

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CALIFORNIA 95683



SPECIAL BOARD MEETING

June 3, 2021

Call to Order Open Session 2:00 p.m.

NOTICE IS HEREBY GIVEN that the President of the Board of Directors of the Rancho Murieta Community Services District has called a Special Meeting of the Board to be held on June 3, 2021 at 2:00 p.m. **via ZOOM** video conference only pursuant to Gov. Newsom Executive Order N-29-20. You can join the conference by (1) logging on to <https://us02web.zoom.us/j/85482078451>, entering Meeting ID no. 854 8207 8451, and using the audio on your computer, or (2) dialing into 1-669-900-9128 and entering the meeting code 854 8207 8451. Those wishing to join with audio only can simply call the telephone number above and enter the code. **PLEASE NOTE – MOBILE DEVICE USERS MAY NEED TO INSTALL AN APP PRIOR TO USE AND MAC AND PC DESKTOP AND LAPTOP USES WILL REQUIRE YOU TO RUN A ZOOM INSTALLER APPLICATION – PLEASE FOLLOW DIRECTIONS AS PROVIDED BY ZOOM. IT IS RECOMMENDED YOU ATTEMPT TO LOGIN AT LEAST 5 MINUTES BEFORE THE START OF THE MEETING.**

AGENDA

- 1. CALL TO ORDER, ROLL CALL** - Determination of Quorum - President Maybee **(Roll Call)** 4:00
- 2. ADOPT AGENDA** **(Motion)**
- 3. COMMENTS FROM THE PUBLIC**
For this Special Meeting, members of the public may ONLY comment on items specifically agendized. Members of the public wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item. With certain exceptions, the Board may not discuss or take action on items that are not on the agenda.

If you wish to address the Board at the time of the agendized item, as a courtesy, please state your name and address and reserve your comments to no more than 3 minutes so that others may be allowed to speak. (5 min.)
- 4. RECEIVE AND FILE RESERVE STUDY PREPARED BY ASSOCIATION RESERVES, INC.** (Receive and File)
- 5. PRESENTATION OF RETAINED REVENUE ANALYSIS AND RECOMMENDATION FOR RESERVE TRANSFERS** (Discussion/Action) **(Motion)** **(Roll Call)**
- 6. EVALUATE PREVIOUSLY APPROVED CAPITAL PROJECTS** (Discussion/Action)

7. REVIEW RESERVE POLICY RECOMMENDED CHANGES (Discussion/Action)

8. DIRECTOR COMMENTS/SUGGESTIONS

9. ADJOURNMENT (Motion)

"In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 24 hours prior to a special meeting, will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting."

In compliance with the Americans with Disabilities Act and Executive Order No. N-29-20, if you are an individual with a disability and you need a disability-related modification or accommodation to participate in this meeting or need assistance to participate in this teleconference meeting, please contact the District Office at 916-354-3700 or awilder@rmcsd.com. Requests must be made as soon as possible.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is June 2, 2021. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: June 2, 2021
To: Board of Directors
From: Paula O'Keefe, Director of Administration
Subject: Receive and File Association Reserves, Inc Reserve Study

RECOMMENDED ACTION

Receive and File Association Reserves Reserve Study

BACKGROUND

Presentation by Derek Eckert of Association Reserves, Inc. This presentation will discuss the current needs of the District and long-term planning for capital improvement projects.

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Update "With-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Admin Rancho Murieta, CA

**Report #: 27003-1
For Period Beginning: July 1, 2021
Expires: June 30, 2022**

Date Prepared: June 1, 2021



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:

415-694-8931



ASSOCIATION
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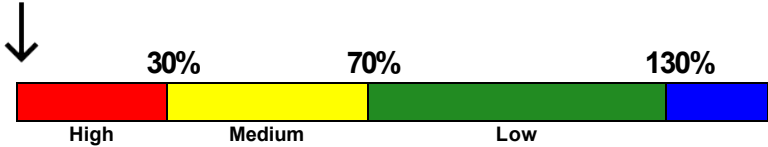
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #:** 27003-1
Admin
Location: Rancho Murieta, CA **# of Units:** 1
Report Period: July 1, 2021 through June 30, 2022

Projected Starting Reserve Balance	\$0
Current Fully Funded Reserve Balance	\$422,329
Average Reserve Deficit (Surplus) Per Unit	\$422,329
Percent Funded	0.0 %
Recommended 2021/22 "Annual Fully Funding Contributions"	\$45,000
Recommended 2021/22 Special Assessments for Reserves	\$200,000
2020/21 Annual Contribution Rate	\$0

Reserves % Funded: 0.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 0.50 %
 Annual Inflation Rate 3.00 %

- This is an Update "With-Site-Visit" Capital Plan Reserve Study.
- The information in this Reserve Study is based on our site inspection on 2/18/2021.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 0.0 % Funded, this means the client's special assessment & deferred maintenance risk is currently High.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions at \$45,000/Annual.
- We are also recommending a one-time Special Assessment of \$200,000 to help build Reserves and pay for upcoming projects.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITES AND GROUNDS				
10101	Asphalt - Resurface	25	5	\$107,500
10102	Asphalt - Seal/Repair	5	2	\$6,600
10103	Street/Pole Lights - Replace	45	17	\$13,000
10104	Landscaping & Irrigation- Replenish	10	5	\$14,750
BUILDING EXTERIORS & HVAC				
10201	HVAC Condensers - Repl (new)	25	23	\$7,750
10202	HVAC Condensers - Repl (original)	25	3	\$31,000
10203	Trellis - Replace	25	5	\$14,750
10204	Exteriors - Repaint/Repair	10	3	\$7,500
10205	Tile Roof - Replace Underlayment	30	3	\$77,500
10206	Gutters/Downspouts - Replace	30	3	\$5,650
BUILDING INTERIORS				
10301	Carpet - Replace	15	3	\$23,350
10302	Bathroom - Refurbish	25	7	\$12,000
10303	Kitchen - Refurbish	25	7	\$15,000
EQUIPMENT, SOFTWARE & SAFETY				
10404	Fire Alarm System - Replace	15	5	\$13,500
10406	Accounting Software - Replace	10	0	\$150,000
15 Total Funded Components				

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

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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

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) 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.*

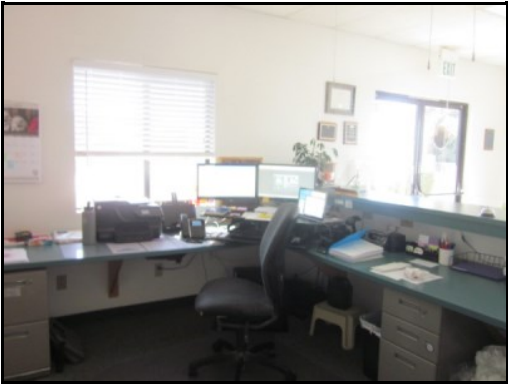


FUNDING OBJECTIVES

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.

