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Update "No-Site-Visit" Capital Funding Plan

Woodlands Mutual Water Co
Water
Nipomo, CA

Report #: 48764-0
For Period Beginning: January 1, 2024
Expires: December 31, 2024

Date Prepared: March 4, 2024

UNA HART
CAI-RS
00419
DESIGNATION
RESERVE SPECIALIST

RSM Note: Compare to $64.2k contribution recommended for 2024 in previous reserve study

Hello, and welcome to your Capital Plan!

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

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

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

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Summary

After removing water mains - reduce to 140k, or increase in water rate of 7% to 8% to fund, spread with inflation over 2 years?

Property: Woodl
Water

Property #: 48764-0

Location: Nipom

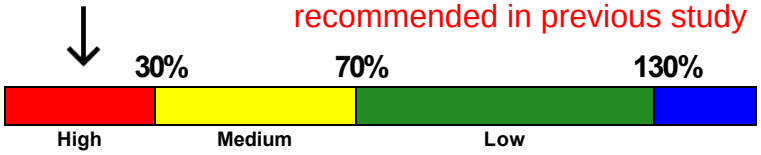
# of Units: 1,500

Report Period: January 1, 2024 through December 31, 2024

Projected Starting Reserve Balance	$810,000
Fully Funded Reserve Balance	$5,194,017
Percent Funded	15.6 %
Recommended 2024 Annual Reserve Contribution	$232,050
Recommended 2024 Special Assessment for Reserves	$0
Budgeted 2023 Annual Reserve Contribution Rate	$210,000

GM Note: value is higher than $64k/year recommended in previous study

Reserves % Funded: 15.6%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
nnual Inflation Rate	3.00 %

This is a No-Site Visit update based on a prior Reserve Study/Capital Plan prepared by Goetz Manderlay for your 2024 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS#419).

Your Reserve Fund is currently at 15.6 %. Being below 30% Funded represents a weak Reserve position. Entities in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve funding this Fiscal Year.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.

Executive Summary 48764-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Water Systems Inventory			
329	Booster Piping & Mech - Replce	50	29	$150,000
330	Water Booster Bldg Roof -Maint.	20	10	$5,500
330	Water Booster Pump Bldg - Replace	30	12	$15,000
331	Booster Pumps 1,000 GPM - Replace	15	9	$60,000
331	Booster Pumps 500 GPM - Replace	15	9	$24,000
332	Chlorination Sys w/ Controls - Rplc	30	9	$50,000
335	300 KW Gen. Booster Stn - Replace	35	14	$300,000
336	(DW) Facilities Elec/Mech - Rplce	40	19	$300,000
338	Deep Well Casing- Refurbish	40	14	$300,000
339	(DW) Pump/Motor/Column - Replace	20	14	$270,000
340	Deep Well (VFD) - Replace	15	9	$60,000
349	(SW) Pump/Motor/Column - Replace	15	9	$60,000
351	Deep Well - Complete Replacement	0	29	$1,100,000
352	Shallow Well - Complete Replacement	0	29	$200,000
810	Water Storage Tank 300,000 - Recoat	30	29	$130,000
810	Water Storage Tank 500,000 - Recoat	30	9	$300,000
811	Water Storage Tank 300,000- Replace	60	59	$500,000
811	Water Storage Tank 500,000- Replace	60	39	$1,500,000
1813	C900 PVC Distribution Mains 8-12"	100	79	$12,650,000
1825	Fire Hydrant Assemblies - Replace	40	29	$2,280,000
1828	Water Meters - Replace	20	9	$560,000
1840	SCADA Controls - Replace (shared)	15	13	$50,000
22	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this intial year.

Recommend removal from funding list

Introduction

A Capital Plan is the art and science of anticipating, and preparing for, a property major predictable 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 Capital Plan is your Component List (what you are reserving for). This is because the Component List defines the *scope and schedule* of all your anticipated upcoming major, predictable capital projects. Based on that List and your starting balance, we calculate the property Capital Fund Strength (reported in terms of "Percent Funded"). Then we compute a Funding Plan to provide for the needs of the property. These form the three results of your Capital Plan.

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

Methodology

For this Update No-Site-Visit Capital Plan, we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Capital Plan and interviews with property representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

RESERVE COMPONENT "THREE-PART TEST"

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

1) Visual Inspection (observed wear and age)
2) Property Reserves database of experience
3) Property 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 property cost history, or current proposals
2) Comparison to Property Reserves database of work done at similar properties
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

Each year, the *value of deterioration* at the property 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 funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties 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 funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

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 property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

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 properties in the 70 - 130% range *enjoy a low risk of special funding needs 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 funding needs & 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. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

