was provided

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 33,600

Worst Case: \$44,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 919 Telemetry System - Replace

Quantity: (1) system

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installed in 2005

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for remainder FY 2021/2022; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 15,800

Worst Case: \$26,300

Lower allowance

Higher allowance

Cost Source: Previous Estimate Provided by Client,

Inflation Adjusted

Treatment/Boost

Comp #: 920 Hypochlorite Generator - Replace

Quantity: (1) OSEC-L generator

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for replacing with OSEC-L brand system in FY 2021/2022 at expense of \$35,000. Previous US Filter brand system installed in 2005

Comments: Your current plans for replacing with OSEC-L brand system in FY 2021/2022 at expense of \$35,000.

Adjusted useful life, remaining useful life and future cost based on project occurring as currently planned in FY 2021/2022.

Useful Life: 24 years

Remaining Life: 23 years

Best Case: \$ 32,000

Worst Case: \$38,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 922 Hypochlorite Cells - Replace

Quantity: (4) OSEC-L cells

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for replacing with OSEC-L brand system in FY 2021/2022 at expense of \$35,000. Future assumption for intervals of cell replacement for system functionality.

Comments: Your current plans for replacing with OSEC-L brand system in FY 2021/2022 at expense of \$35,000. Future assumption for intervals of cell replacement for system functionality.

Adjusted useful life, remaining useful life and future cost based on project occurring as currently planned in FY 2021/2022.

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 9,300

Worst Case: \$11,700

Lower allowance

Higher allowance

Cost Source: Extrapolated Estimate Provided by Client

Comp #: 926 Treatment/Monitoring - Replace

Quantity: Pumps, sensors, monitors

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Equipment installed in 2005; no segregated expense provided.

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 21,000

Worst Case: \$25,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 929 Cla-Val Valves - Replace

Quantity: (2) flow control

Location: Water system, before filter and between reservoirs

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 929 System Components, Small - Replace

Quantity: Assorted systems

Location: Water system, various

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 930 Booster System, 2018/2019 - Replace

Quantity: (1) Grundfos

Location: 2880 East Timberlake Drive West, Pump Station

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replaced last in FY 2018/2019 at expense of \$199,000

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 210,000

Worst Case: \$247,000

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 934 Booster System, Old- Decommission

Quantity: (1) system, quad pump

Location: 2880 East Timberlake Drive West, Water Shed

Funded?: No. Research for this update informed us that old pump system is no longer needed, nor considered as an emergency reserve system.

History: Installed in 1967; replacements of pumps in 1991

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Distribution

Comp #: 936 Water Main Line Project, B-Replace**Quantity: Approx 2,000 LF**

Location: McClane Drive and Totten Place

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for 2024/2025 replacement

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 2 years

Best Case: \$ 360,000

Worst Case: \$560,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 937 Water Main Line Project, C-Replace**Quantity: Approx 2,400 LF**

Location: Lakeshore Drive West and Timber Parkway

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for 2027/2028 replacement

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 5 years

Best Case: \$ 452,000

Worst Case: \$652,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 938 Water Main Line Project, D-Replace**Quantity: Approx 2,800 LF**

Location: Pickering Drive, Park Drive and Lakeshore Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for 2030/2031 replacement

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 8 years

Best Case: \$ 544,000

Worst Case: \$744,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 939 Remaining Main Lines, E- Replace**Quantity: ~(1/4) of 58,000 LF**

Location: Throughout community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 44 years

Best Case: \$ 2,140,000

Worst Case: \$2,940,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 940 Remaining Main Lines, F- Replace**Quantity: ~(1/4) of 58,000 LF**

Location: Throughout community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 45 years

Best Case: \$ 2,140,000

Worst Case: \$2,940,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 941 Remaining Main Lines, G - Replace**Quantity: ~(1/4) of 58,000 LF**

Location: Throughout community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 46 years

Best Case: \$ 2,140,000

Worst Case: \$2,940,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 942 Remaining Main Lines, H - Replace**Quantity: ~(1/4) of 58,000 LF**

Location: Throughout community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 47 years

Best Case: \$ 2,140,000

Worst Case: \$2,940,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 943 Water Main Lines, 2009/2010-Replace**Quantity: Approx 2,600 LF**

Location: Eastlake Drive from E Timberlake Drive W to Timberlake Drive E

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This phase of water main line project which was already completed in 2009/2010

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 87 years

Best Case: \$ 550,000

Worst Case: \$650,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 944 Water Main Lines, 2019/2020-Replace**Quantity: Approx 960 LF**

Location: E Timberlake Drive W from Timberlake Drive E to E Stavis Road

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This phase of project was already completed in 2019/2020 at reported expense of \$199,200.

Comments: Cost adjusted/increased to 2021/2022 estimate extrapolation, deducted one year remaining useful life from prior 2021/2022 WSV Reserve Study.

Useful Life: 100 years

Remaining Life: 97 years

Best Case: \$ 200,000

Worst Case: \$240,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 945 Water Main Lines, 2021/2022-Replace**Quantity: Approx 2,900 LF**

Location: Agate Drive (from Lakeshore Drive West to Pickering Drive)

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans for FY 2021/2022 replacement

Comments: Your current plans for FY 2021/2022 with no actual bids available for our review. Budget placeholder of \$670,000 utilized including third party expert fees.

Reset remaining useful life and future cost based on project occurring as currently planned in FY 2021/2022.