Site Inspection Notes

During our site visit on 2/18/2021, we started with a brief meeting with Tom Hennig (General Manager). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

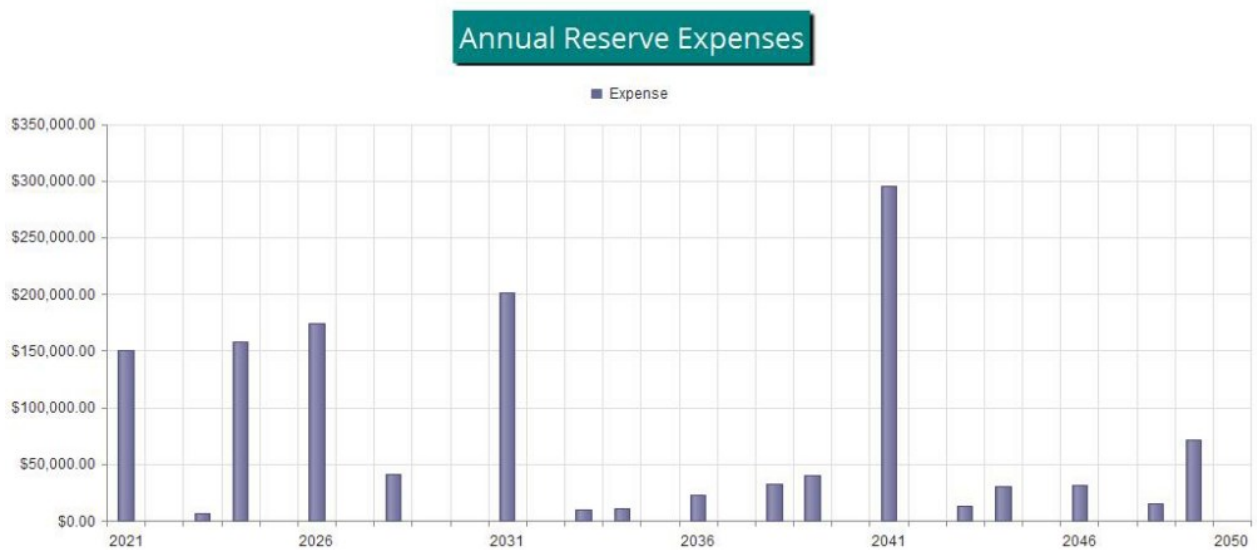


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your fiscal year. This is based on your actual balance on 6/30/2020 of \$0 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2021, your Fully Funded Balance is computed to be \$422,329. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 0.0 % 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 \$45,000/Annual 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.

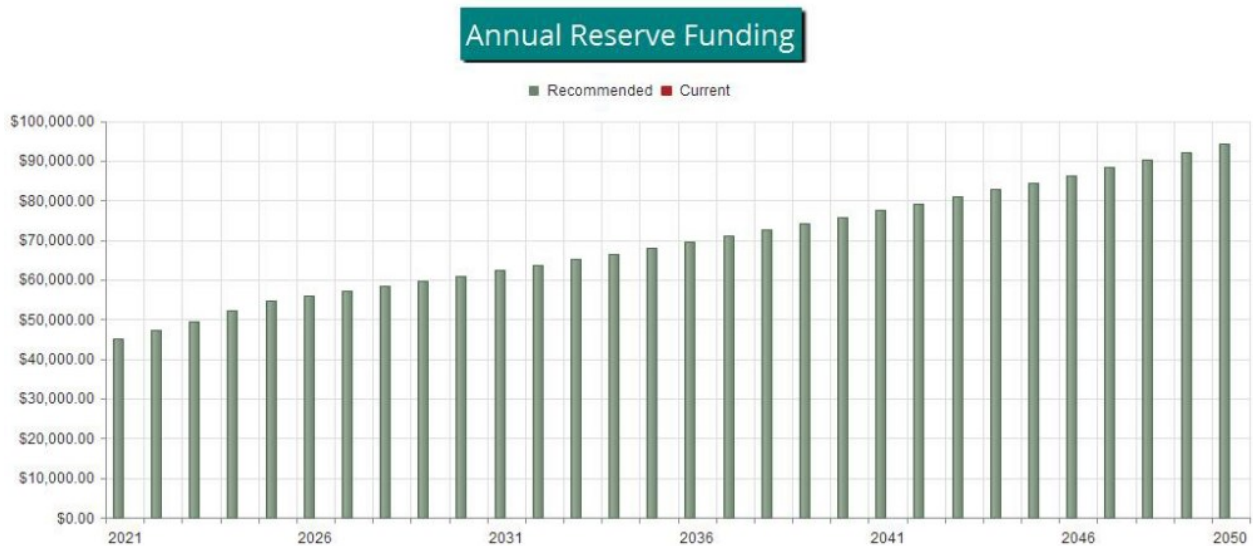


Figure 2

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.

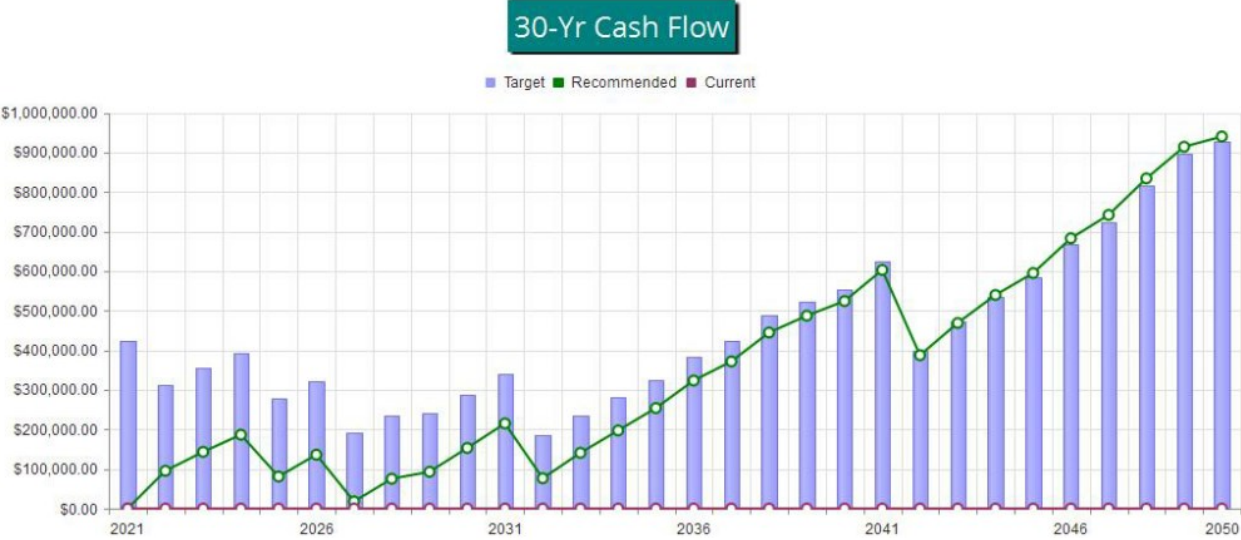


Figure 3

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.