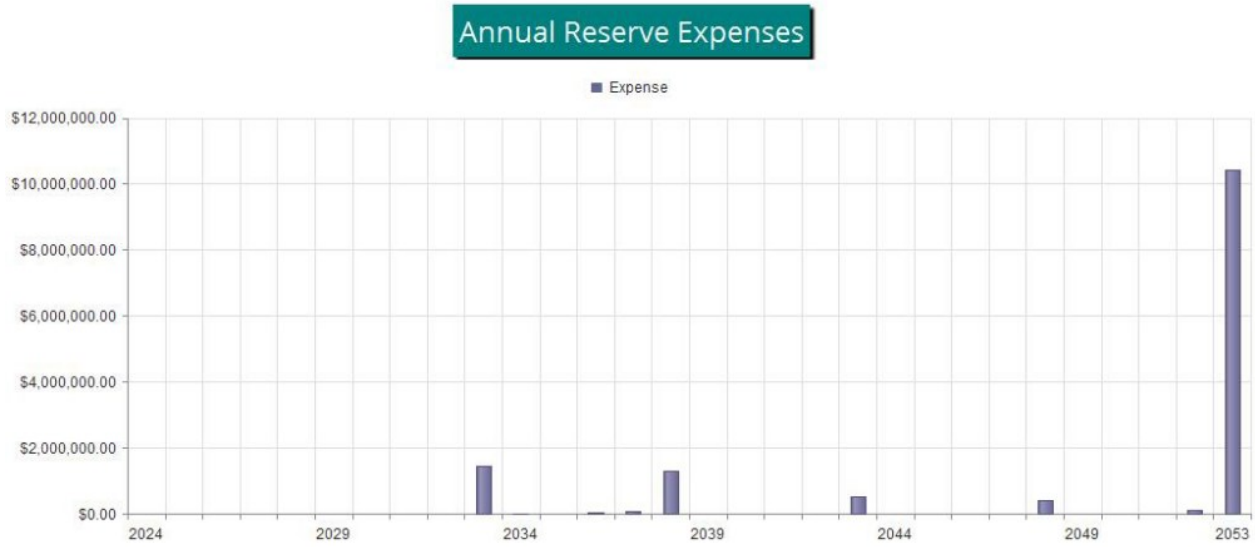


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $810,000 as-of the start of your Fiscal Year on 1/1/2024. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $5,194,017. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 15.6 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $232,050 per Year this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