Useful Life: 100 years

Remaining Life: 99 years

Best Case: \$ 570,000

Worst Case: \$770,000

Lower allowance

Higher allowance

Cost Source: Extrapolated FY 2021/2022 Client Estimate

Comp #: 948 Service Lines - Replace**Quantity: Extensive linear feet**

Location: Service connections throughout community

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 949 Service Connections - Replace**Quantity: ~(700) steel fittings**

Location: Service connections throughout community

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 950 Hydrants - Add/Replace**Quantity: (20) hydrants, existing**

Location: Water distribution throughout community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Recommended to add total of 40 more at 2 per year for 20 years, \$12,000 annual expense

Comments: No change in RUL/remains 0; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,500

Worst Case: \$14,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 954 Blow-Out/Isolation Valves - Replace**Quantity: (65) total, assorted**

Location: Water service points of community

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 955 Pressure Reducing Valves - Replace**Quantity: ~(570) Cash Acme EB86U**

Location: Water service points of community

Funded?: No. Research indicates individual lot owner responsibility, not water system

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 956 Water Meters - Replace**Quantity: (1,270) meters**

Location: Water service points of community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: All reportedly replaced in FY 2016/2017, previously installed between 1997-1999

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 136,000

Worst Case: \$162,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History/Similar

Project Cost History

Comp #: 957 Water Meter Setters - Replace

Quantity: (1,270) boxes/setters

Location: Water service points of community

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly installed between 1997-1999

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 45 years

Remaining Life: 24 years

Best Case: \$ 264,000

Worst Case: \$292,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Buildings/Site

Comp #: 960 Building Exterior - Maintain/Repair**Quantity: Approx 3,200 GSF**

Location: In the vicinity of 2880 East Timberlake Drive West
Funded?: No. Annual cost best handled as operating expense
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 962 Building Interior - Maintain/Repair**Quantity: Extensive GSF**

Location: In the vicinity of 2880 East Timberlake Drive West
Funded?: No. Annual cost best handled as operating expense
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 964 Building Roof - Replace**Quantity: Approx 3,800 GSF**

Location: In the vicinity of 2880 East Timberlake Drive West
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
Useful Life: 40 years
Best Case: \$ 39,900
Lower allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 25 years
Worst Case: \$55,900
Higher allowance

Comp #: 966 Electrical/Plumbing-Repair/Replace**Quantity: Extensive systems**

Location: Throughout buildings
Funded?: No. Useful life not predictable or extended
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 970 Chain Link Fence - Replace**Quantity: Approx 500 linear feet**

Location: Adjacent to Shop and Wells
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
Useful Life: 35 years
Best Case: \$ 11,600
Lower allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 13 years
Worst Case: \$13,700
Higher allowance

Systems/Equipment

Comp #: 971 Office Equipment/Furniture-Replace **Quantity: Minor equipment**

Location: 2880 East Timberlake Drive West, Water Shed
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 972 Small Equipment/Tools - Replace **Quantity: Minor equipment**

Location: 2880 East Timberlake Drive West, Water Shed
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 973 Surveillance System - Maintain **Quantity: (9) camera system**

Location: 2880 East Timberlake Drive West, Water System/Yard locations
 Funded?: No. Cost projected to be too small
 History: (9) cameras, internet based surveillance system for water system/yard locations by on site staff in FY 2020/2021 at minor expense
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 974 Generator, 200 KW - Replace **Quantity: (1) 200 KW**

Location: 2880 East Timberlake Drive West
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: Replaced last in FY 2017/2018 at expense of \$115,000; previous 100 KW unit installed in 1996 at expense of \$36,000
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 40 years Remaining Life: 35 years
 Best Case: \$ 122,000 Worst Case: \$143,000
 Lower allowance Higher allowance
 Cost Source: FY 2017/2018 Client Cost History, adjusted for inflation

Comp #: 975 Backhoe/Loader, New 1996 - Replace **Quantity: (1) Kubota B20**

Location: 2880 East Timberlake Drive West
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: Purchased new in 1996 at an expense of \$26,000
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 25 years Remaining Life: 1 years
 Best Case: \$ 39,900 Worst Case: \$48,300
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 976 Backhoe/Loader, Used 2006 - Replace **Quantity: (1) Caterpillar 420D**

Location: 2880 East Timberlake Drive West
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: Purchased used in FY 2019/2020 at expense of \$29,900
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 12 years Remaining Life: 9 years
 Best Case: \$ 31,500 Worst Case: \$37,800
 Lower allowance Higher allowance
 Cost Source: Client Cost History Inflation Adjusted

Comp #: 981 Truck, Used 1992 (1/3) - Replace**Quantity: (1) 1992 GMC 3500HD**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Purchased used in 2012 at a total expense of only \$6,500 (cost split = 2/3 HOA and 1/3 Water System)

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 12,000

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 983 Truck, Used 2008 - Replace**Quantity: (1) 2008 Ford F150**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly purchased used in FY 2015/2016 at an expense of \$14,500

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 38,000

Worst Case: \$48,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 984 Truck, Used 2014 - Replace**Quantity: (1) 2014 Ford F150**

Location: 2880 East Timberlake Drive West

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 38,000

Worst Case: \$48,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 998 Leak Detector - Replace**Quantity: (1) system**

Location: MPC office

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replaced last in 2005 at an expense of \$3,000

Comments: Work deferred; RUL remains 0. Cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 4,200

Worst Case: \$5,250

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 999 Meter Reader System - Replace**Quantity: (2) meters, software**

Location: MPC office

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replaced last in FY 2015/2016; previous 2010

Comments: Work deferred; RUL remains 0. Cost increased with input from Management from prior 2021/2022 WSV Reserve Study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$10,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client