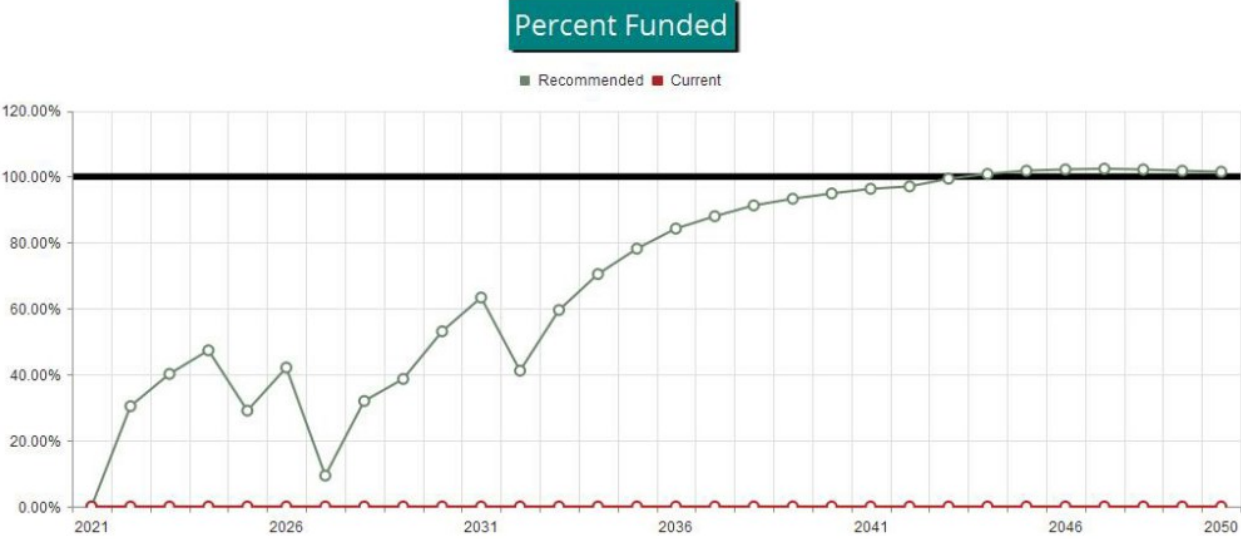


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings 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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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.

Budget Summary

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	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Current Fund Balance	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
SITES AND GROUNDS	5	45	2	17	\$141,850	\$0	\$0	\$105,424	\$141,850	\$10,521
BUILDING EXTERIORS & HVAC	10	30	3	23	\$144,150	\$0	\$0	\$119,785	\$144,150	\$8,067
BUILDING INTERIORS	15	25	3	7	\$50,350	\$0	\$0	\$38,120	\$50,350	\$3,757
EQUIPMENT, SOFTWARE & SAFETY	10	15	0	5	\$163,500	\$150,000	\$0	\$159,000	\$163,500	\$22,655
					\$499,850	\$ 150,000	\$ 0	\$ 422,329	\$ 499,850	\$ 45,000
Percent Funded:									0.0%	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
SITES AND GROUNDS						
10101	Asphalt - Resurface	Approx 16,000 GSF	25	5	\$95,000	\$120,000
10102	Asphalt - Seal/Repair	Approx 16,000 GSF	5	2	\$6,000	\$7,200
10103	Street/Pole Lights - Replace	(4) Fixtures, 2 Heads ea.	45	17	\$11,800	\$14,200
10104	Landscaping & Irrigation- Replenish	Approx 1.9 Acres	10	5	\$11,800	\$17,700
BUILDING EXTERIORS & HVAC						
10201	HVAC Condensers - Repl (new)	(1) Unit	25	23	\$7,000	\$8,500
10202	HVAC Condensers - Repl (original)	(4) York Units	25	3	\$28,000	\$34,000
10203	Trellis - Replace	Approx 400 GSF	25	5	\$11,800	\$17,700
10204	Exteriors - Repaint/Repair	Approx 2,000 GSF	10	3	\$6,500	\$8,500
10205	Tile Roof - Replace Underlayment	Approx 6,000 GSF	30	3	\$70,000	\$85,000
10206	Gutters/Downspouts - Replace	Approx 260 LF	30	3	\$5,300	\$6,000
BUILDING INTERIORS						
10301	Carpet - Replace	Approx 270 GSY	15	3	\$20,800	\$25,900
10302	Bathroom - Refurbish	(2) Bathrooms, 200 GSF	25	7	\$9,000	\$15,000
10303	Kitchen - Refurbish	(4) Appliances	25	7	\$12,000	\$18,000
EQUIPMENT, SOFTWARE & SAFETY						
10404	Fire Alarm System - Replace	(1) Fire Alarm System	15	5	\$12,000	\$15,000
10406	Accounting Software - Replace	Admin Software	10	0	\$125,000	\$175,000

15 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITES AND GROUNDS								
10101	Asphalt - Resurface	\$107,500	X	20	/	25	=	\$86,000
10102	Asphalt - Seal/Repair	\$6,600	X	3	/	5	=	\$3,960
10103	Street/Pole Lights - Replace	\$13,000	X	28	/	45	=	\$8,089
10104	Landscaping & Irrigation- Replenish	\$14,750	X	5	/	10	=	\$7,375
BUILDING EXTERIORS & HVAC								
10201	HVAC Condensers - Repl (new)	\$7,750	X	2	/	25	=	\$620
10202	HVAC Condensers - Repl (original)	\$31,000	X	22	/	25	=	\$27,280
10203	Trellis - Replace	\$14,750	X	20	/	25	=	\$11,800
10204	Exteriors - Repaint/Repair	\$7,500	X	7	/	10	=	\$5,250
10205	Tile Roof - Replace Underlayment	\$77,500	X	27	/	30	=	\$69,750
10206	Gutters/Downspouts - Replace	\$5,650	X	27	/	30	=	\$5,085
BUILDING INTERIORS								
10301	Carpet - Replace	\$23,350	X	12	/	15	=	\$18,680
10302	Bathroom - Refurbish	\$12,000	X	18	/	25	=	\$8,640
10303	Kitchen - Refurbish	\$15,000	X	18	/	25	=	\$10,800
EQUIPMENT, SOFTWARE & SAFETY								
10404	Fire Alarm System - Replace	\$13,500	X	10	/	15	=	\$9,000
10406	Accounting Software - Replace	\$150,000	X	10	/	10	=	\$150,000
								\$422,329

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITES AND GROUNDS					
10101	Asphalt - Resurface	25	\$107,500	\$4,300	13.62 %
10102	Asphalt - Seal/Repair	5	\$6,600	\$1,320	4.18 %
10103	Street/Pole Lights - Replace	45	\$13,000	\$289	0.91 %
10104	Landscaping & Irrigation- Replenish	10	\$14,750	\$1,475	4.67 %
BUILDING EXTERIORS & HVAC					
10201	HVAC Condensers - Repl (new)	25	\$7,750	\$310	0.98 %
10202	HVAC Condensers - Repl (original)	25	\$31,000	\$1,240	3.93 %
10203	Trellis - Replace	25	\$14,750	\$590	1.87 %
10204	Exteriors - Repaint/Repair	10	\$7,500	\$750	2.37 %
10205	Tile Roof - Replace Underlayment	30	\$77,500	\$2,583	8.18 %
10206	Gutters/Downspouts - Replace	30	\$5,650	\$188	0.60 %
BUILDING INTERIORS					
10301	Carpet - Replace	15	\$23,350	\$1,557	4.93 %
10302	Bathroom - Refurbish	25	\$12,000	\$480	1.52 %
10303	Kitchen - Refurbish	25	\$15,000	\$600	1.90 %
EQUIPMENT, SOFTWARE & SAFETY					
10404	Fire Alarm System - Replace	15	\$13,500	\$900	2.85 %
10406	Accounting Software - Replace	10	\$150,000	\$15,000	47.50 %
15 Total Funded Components				\$31,582	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
SITES AND GROUNDS							
10101	Asphalt - Resurface	25	5	\$107,500	\$86,000	\$0	\$6,127
10102	Asphalt - Seal/Repair	5	2	\$6,600	\$3,960	\$0	\$1,881
10103	Street/Pole Lights - Replace	45	17	\$13,000	\$8,089	\$0	\$412
10104	Landscaping & Irrigation- Replenish	10	5	\$14,750	\$7,375	\$0	\$2,102
BUILDING EXTERIORS & HVAC							
10201	HVAC Condensers - Repl (new)	25	23	\$7,750	\$620	\$0	\$442
10202	HVAC Condensers - Repl (original)	25	3	\$31,000	\$27,280	\$0	\$1,767
10203	Trellis - Replace	25	5	\$14,750	\$11,800	\$0	\$841
10204	Exteriors - Repaint/Repair	10	3	\$7,500	\$5,250	\$0	\$1,069
10205	Tile Roof - Replace Underlayment	30	3	\$77,500	\$69,750	\$0	\$3,681
10206	Gutters/Downspouts - Replace	30	3	\$5,650	\$5,085	\$0	\$268
BUILDING INTERIORS							
10301	Carpet - Replace	15	3	\$23,350	\$18,680	\$0	\$2,218
10302	Bathroom - Refurbish	25	7	\$12,000	\$8,640	\$0	\$684
10303	Kitchen - Refurbish	25	7	\$15,000	\$10,800	\$0	\$855
EQUIPMENT, SOFTWARE & SAFETY							
10404	Fire Alarm System - Replace	15	5	\$13,500	\$9,000	\$0	\$1,282
10406	Accounting Software - Replace	10	0	\$150,000	\$150,000	\$0	\$21,373
15 Total Funded Components					\$422,329	\$0	\$45,000