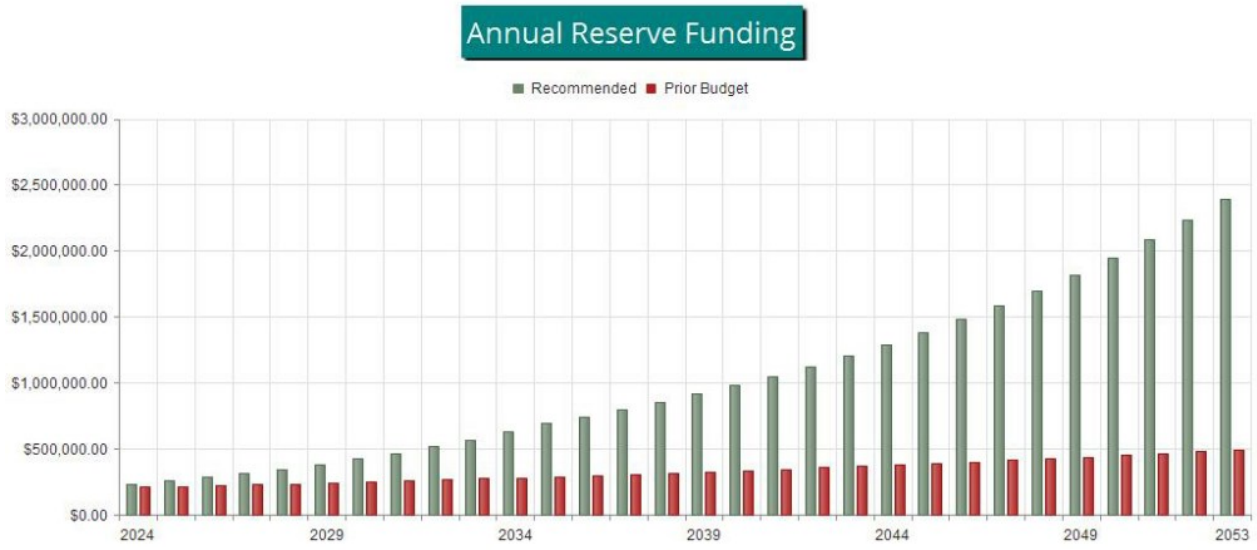


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

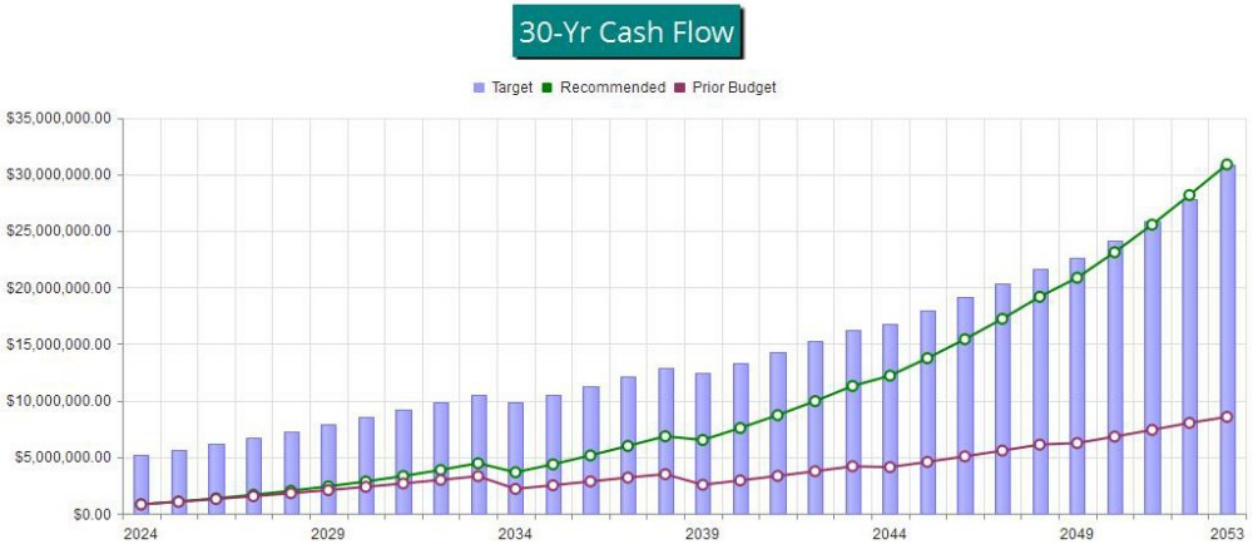


Figure 3

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

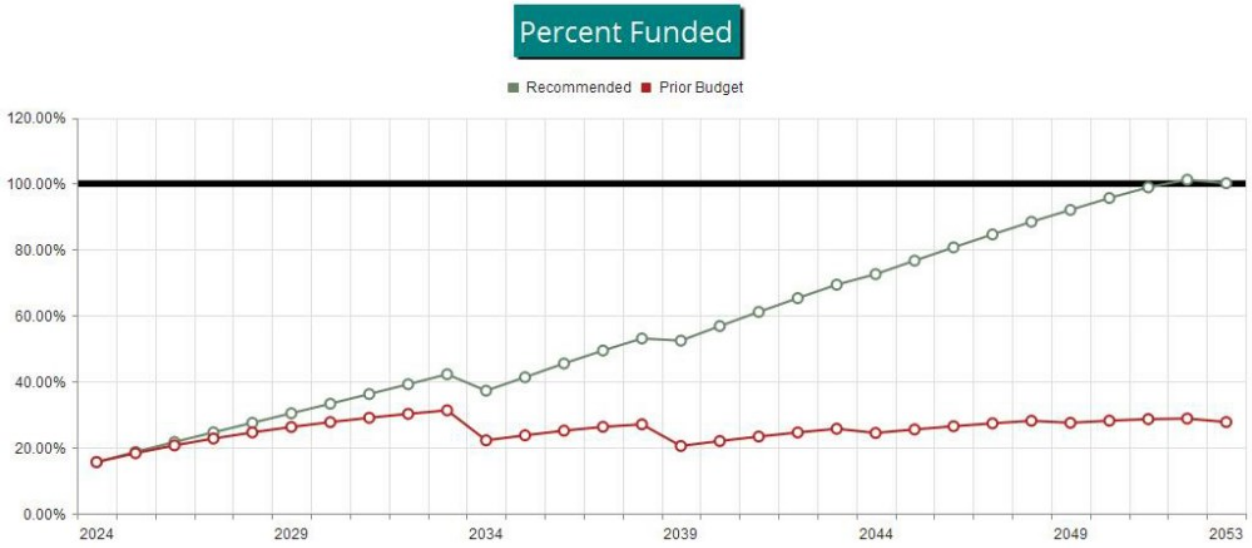


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

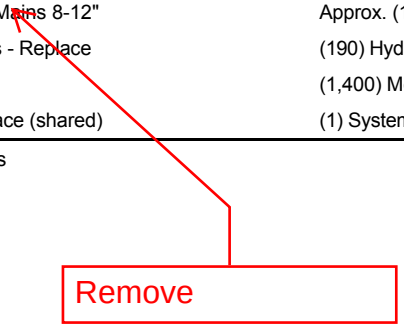
Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned 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
	Water Systems Inventory				
329	Booster Piping & Mech - Replce	(1) Lump Sum	50	29	$150,000
330	Water Booster Bldg Roof -Maint.	~1,300 GSF	20	10	$5,500
330	Water Booster Pump Bldg - Replace	(1) LS	30	12	$15,000
331	Booster Pumps 1,000 GPM - Replace	(4) Pumps	15	9	$60,000
331	Booster Pumps 500 GPM - Replace	(2) Pumps	15	9	$24,000
332	Chlorination Sys w/ Controls - Rplc	(1) Lump Sum	30	9	$50,000
335	300 KW Gen. Booster Stn - Replace	(1) Generator	35	14	$300,000
336	(DW) Facilities Elec/Mech - Rplce	(3) Systems	40	19	$300,000
338	Deep Well Casing- Refurbish	(3) Wells	40	14	$300,000
339	(DW) Pump/Motor/Column - Replace	(3) Systems	20	14	$270,000
340	Deep Well (VFD) - Replace	(3) VFDs	15	9	$60,000
349	(SW) Pump/Motor/Column - Replace	(3) Systems	15	9	$60,000
351	Deep Well - Complete Replacement	(1) Well	0	29	$1,100,000
352	Shallow Well - Complete Replacement	(1) Well	0	29	$200,000
810	Water Storage Tank 300,000 - Recoat	(1) 300,000 Gal Tanks	30	29	$130,000
810	Water Storage Tank 500,000 - Recoat	(2) 500,000 Gal Tanks	30	9	$300,000
811	Water Storage Tank 300,000- Replace	(1) 300,000 Gal Tank	60	59	$500,000
811	Water Storage Tank 500,000- Replace	(2) 500,000 Gal Tanks	60	39	$1,500,000
1813	C900 PVC Distribution Mains 8-12"	Approx. (16) Miles	100	79	$12,650,000
1825	Fire Hydrant Assemblies - Replace	(190) Hydrants	40	29	$2,280,000
1828	Water Meters - Replace	(1,400) Meters	20	9	$560,000
1840	SCADA Controls - Replace (shared)	(1) System	15	13	$50,000