30-Year Reserve Plan Summary

27003-1
WSV

Fiscal Year Start: 2021

Interest:

0.50 %

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		Loan or		
					Reserve Contribs.	Reserve Contribs.	Special Funding Needs	Interest Income	Reserve Expenses
2021	\$0	\$422,329	0.0 %	High	0.00 %	\$45,000	\$200,000	\$238	\$150,000
2022	\$95,238	\$313,028	30.4 %	Medium	5.00 %	\$47,250	\$0	\$596	\$0
2023	\$143,084	\$355,925	40.2 %	Medium	5.00 %	\$49,613	\$0	\$824	\$7,002
2024	\$186,518	\$393,901	47.4 %	Medium	5.00 %	\$52,093	\$0	\$668	\$158,445
2025	\$80,834	\$278,066	29.1 %	High	5.00 %	\$54,698	\$0	\$542	\$0
2026	\$136,074	\$323,020	42.1 %	Medium	2.20 %	\$55,901	\$0	\$385	\$174,471
2027	\$17,889	\$190,717	9.4 %	High	2.20 %	\$57,131	\$0	\$233	\$0
2028	\$75,253	\$235,280	32.0 %	Medium	2.20 %	\$58,388	\$0	\$420	\$41,324
2029	\$92,737	\$239,783	38.7 %	Medium	2.20 %	\$59,672	\$0	\$614	\$0
2030	\$153,024	\$288,184	53.1 %	Medium	2.20 %	\$60,985	\$0	\$920	\$0
2031	\$214,928	\$339,273	63.3 %	Medium	2.20 %	\$62,327	\$0	\$728	\$201,587
2032	\$76,396	\$185,533	41.2 %	Medium	2.20 %	\$63,698	\$0	\$542	\$0
2033	\$140,636	\$236,128	59.6 %	Medium	2.20 %	\$65,099	\$0	\$844	\$9,410
2034	\$197,170	\$279,899	70.4 %	Low	2.20 %	\$66,532	\$0	\$1,127	\$11,014
2035	\$253,815	\$324,723	78.2 %	Low	2.20 %	\$67,995	\$0	\$1,442	\$0
2036	\$323,253	\$383,669	84.3 %	Low	2.20 %	\$69,491	\$0	\$1,737	\$22,980
2037	\$371,500	\$422,189	88.0 %	Low	2.20 %	\$71,020	\$0	\$2,040	\$0
2038	\$444,560	\$487,056	91.3 %	Low	2.20 %	\$72,582	\$0	\$2,329	\$32,396
2039	\$487,075	\$522,066	93.3 %	Low	2.20 %	\$74,179	\$0	\$2,527	\$39,752
2040	\$524,030	\$552,163	94.9 %	Low	2.20 %	\$75,811	\$0	\$2,816	\$0
2041	\$602,657	\$625,769	96.3 %	Low	2.20 %	\$77,479	\$0	\$2,474	\$295,299
2042	\$387,311	\$399,137	97.0 %	Low	2.20 %	\$79,184	\$0	\$2,139	\$0
2043	\$468,634	\$471,625	99.4 %	Low	2.20 %	\$80,926	\$0	\$2,520	\$12,646
2044	\$539,433	\$535,079	100.8 %	Low	2.20 %	\$82,706	\$0	\$2,835	\$30,097
2045	\$594,877	\$584,331	101.8 %	Low	2.20 %	\$84,525	\$0	\$3,193	\$0
2046	\$682,596	\$667,987	102.2 %	Low	2.20 %	\$86,385	\$0	\$3,560	\$30,883
2047	\$741,657	\$724,327	102.4 %	Low	2.20 %	\$88,286	\$0	\$3,938	\$0
2048	\$833,881	\$816,210	102.2 %	Low	2.20 %	\$90,228	\$0	\$4,368	\$14,661
2049	\$913,816	\$897,854	101.8 %	Low	2.20 %	\$92,213	\$0	\$4,633	\$70,926
2050	\$939,736	\$926,162	101.5 %	Low	2.20 %	\$94,241	\$0	\$4,946	\$0

30-Year Income/Expense Detail (yrs 0 through 4)

27003-1
WSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$0	\$95,238	\$143,084	\$186,518	\$80,834
Annual Reserve Contribution	\$45,000	\$47,250	\$49,613	\$52,093	\$54,698
Recommended Special Assessments	\$200,000	\$0	\$0	\$0	\$0
Interest Earnings	\$238	\$596	\$824	\$668	\$542
Total Income	\$245,238	\$143,084	\$193,520	\$239,279	\$136,074
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$7,002	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$33,875	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$8,195	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$84,686	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$6,174	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$25,515	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$150,000	\$0	\$0	\$0	\$0
Total Expenses	\$150,000	\$0	\$7,002	\$158,445	\$0
Ending Reserve Balance	\$95,238	\$143,084	\$186,518	\$80,834	\$136,074

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$136,074	\$17,889	\$75,253	\$92,737	\$153,024
Annual Reserve Contribution	\$55,901	\$57,131	\$58,388	\$59,672	\$60,985
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$385	\$233	\$420	\$614	\$920
Total Income	\$192,360	\$75,253	\$134,061	\$153,024	\$214,928
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$124,622	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$8,117	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$17,099	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$0	\$0
10203 Trellis - Replace	\$17,099	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$14,758	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$18,448	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$15,650	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$174,471	\$0	\$41,324	\$0	\$0
Ending Reserve Balance	\$17,889	\$75,253	\$92,737	\$153,024	\$214,928

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$214,928	\$76,396	\$140,636	\$197,170	\$253,815
Annual Reserve Contribution	\$62,327	\$63,698	\$65,099	\$66,532	\$67,995
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$728	\$542	\$844	\$1,127	\$1,442
Total Income	\$277,983	\$140,636	\$206,580	\$264,829	\$323,253
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$9,410	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$0	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$11,014	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$201,587	\$0	\$0	\$0	\$0
Total Expenses	\$201,587	\$0	\$9,410	\$11,014	\$0
Ending Reserve Balance	\$76,396	\$140,636	\$197,170	\$253,815	\$323,253

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$323,253	\$371,500	\$444,560	\$487,075	\$524,030
Annual Reserve Contribution	\$69,491	\$71,020	\$72,582	\$74,179	\$75,811
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,737	\$2,040	\$2,329	\$2,527	\$2,816
Total Income	\$394,480	\$444,560	\$519,471	\$563,782	\$602,657
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$10,909	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$21,487	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$22,980	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$0	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$39,752	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$22,980	\$0	\$32,396	\$39,752	\$0
Ending Reserve Balance	\$371,500	\$444,560	\$487,075	\$524,030	\$602,657

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$602,657	\$387,311	\$468,634	\$539,433	\$594,877
Annual Reserve Contribution	\$77,479	\$79,184	\$80,926	\$82,706	\$84,525
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,474	\$2,139	\$2,520	\$2,835	\$3,193
Total Income	\$682,610	\$468,634	\$552,079	\$624,974	\$682,596
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$12,646	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$15,295	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$0	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$14,802	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$24,383	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$270,917	\$0	\$0	\$0	\$0
Total Expenses	\$295,299	\$0	\$12,646	\$30,097	\$0
Ending Reserve Balance	\$387,311	\$468,634	\$539,433	\$594,877	\$682,596

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$682,596	\$741,657	\$833,881	\$913,816	\$939,736
Annual Reserve Contribution	\$86,385	\$88,286	\$90,228	\$92,213	\$94,241
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,560	\$3,938	\$4,368	\$4,633	\$4,946
Total Income	\$772,540	\$833,881	\$928,477	\$1,010,662	\$1,038,923
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$14,661	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10104 Landscaping & Irrigation- Replenish	\$30,883	\$0	\$0	\$0	\$0
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$0	\$70,926	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
10204 Exteriors - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
10302 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$30,883	\$0	\$14,661	\$70,926	\$0
Ending Reserve Balance	\$741,657	\$833,881	\$913,816	\$939,736	\$1,038,923

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

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 Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

SITES AND GROUNDS

Comp #: 10101 Asphalt - Resurface

Quantity: Approx 16,000 GSF

Location: Parking lot

Funded?: Yes.

History: Repairs in 2017

Comments: Generally in poor condition. Alligator cracking noted on entry way. We recommend having surface sealed and repaired as directed in component #203; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 95,000

Worst Case: \$ 120,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

Comp #: 10102 Asphalt - Seal/Repair

Quantity: Approx 16,000 GSF

Location: Parking lot

Funded?: Yes.

History: 2017

Comments: Seal asphalt every 4-5 years to protect the integrity and prolong the need for costly resurfacing.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Lower allowance to seal/repair

Higher allowance to seal/repair

Cost Source: ARSF Cost Database

Comp #: 10103 Street/Pole Lights - Replace

Quantity: (4) Fixtures, 2 Heads ea.

Location: Parking lot

Funded?: Yes.

History:

Comments: Lights were inspected during daylight hours but are assumed to be functional. Unless otherwise noted, bulbs are expected to be replaced as needed as an Operating expense. Replacement should be considered at the approximate interval shown below to ensure good function and maintain good appearance in the common areas.

Useful Life:
45 years

Remaining Life:
17 years



Best Case: \$ 11,800

Worst Case: \$ 14,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10104 Landscaping & Irrigation- Replenish

Quantity: Approx 1.9 Acres

Location: Admin building

Funded?: Yes.

History:

Comments: Combination of turf, ground cover, shrubs and trees. Selected areas are periodically upgraded and plant material replaced. Cost and timing of replacement can vary greatly, but plan on 6 year interval.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 11,800

Worst Case: \$ 17,700

Lower allowance to replenish

Higher allowance to replenish

Cost Source: ARSF Cost Database

BUILDING EXTERIORS & HVAC

Comp #: 10201 HVAC Condensers - Repl (new)

Quantity: (1) Unit

Location: Admin building

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 7,000

Worst Case: \$ 8,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10202 HVAC Condensers - Repl (original)

Quantity: (4) York Units

Location: Admin building

Funded?: Yes.

History:

Comments: Fair condition and functional. With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 28,000

Worst Case: \$ 34,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10203 Trellis - Replace

Quantity: Approx 400 GSF

Location: Admin building

Funded?: Yes.

History:

Comments: Declining condition. Trellis is not a priority of HOA to maintain. As routine maintenance, inspect regularly and repair as needed from general Operating funds. Clean and paint/stain along with other larger projects (building exteriors, fencing, etc.) or as general maintenance to preserve the appearance of the material and extend its useful life. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure. Local repairs between large scale replacements can be funded as general maintenance item.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 11,800

Worst Case: \$ 17,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10204 Exteriors - Repaint/Repair

Quantity: Approx 2,000 GSF

Location: Admin building

Funded?: Yes.

History: Painted in 2013

Comments: Overall fair condition. Painting recommended every 8-10 years to preserve the surfaces of the stucco and maintain appearance. Future painting should be done in conjunction with other exterior surfaces.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Lower allowance to repaint/repair

Higher allowance to repaint/repair

Cost Source: ARSF Cost Database

Comp #: 10205 Tile Roof - Replace Underlayment

Quantity: Approx 6,000 GSF

Location: Admin building

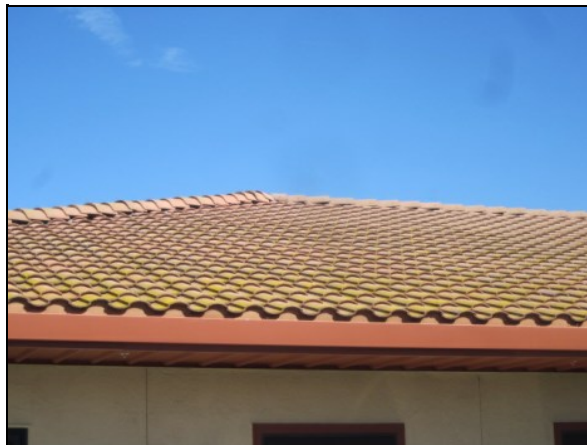
Funded?: Yes.

History: Original, 1994

Comments: No expectation to replace the tiles themselves under normal circumstances. However over an extended period of time the waterproof underlayment will become deteriorated and require replacement. The original tiles are removed, the underlayment replaced and the tiles are relayed. In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 70,000

Worst Case: \$ 85,000

Lower allowance to replace underlayment

Higher allowance to replace underlayment

Cost Source: ARSF Cost Database

Comp #: 10206 Gutters/Downspouts - Replace

Quantity: Approx 260 LF

Location: Perimeter of roof, Admin building

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 5,300

Worst Case: \$ 6,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

BUILDING INTERIORS

Comp #: 10301 Carpet - Replace

Quantity: Approx 270 GSY

Location: Admin building

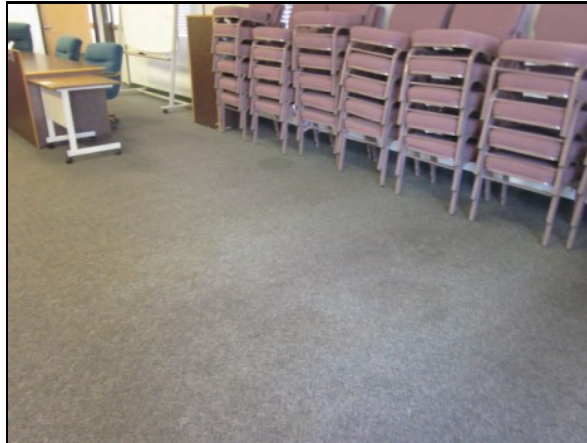
Funded?: Yes.