22 Total Funded Components



Fully Funded Balance

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#	Component	Current Cost Estimate		Effective Age		Useful Life		Fully Funded Balance
	Water Systems Inventory							
329	Booster Piping & Mech - Replce	$150,000	X	21	/	50	=	$63,000
330	Water Booster Bldg Roof -Maint.	$5,500	X	10	/	20	=	$2,750
330	Water Booster Pump Bldg - Replace	$15,000	X	18	/	30	=	$9,000
331	Booster Pumps 1,000 GPM - Replace	$60,000	X	6	/	15	=	$24,000
331	Booster Pumps 500 GPM - Replace	$24,000	X	6	/	15	=	$9,600
332	Chlorination Sys w/ Controls - Rplc	$50,000	X	21	/	30	=	$35,000
335	300 KW Gen. Booster Stn - Replace	$300,000	X	21	/	35	=	$180,000
336	(DW) Facilities Elec/Mech - Rplce	$300,000	X	21	/	40	=	$157,500
338	Deep Well Casing- Refurbish	$300,000	X	26	/	40	=	$195,000
339	(DW) Pump/Motor/Column - Replace	$270,000	X	6	/	20	=	$81,000
340	Deep Well (VFD) - Replace	$60,000	X	6	/	15	=	$24,000
349	(SW) Pump/Motor/Column - Replace	$60,000	X	6	/	15	=	$24,000
351	Deep Well - Complete Replacement	$1,100,000	X	0	/	0	=	$36,667
352	Shallow Well - Complete Replacement	$200,000	X	0	/	0	=	$6,667
810	Water Storage Tank 300,000 - Recoat	$130,000	X	1	/	30	=	$4,333
810	Water Storage Tank 500,000 - Recoat	$300,000	X	21	/	30	=	$210,000
811	Water Storage Tank 300,000- Replace	$500,000	X	1	/	60	=	$8,333
811	Water Storage Tank 500,000- Replace	$1,500,000	X	21	/	60	=	$525,000
1813	C900 PVC Distribution Mains 8-12"	$12,650,000	X	21	/	100	=	$2,656,500
1825	Fire Hydrant Assemblies - Replace	$2,280,000	X	11	/	40	=	$627,000
1828	Water Meters - Replace	$560,000	X	11	/	20	=	$308,000
1840	SCADA Controls - Replace (shared)	$50,000	X	2	/	15	=	$6,667
								$5,194,017

Remove

Component Significance

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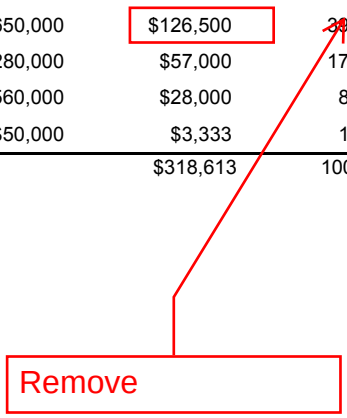
#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Water Systems Inventory				
329	Booster Piping & Mech - Replce	50	$150,000	$3,000	0.94 %
330	Water Booster Bldg Roof -Maint.	20	$5,500	$275	0.09 %
330	Water Booster Pump Bldg - Replace	30	$15,000	$500	0.16 %
331	Booster Pumps 1,000 GPM - Replace	15	$60,000	$4,000	1.26 %
331	Booster Pumps 500 GPM - Replace	15	$24,000	$1,600	0.50 %
332	Chlorination Sys w/ Controls - Rplc	30	$50,000	$1,667	0.52 %
335	300 KW Gen. Booster Stn - Replace	35	$300,000	$8,571	2.69 %
336	(DW) Facilities Elec/Mech - Rplce	40	$300,000	$7,500	2.35 %
338	Deep Well Casing- Refurbish	40	$300,000	$7,500	2.35 %
339	(DW) Pump/Motor/Column - Replace	20	$270,000	$13,500	4.24 %
340	Deep Well (VFD) - Replace	15	$60,000	$4,000	1.26 %
349	(SW) Pump/Motor/Column - Replace	15	$60,000	$4,000	1.26 %
351	Deep Well - Complete Replacement	0	$1,100,000	$0	0.00 %
352	Shallow Well - Complete Replacement	0	$200,000	$0	0.00 %
810	Water Storage Tank 300,000 - Recoat	30	$130,000	$4,333	1.36 %
810	Water Storage Tank 500,000 - Recoat	30	$300,000	$10,000	3.14 %
811	Water Storage Tank 300,000- Replace	60	$500,000	$8,333	2.62 %
811	Water Storage Tank 500,000- Replace	60	$1,500,000	$25,000	7.85 %
1813	C900 PVC Distribution Mains 8-12"	100	$12,650,000	$126,500	39.70 %
1825	Fire Hydrant Assemblies - Replace	40	$2,280,000	$57,000	17.89 %
1828	Water Meters - Replace	20	$560,000	$28,000	8.79 %
1840	SCADA Controls - Replace (shared)	15	$50,000	$3,333	1.05 %
22	Total Funded Components			$318,613	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	Water Systems Inventory						
329	Booster Piping & Mech - Replce	50	29	$150,000	$63,000	$0	$2,185
330	Water Booster Bldg Roof -Maint.	20	10	$5,500	$2,750	$2,750	$200
330	Water Booster Pump Bldg - Replace	30	12	$15,000	$9,000	$9,000	$364
331	Booster Pumps 1,000 GPM - Replace	15	9	$60,000	$24,000	$24,000	$2,913
331	Booster Pumps 500 GPM - Replace	15	9	$24,000	$9,600	$9,600	$1,165
332	Chlorination Sys w/ Controls - Rplc	30	9	$50,000	$35,000	$35,000	$1,214
335	300 KW Gen. Booster Stn - Replace	35	14	$300,000	$180,000	$75,983	$6,243
336	(DW) Facilities Elec/Mech - Rplce	40	19	$300,000	$157,500	$0	$5,462
338	Deep Well Casing- Refurbish	40	14	$300,000	$195,000	$0	$5,462
339	(DW) Pump/Motor/Column - Replace	20	14	$270,000	$81,000	$81,000	$9,832
340	Deep Well (VFD) - Replace	15	9	$60,000	$24,000	$24,000	$2,913
349	(SW) Pump/Motor/Column - Replace	15	9	$60,000	$24,000	$24,000	$2,913
351	Deep Well - Complete Replacement	0	29	$1,100,000	$36,667	$0	$0
352	Shallow Well - Complete Replacement	0	29	$200,000	$6,667	$0	$0
810	Water Storage Tank 300,000 - Recoat	30	29	$130,000	$4,333	$0	$3,156
810	Water Storage Tank 500,000 - Recoat	30	9	$300,000	$210,000	$210,000	$7,283
811	Water Storage Tank 300,000- Replace	60	59	$500,000	$8,333	$0	$6,069
811	Water Storage Tank 500,000- Replace	60	39	$1,500,000	$525,000	$0	$18,208
1813	C900 PVC Distribution Mains 8-12"	100	79	$12,650,000	$2,656,500	$0	$92,132
1825	Fire Hydrant Assemblies - Replace	40	29	$2,280,000	$627,000	$0	$41,514
1828	Water Meters - Replace	20	9	$560,000	$308,000	$308,000	$20,393
1840	SCADA Controls - Replace (shared)	15	13	$50,000	$6,667	$6,667	$2,428
22	Total Funded Components				$5,194,017	$810,000	$232,050