History:

Comments: Carpeting was noted to be in fair condition. Not in need of replacement at this time. Plan to replace at the time frame below, best timed after repainting (component #1110). Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 20,800

Worst Case: \$ 25,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10302 Bathroom - Refurbish

Quantity: (2) Bathrooms, 200 GSF

Location: Admin building

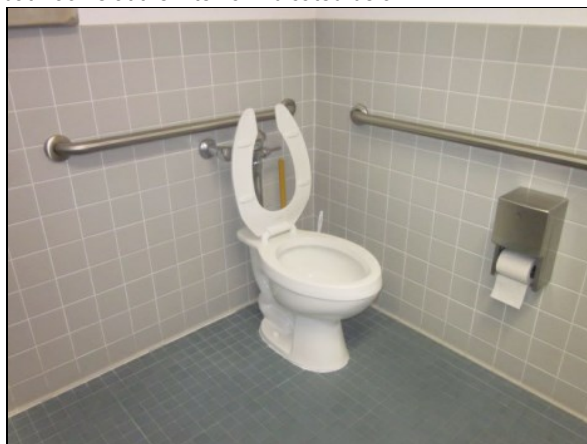
Funded?: Yes.

History:

Comments: Useful life is dependent greatly on the level of aesthetics desired by the CSD. This component provides an allowance for general refurbishment of the bathrooms at the interval indicated below.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 9,000

Worst Case: \$ 15,000

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

Comp #: 10303 Kitchen - Refurbish

Quantity: (4) Appliances

Location: Admin building

Funded?: Yes.

History:

Comments: (1) Fridge, (1) microwave, (1) dishwasher, and (1) stove/oven. Fair condition. Useful life is dependent greatly on the level of aesthetics desired by the CSD. Cost is dependent on the replacement sections made by the CSD. This component provides funding for general refurbishment and replacement of the appliances.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

Comp #: 10304 Office Furniture - Replace 50%

Quantity: (29) Tables, (79) Chairs

Location: Admin building

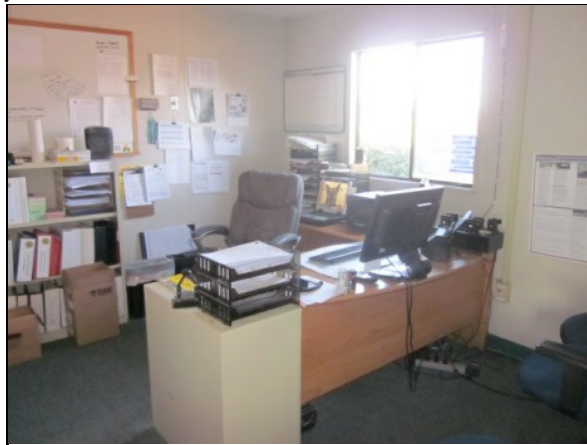
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Office furniture and equipment appear to be in fair condition. Anticipate periodic replacement. Funding for replacement of 50% of the furniture every 10 years.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10305 Storage Cabinetry - Refurbish

Quantity: Various Storage Cabinets

Location: Admin building

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Generally functional condition with no damage or other indication that replacement will be needed within the foreseeable future.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10306 Interior Surfaces - Repaint

Quantity: Approx 4,750 GSF

Location: Admin building

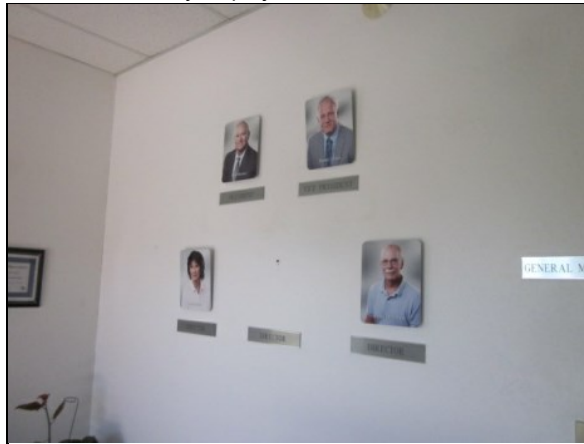
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Regular cycles of paint are recommended to maintain appearance; best timed prior to carpet replacement (component #601). Keep touchup paint on site for in between cycle projects.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

EQUIPMENT, SOFTWARE & SAFETY

Comp #: 10401 Admin Software - Replace/Repair

Quantity: Replace/Repair

Location: Common area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: We recommend consultation with a licensed professional contractor to help establish a viable repair and/or replacement plan.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10402 Internet/Wireless Systems - Replace

Quantity: Various Systems and Wires

Location: Admin building

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: 2020

Comments: Due to technology, anticipate the need to replace this system every few years.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10403 Servers - Replace

Quantity: (2) Servers

Location: Server room

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: (2) Servers: (SRV-1) and (NAS-1) Reported that this server needs to be replaced.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10404 Fire Alarm System - Replace

Quantity: (1) Fire Alarm System

Location: Admin building

Funded?: Yes.

History: Inspection in 2011

Comments: Panel was not tested for functionality during site inspection. Unless otherwise noted, fire alarm panel is assumed to have been designed and installed properly and adheres to all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of panel and parts/service availability may therefore be limited as the panel ages. Research and experience suggests planning for replacement at roughly the time frame below. Begin formulation of specifications and obtain estimates in advance of need - replace proactively to ensure safety.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 10405 Video/Sound Systems - Replace 50%

Quantity: Video/Audio Systems

Location: Admin building

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: New speakers system added in 2014

Comments: No expectation to replace the entire system at one time. This component funds to replace 1/2 of the system every few years.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 10406 Accounting Software - Replace

Quantity: Admin Software

Location: Admin building

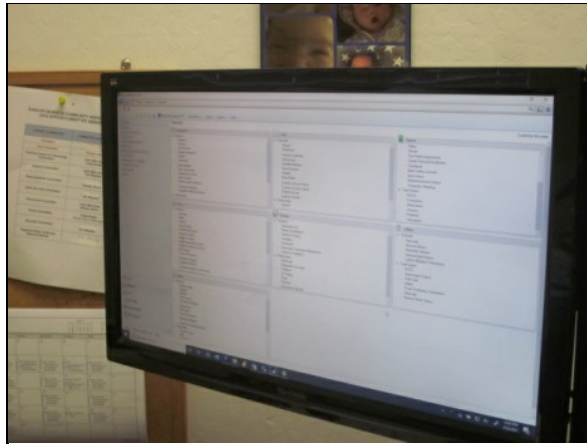
Funded?: Yes.