30-Year Reserve Plan Summary

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NSV

Fiscal Year Start: 2024	Interest: 2.00 %	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 Funding Needs Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Funding Needs	Interest Income	Reserve Expenses
2024	$810,000	$5,194,017	15.6 %	High	10.50 %	$232,050	$0	$18,691	$0
2025	$1,060,741	$5,679,548	18.7 %	High	10.50 %	$256,415	$0	$23,998	$0
2026	$1,341,155	$6,189,649	21.7 %	High	10.50 %	$283,339	$0	$29,930	$0
2027	$1,654,423	$6,725,375	24.6 %	High	10.50 %	$313,089	$0	$36,553	$0
2028	$2,004,066	$7,287,822	27.5 %	High	10.50 %	$345,964	$0	$43,942	$0
2029	$2,393,972	$7,878,135	30.4 %	Medium	10.50 %	$382,290	$0	$52,179	$0
2030	$2,828,441	$8,497,507	33.3 %	Medium	10.50 %	$422,430	$0	$61,354	$0
2031	$3,312,225	$9,147,183	36.2 %	Medium	10.50 %	$466,786	$0	$71,566	$0
2032	$3,850,577	$9,828,462	39.2 %	Medium	10.50 %	$515,798	$0	$82,927	$0
2033	$4,449,302	$10,542,706	42.2 %	Medium	10.50 %	$569,957	$0	$80,889	$1,453,517
2034	$3,646,631	$9,794,213	37.2 %	Medium	10.50 %	$629,802	$0	$79,886	$7,392
2035	$4,348,928	$10,526,197	41.3 %	Medium	10.50 %	$695,932	$0	$94,804	$0
2036	$5,139,664	$11,301,668	45.5 %	Medium	7.10 %	$745,343	$0	$111,047	$21,386
2037	$5,974,667	$12,092,823	49.4 %	Medium	7.10 %	$798,262	$0	$127,910	$73,427
2038	$6,827,413	$12,869,139	53.1 %	Medium	7.10 %	$854,939	$0	$133,154	$1,315,953
2039	$6,499,553	$12,404,609	52.4 %	Medium	7.10 %	$915,639	$0	$140,430	$0
2040	$7,555,622	$13,297,962	56.8 %	Medium	7.10 %	$980,650	$0	$162,402	$0
2041	$8,698,674	$14,235,325	61.1 %	Medium	7.10 %	$1,050,276	$0	$186,177	$0
2042	$9,935,127	$15,218,990	65.3 %	Medium	7.10 %	$1,124,846	$0	$211,886	$0
2043	$11,271,859	$16,251,519	69.4 %	Medium	7.10 %	$1,204,710	$0	$234,364	$526,052
2044	$12,184,881	$16,794,026	72.6 %	Low	7.10 %	$1,290,244	$0	$258,965	$0
2045	$13,734,091	$17,917,432	76.7 %	Low	7.10 %	$1,381,851	$0	$291,160	$0
2046	$15,407,102	$19,100,047	80.7 %	Low	7.10 %	$1,479,963	$0	$325,918	$0
2047	$17,212,983	$20,347,675	84.6 %	Low	7.10 %	$1,585,040	$0	$363,429	$0
2048	$19,161,453	$21,668,699	88.4 %	Low	7.10 %	$1,697,578	$0	$399,709	$414,690
2049	$20,844,049	$22,649,465	92.0 %	Low	7.10 %	$1,818,106	$0	$439,072	$0
2050	$23,101,228	$24,156,246	95.6 %	Low	7.10 %	$1,947,192	$0	$485,935	$0
2051	$25,534,354	$25,829,305	98.9 %	Low	7.10 %	$2,085,442	$0	$536,441	$0
2052	$28,156,238	$27,828,865	101.2 %	Low	7.10 %	$2,233,509	$0	$589,702	$114,396
2053	$30,865,052	$30,828,503	100.1 %	Low	7.10 %	$2,392,088	$0	$542,012	$10,416,020