History:

Comments: Accounting and utility billing software. This component provides funding to replace/upgrade admin software at roughly the interval below. Update as future needs dictate.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 125,000

Worst Case: \$ 175,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



Update "With-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Water Rancho Murieta, CA

Report #: 27003-1
For Period Beginning: July 1, 2021
Expires: June 30, 2022

Date Prepared: June 1, 2021



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:

415-694-8931



ASSOCIATION
RESERVES™

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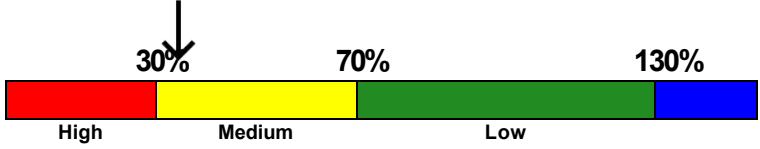
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #:** 27003-1
Water
Location: Rancho Murieta, CA **# of Units:** 1
Report Period: July 1, 2021 through June 30, 2022

Projected Starting Reserve Balance	\$3,715,039
Current Fully Funded Reserve Balance	\$10,781,282
Average Reserve Deficit (Surplus) Per Unit	\$7,066,243
Percent Funded	34.5 %
Recommended 2021/22 "Annual Fully Funding Contributions"	\$1,000,000
Recommended 2021/22 Special Assessments for Reserves	\$0
2020/21 Annual Contribution Rate	\$412,919

Reserves % Funded: 34.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Capital Plan Reserve Study.
- The information in this Reserve Study is based on our site inspection on 2/22/2021.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 34.5 % Funded, this means the client's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$1,000,000/Annual.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Plant 1				
50102	Water Plant Membranes - Replace	12	7	\$691,200
50103	Plant #1 - Upgrade	20	14	\$1,500,000
50104	Air Compressors - Replace	12	7	\$22,500
50105	Scada System - Replace	15	5	\$225,000
50106	Blowers - Replace	15	5	\$30,000
50107	Turbidity Probes - Replace	15	10	\$25,000
50108	Chlorine/pH Analyzers - Replace	15	10	\$12,000
50109	Plate Settler Motor - Replace	15	10	\$10,000
50110	Drying Beds - Maintain	6	1	\$12,000
50111	Neutralization Tank - Reline	15	5	\$65,000
50112	Wastebasin Motors - Replace	25	20	\$52,000
50113	Permeate Pumps - Refurbish	10	5	\$30,000
50113	Permeate Pumps - Replace	40	35	\$135,000
50114	Tigermag Flowmeters - Replace	20	15	\$50,000
50115	CIP Tanks - Replace	15	10	\$55,000
50116	CIP Pumps - Replace	15	10	\$50,000
50117	Reject Pumps - Replace	20	10	\$50,000
50118	Backpulse Pumps - Refurbish	10	5	\$20,000
50118	Backpulse Pumps - Replace	40	35	\$80,000
50119	Flocculators - Replace	25	20	\$50,000
50120	Chemical Tanks - Replace/Reline	15	5	\$150,000
50121	Chlorinators - Replace	35	30	\$120,000
50122	Variable Frequency Drive - Replace	10	5	\$17,500
Plant 2				
50201	Plant #2 - Convert	100	15	\$1,000,000
Water Distribution				
50301	Water Plant Road - Repair	15	9	\$41,400
50302	Transmission (Gran/Calero) - Repair	20	10	\$1,179,500
50303	Van Vleck Tank - Refurbish/Repair	40	15	\$3,280,000
50304	Rio Oso Tank - Rehabilitate	40	28	\$2,000,000
50305	Rio Oso Booster Station - Rehab	40	1	\$206,500
50306	Backflow Devices - Replace 50%	15	5	\$116,500
50307	Flow Sensor (Arena) - Repair/Repl	25	18	\$12,750
50308	Subdrain Pump Stations - Repair	15	0	\$97,300
50309	Calero Siphon Pump Station - Repl	15	7	\$384,000
50310	Chesbro Influent Valve - Repair	15	5	\$70,900
50311	Pipeline (Airport) - Replace 25%	30	15	\$48,650
50312	Pipeline (Alameda) - Replace 25%	30	16	\$45,650
50313	Pipeline (Hwy 16) - Replace 25%	30	10	\$73,050
50314	Pipeline (M Village) - Replace	30	10	\$685,000
50315	Pipeline (Rio Oso) - Replace 25%	30	11	\$54,600
50316	Pipeline (Van Vleck) - Replace 25%	30	17	\$38,750
50317	Pipelines (M. Gardens) - Repl 25%	30	29	\$68,350
50318	Pipelines (N. Unit 1) - Replace 25%	30	17	\$233,500
50319	Pipelines (N. Units 2-4) - Repl 25%	30	18	\$841,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
50320	Pipelines (RM South) - Replace 25%	30	19	\$312,500
50321	Pipelines (South 7&8) - Replace 25%	30	21	\$80,300
50322	Pipelines (South Newest) - Repl 25%	30	24	\$136,000
50323	Pipelines (Unit 6) - Repl 25%	30	15	\$136,000
50324	Water Supply Valves - Replace 30%	30	5	\$297,500
50325	Main Waterlines - Allowance	70	20	\$100,000
50326	Granlees Forebay Struct - Repair	40	34	\$206,500
50327	Granlees Pump Station - Repair	15	5	\$414,000
50328	Water Reservoirs - Repair	40	15	\$1,770,000
Equipment				
50401	HVAC (WT Facility) - Replace	15	11	\$10,300
50402	Meters & MXUs - Replace 33%	10	0	\$661,000
50403	Equipment - Replace	5	0	\$29,550
50404	Software/Technology - Update	5	0	\$141,500
50405	Rio Oso Equip. - Replace	40	28	\$180,500
50406	Rio Oso VFDs - Replace	15	0	\$125,000
50407	Fire hydrants - Replace (Partial)	25	2	\$344,000
50408	Rio Oso Fuel Tank - Replace	40	25	\$28,200
50409	Lake Aerators - Replace	15	5	\$106,350
Vehicles				
50504	2001 Ford F250 - Replace	17	0	\$41,350
50505	2003 Ford F150 - Replace	20	3	\$31,900
50506	2008 Ford F350 - Replace 50%	15	3	\$26,550
50507	2003 Ford F150 - Replace	20	3	\$31,900
50508	2010 Ford Ranger - Replace 50%	15	5	\$16,250
50509	2003 Ford F150 Supercrew - Replace	20	3	\$40,150
50510	2011 Ford Ranger - Replace	20	11	\$27,150
50511	2013 Ford F-550 Truck - Replace	20	13	\$90,900
50512	2016 Ford F-550 Truck - Replace	20	13	\$90,900
50513	Kubota Utility Vehicle - Replace	20	4	\$17,950
50514	1998 Hyster Fork Lift - Replace	20	5	\$13,000
50515	Fluid Excavator - Rep (Ditch Witch)	20	10	\$58,200
50516	Bobcat Tractor - Replace	25	7	\$103,300

74 Total Funded Components

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

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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

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) 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.