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$810,000	$1,060,741	$1,341,155	$1,654,423	$2,004,066
	Annual Reserve Funding	$232,050	$256,415	$283,339	$313,089	$345,964
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$18,691	$23,998	$29,930	$36,553	$43,942
	Total Income	$1,060,741	$1,341,155	$1,654,423	$2,004,066	$2,393,972
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$0
330	Water Booster Bldg Roof -Maint.	$0	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$0
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$0
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$0
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$0
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$0
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$0
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$0
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$0
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$0
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$0
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$0
1828	Water Meters - Replace	$0	$0	$0	$0	$0
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$0
	Ending Reserve Balance	$1,060,741	$1,341,155	$1,654,423	$2,004,066	$2,393,972

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$2,393,972	$2,828,441	$3,312,225	$3,850,577	$4,449,302
	Annual Reserve Funding	$382,290	$422,430	$466,786	$515,798	$569,957
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$52,179	$61,354	$71,566	$82,927	$80,889
	Total Income	$2,828,441	$3,312,225	$3,850,577	$4,449,302	$5,100,148
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$0
330	Water Booster Bldg Roof -Maint.	$0	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$78,286
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$31,315
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$65,239
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$0
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$0
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$0
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$78,286
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$78,286
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$0
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$0
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$0
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$391,432
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$0
1828	Water Meters - Replace	$0	$0	$0	$0	$730,673
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$1,453,517
	Ending Reserve Balance	$2,828,441	$3,312,225	$3,850,577	$4,449,302	$3,646,631

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$3,646,631	$4,348,928	$5,139,664	$5,974,667	$6,827,413
	Annual Reserve Funding	$629,802	$695,932	$745,343	$798,262	$854,939
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$79,886	$94,804	$111,047	$127,910	$133,154
	Total Income	$4,356,320	$5,139,664	$5,996,053	$6,900,839	$7,815,506
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$0
330	Water Booster Bldg Roof -Maint.	$7,392	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$21,386	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$0
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$0
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$453,777
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$0
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$453,777
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$408,399
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$0
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$0
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$0
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$0
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$0
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$0
1828	Water Meters - Replace	$0	$0	$0	$0	$0
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$73,427	$0
	Total Expenses	$7,392	$0	$21,386	$73,427	$1,315,953
	Ending Reserve Balance	$4,348,928	$5,139,664	$5,974,667	$6,827,413	$6,499,553

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$6,499,553	$7,555,622	$8,698,674	$9,935,127	$11,271,859
	Annual Reserve Funding	$915,639	$980,650	$1,050,276	$1,124,846	$1,204,710
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$140,430	$162,402	$186,177	$211,886	$234,364
	Total Income	$7,555,622	$8,698,674	$9,935,127	$11,271,859	$12,710,933
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$0
330	Water Booster Bldg Roof -Maint.	$0	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$0
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$0
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$0
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$526,052
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$0
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$0
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$0
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$0
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$0
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$0
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$0
1828	Water Meters - Replace	$0	$0	$0	$0	$0
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$526,052
	Ending Reserve Balance	$7,555,622	$8,698,674	$9,935,127	$11,271,859	$12,184,881

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$12,184,881	$13,734,091	$15,407,102	$17,212,983	$19,161,453
	Annual Reserve Funding	$1,290,244	$1,381,851	$1,479,963	$1,585,040	$1,697,578
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$258,965	$291,160	$325,918	$363,429	$399,709
	Total Income	$13,734,091	$15,407,102	$17,212,983	$19,161,453	$21,258,739
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$0
330	Water Booster Bldg Roof -Maint.	$0	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$121,968
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$48,787
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$0
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$0
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$0
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$0
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$121,968
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$121,968
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$0
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$0
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$0
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$0
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$0
1828	Water Meters - Replace	$0	$0	$0	$0	$0
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$414,690
	Ending Reserve Balance	$13,734,091	$15,407,102	$17,212,983	$19,161,453	$20,844,049

	Fiscal Year	2049	2050	2051	2052	2053
	Starting Reserve Balance	$20,844,049	$23,101,228	$25,534,354	$28,156,238	$30,865,052
	Annual Reserve Funding	$1,818,106	$1,947,192	$2,085,442	$2,233,509	$2,392,088
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$439,072	$485,935	$536,441	$589,702	$542,012
	Total Income	$23,101,228	$25,534,354	$28,156,238	$30,979,448	$33,799,152
#	Component					
	Water Systems Inventory					
329	Booster Piping & Mech - Replce	$0	$0	$0	$0	$353,485
330	Water Booster Bldg Roof -Maint.	$0	$0	$0	$0	$0
330	Water Booster Pump Bldg - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 1,000 GPM - Replace	$0	$0	$0	$0	$0
331	Booster Pumps 500 GPM - Replace	$0	$0	$0	$0	$0
332	Chlorination Sys w/ Controls - Rplc	$0	$0	$0	$0	$0
335	300 KW Gen. Booster Stn - Replace	$0	$0	$0	$0	$0
336	(DW) Facilities Elec/Mech - Rplce	$0	$0	$0	$0	$0
338	Deep Well Casing- Refurbish	$0	$0	$0	$0	$0
339	(DW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
340	Deep Well (VFD) - Replace	$0	$0	$0	$0	$0
349	(SW) Pump/Motor/Column - Replace	$0	$0	$0	$0	$0
351	Deep Well - Complete Replacement	$0	$0	$0	$0	$2,592,222
352	Shallow Well - Complete Replacement	$0	$0	$0	$0	$471,313
810	Water Storage Tank 300,000 - Recoat	$0	$0	$0	$0	$306,354
810	Water Storage Tank 500,000 - Recoat	$0	$0	$0	$0	$0
811	Water Storage Tank 300,000- Replace	$0	$0	$0	$0	$0
811	Water Storage Tank 500,000- Replace	$0	$0	$0	$0	$0
1813	C900 PVC Distribution Mains 8-12"	$0	$0	$0	$0	$0
1825	Fire Hydrant Assemblies - Replace	$0	$0	$0	$0	$5,372,969
1828	Water Meters - Replace	$0	$0	$0	$0	$1,319,677
1840	SCADA Controls - Replace (shared)	$0	$0	$0	$114,396	$0
	Total Expenses	$0	$0	$0	$114,396	$10,416,020
	Ending Reserve Balance	$23,101,228	$25,534,354	$28,156,238	$30,865,052	$23,383,132

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters. Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. Association Reserves - Gold Coast, LLC., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation. We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

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 property 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 physical analysis and subsequent research. 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.

Comp #: 329 Booster Piping & Mech - Replce **Quantity: (1) Lump Sum**
Location:
Funded?: Yes.
History: 2005
Comments: No issues reported. At the request of a client, a funding allowance has been included for periodic repairs and/or replacement.
Useful Life: 50 years Remaining Life: 29 years
Best Case: $ 100,000 Worst Case: $200,000
Cost Source: Reserve Allowance

Comp #: 330 Water Booster Bldg Roof -Maint. **Quantity: ~1,300 GSF**
Location: Pump Building
Funded?: Yes.
History: 2006
Comments: The metal roof is typically long life component with regular maintenance. Best to keep clean of debris. Funding is for periodic repairs and/or resealing projects to ensure full useful life.
Useful Life: 20 years Remaining Life: 10 years
Best Case: $ 4,000 Worst Case: $7,000
Cost Source: Reserve Allowance

Comp #: 330 Water Booster Pump Bldg - Replace **Quantity: (1) LS**
Location: Pump Building
Funded?: Yes.
History: 2006
Comments: The building is constructed of long life materials. No expectation for complete replacement. Funding is for periodic refurbishment projects to maintain this asset.
Useful Life: 30 years Remaining Life: 12 years
Best Case: $ 10,000 Worst Case: $20,000
Cost Source: Reserve Allowance

Comp #: 331 Booster Pumps 1,000 GPM - Replace **Quantity: (4) Pumps**
Location: Service area
Funded?: Yes.
History:
Comments: Best to repair as needed as an Operating expense. Funding is for periodic replacement.
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 50,000 Worst Case: $70,000
Cost Source: Estimate Provided by Client

Comp #: 331 Booster Pumps 500 GPM - Replace **Quantity: (2) Pumps**
Location: Service area
Funded?: Yes.
History:
Comments: Best to repair as needed as an Operating expense. Funding is for periodic replacement.
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 20,000 Worst Case: $28,000
Cost Source: Client Cost History, Plus Inflation

Comp #: 332 Chlorination Sys w/ Controls - Rplc **Quantity: (1) Lump Sum**
Location: Controls area
Funded?: Yes.
History:
Comments: No issues reported. Funding is for eventual replacement to maintain proper operation.
Useful Life: 30 years Remaining Life: 9 years
Best Case: $ 40,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 335 300 KW Gen. Booster Stn - Replace **Quantity: (1) Generator**
Location: Control center
Funded?: Yes.
History:
Comments: No issues reported. Funding is for eventual replacement to ensure reliable function.
Useful Life: 35 years Remaining Life: 14 years
Best Case: $ 200,000 Worst Case: $400,000
Cost Source: Reserve Allowance

Comp #: 336 (DW) Facilities Elec/Mech - Rplce **Quantity: (3) Systems**
Location: Controls area
Funded?: Yes.
History:
Comments: No issues reported. Funding is for periodic repairs and/or replacement to ensure proper reliable function.
Useful Life: 40 years Remaining Life: 19 years
Best Case: $ 200,000 Worst Case: $400,000
Cost Source: Reserve Allowance

Comp #: 338 Deep Well Casing- Refurbish **Quantity: (3) Wells**
Location: Wells
Funded?: Yes.
History:
Comments: No issues reported. Funding is for periodic refurbishment projects to ensure full useful life.
Useful Life: 40 years Remaining Life: 14 years
Best Case: $ 200,000 Worst Case: $400,000
Cost Source: Reserve Allowance

Comp #: 339 (DW) Pump/Motor/Column - Replace **Quantity: (3) Systems**
Location: Deep Wells
Funded?: Yes.
History: 2018
Comments: No issues reported. Funding is for periodic replacement to ensure reliable function.
Useful Life: 20 years Remaining Life: 14 years
Best Case: $ 250,000 Worst Case: $290,000
Cost Source: Estimate Provided by Client

Comp #: 340 Deep Well (VFD) - Replace **Quantity: (3) VFDs**
Location: Controll area
Funded?: Yes.
History: 2018
Comments: Newer units. No issues reported. Funding is for eventual replacement.
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 50,000 Worst Case: $70,000
Cost Source: Reserve Allowance

Comp #: 349 (SW) Pump/Motor/Column - Replace **Quantity: (3) Systems**
Location: Shallow Well areas
Funded?: Yes.
History:
Comments: No issues reported. Funding is for periodic replacement to ensure reliable function.
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 50,000 Worst Case: $70,000
Cost Source: Estimate Provided by Client

Comp #: 351 Deep Well - Complete Replacement **Quantity: (1) Well**
Location: New Site
Funded?: Yes.
History:
Comments: At the request of the client, funding for eventual well replacement has been included.
Useful Life: 0 years Remaining Life: 29 years
Best Case: $ 900,000 Worst Case: $1,300,000
Cost Source: Reserve Allowance

Comp #: 352 Shallow Well - Complete Replacement **Quantity: (1) Well**
Location: New Site
Funded?: Yes.
History:
Comments: At the request of the client, funding for eventual well replacement has been included.
Useful Life: 0 years Remaining Life: 29 years
Best Case: $ 150,000 Worst Case: $250,000
Cost Source: Estimate Provided by Client

Comp #: 810 Water Storage Tank 300,000 - Recoat **Quantity: (1) 300,000 Gal Tanks**
Location: Water tank area
Funded?: Yes.
History:
Comments: Recently completed. Expect full useful life.
Useful Life: 30 years Remaining Life: 29 years
Best Case: $ 100,000 Worst Case: $160,000
Cost Source: Estimate Provided by Client

Comp #: 810 Water Storage Tank 500,000 - Recoat **Quantity: (2) 500,000 Gal Tanks**
Location:
Funded?: Yes.
History:
Comments: Funding is for periodic re-coating to ensure full useful life.
Useful Life: 30 years Remaining Life: 9 years
Best Case: $ 250,000 Worst Case: $350,000
Cost Source: Estimate Provided by Client

Comp #: 811 Water Storage Tank 300,000- Replace **Quantity: (1) 300,000 Gal Tank**
Location: Storage area
Funded?: Yes.
History:
Comments: Recently recoated. Funding is for eventual replacement.
Useful Life: 60 years Remaining Life: 59 years
Best Case: $ 400,000 Worst Case: $600,000
Cost Source: Estimate Provide by Client

Comp #: 811 Water Storage Tank 500,000- Replace **Quantity: (2) 500,000 Gal Tanks**
Location:
Funded?: Yes.
History:
Comments: Funding is for eventual replacement.
Useful Life: 60 years Remaining Life: 39 years
Best Case: $ 1,000,000 Worst Case: $2,000,000
Cost Source: Estimate Provide by Client

Comp #: 1813 C900 PVC Distribution Mains 8-12" **Quantity: Approx. (16) Miles**
Location: Service area
Funded?: Yes.
History:
Comments: No issues reported. Funding is for periodic repairs and/or replacement to ensure reliable function. Includes valve and appurtenances.
Useful Life: 100 years Remaining Life: 79 years
Best Case: $ 10,100,000 Worst Case: $15,200,000
Cost Source: Reserve Allowance

Comp #: 1813 PVC Dist. Mains 8-12"- Minor Repr **Quantity: Approx. (16) Miles**
Location: Service area
Funded?: No.
History:
Comments: No issues reported. Funding is for periodic repairs and/or replacement is handled as an Operating expense.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1825 Fire Hydrant Assemblies - Replace **Quantity: (190) Hydrants**
Location: Coverage area
Funded?: Yes.
History:
Comments: Funding is for periodic replacement of the assemblies.
Useful Life: 40 years Remaining Life: 29 years
Best Case: $ 1,820,000 Worst Case: $2,740,000
Cost Source: Estimate Provided by Client

Comp #: 1828 Water Meters - Replace **Quantity: (1,400) Meters**
Location: Service area
Funded?: Yes.
History:
Comments: No issues reported. Funding is for eventual replacement.
Useful Life: 20 years Remaining Life: 9 years
Best Case: $ 448,000 Worst Case: $672,000
Cost Source: Reserve Allowance

Comp #: 1829 Water Services - Replace **Quantity: (1,400) Units**
Location: Service areas
Funded?: No.
History:
Comments: No issues reported. Historically, the funding for replacement is handled as needed as an Operating expense.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1840 SCADA Controls - Replace (shared) **Quantity: (1) System**
Location: Service areas
Funded?: Yes.
History: 2023 - replaced
Comments: Recently replaced. Expect full useful life.
Useful Life: 15 years Remaining Life: 13 years
Best Case: $ 40,000 Worst Case: $60,000
Cost Source: Client Cost History