Site Inspection Notes

During our site visit on 2/22/2021, we started with a brief meeting with Tom Hennig (General Manager). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

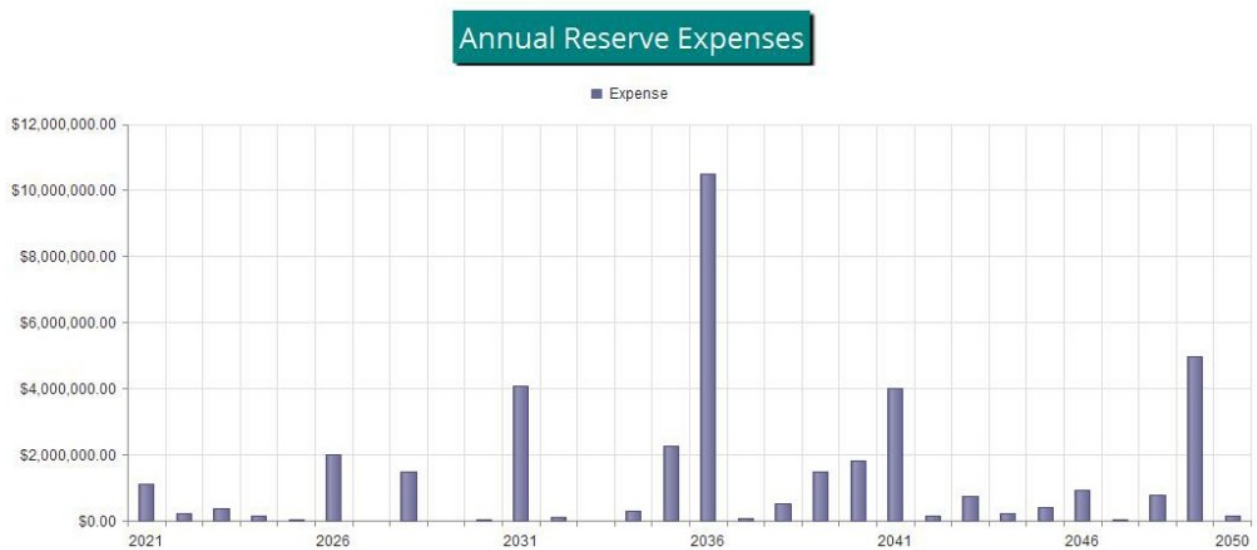


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$3,715,039 as-of the start of your fiscal year. This is based on your actual balance on 6/30/2020 of \$3,715,039 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2021, your Fully Funded Balance is computed to be \$10,781,282. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 34.5 % 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 \$1,000,000/Annual 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.

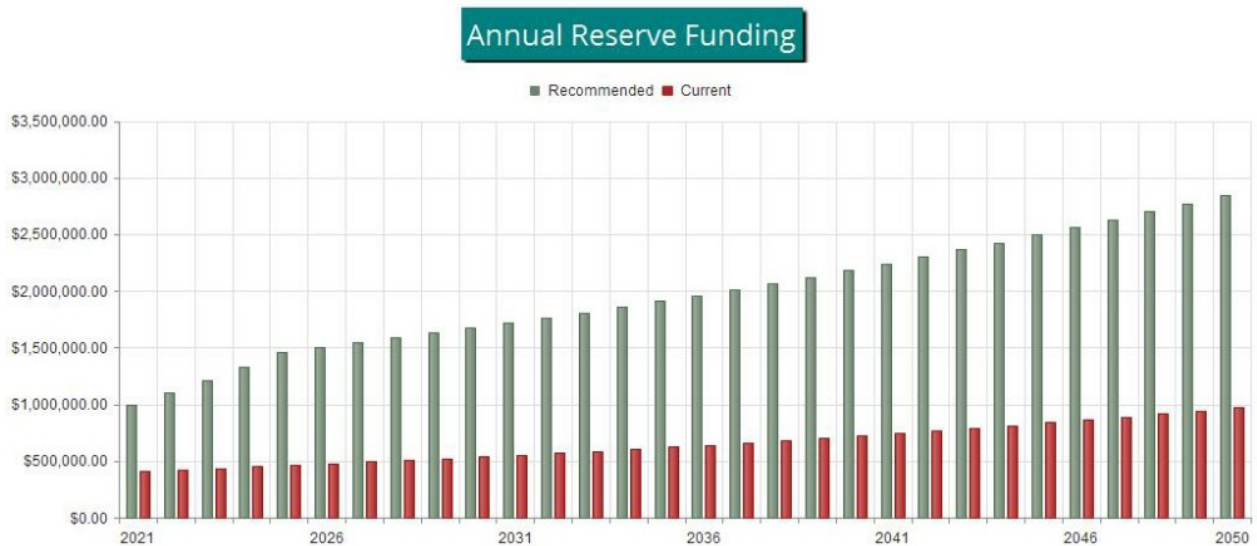


Figure 2

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.

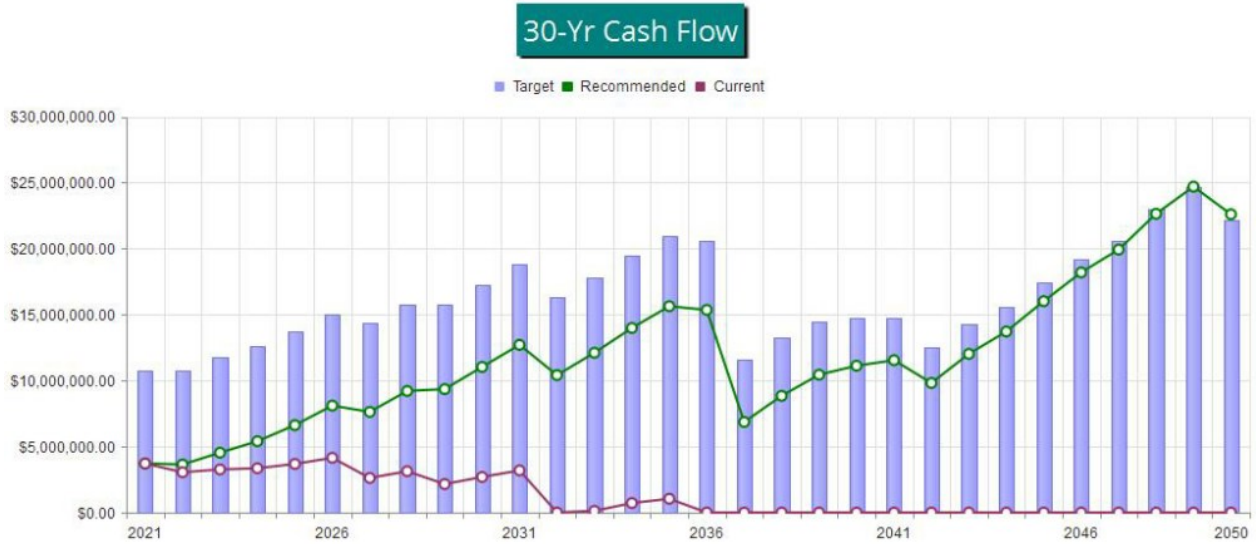


Figure 3

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

Budget Summary is a management and accounting tool, summarizing groupings 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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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.

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Current Fund Balance	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
Plant 1	6	40	1	35	\$3,452,200	\$0	\$730,125	\$1,257,043	\$2,722,075	\$252,703
Plant 2	100	100	15	15	\$1,000,000	\$0	\$0	\$850,000	\$1,000,000	\$12,475
Water Distribution	15	70	0	34	\$12,930,700	\$97,300	\$1,351,117	\$6,897,123	\$11,579,583	\$529,095
Equipment	5	40	0	28	\$1,626,400	\$957,050	\$1,344,430	\$1,411,902	\$281,970	\$168,902
Vehicles	15	25	0	13	\$589,500	\$41,350	\$289,367	\$365,214	\$300,133	\$36,825
					\$19,598,800	\$ 1,095,700	\$ 3,715,039	\$ 10,781,282	\$ 15,883,761	\$ 1,000,000
Percent Funded:									34.5%	

Reserve Component List Detail

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WSV

#	Component	Quantity	Useful Life	Useful Life	Rem.	Current Cost Estimate	
						Best Case	Worst Case
Plant 1							
50102	Water Plant Membranes - Replace	(6) Membranes	12	7		\$633,600	\$748,800
50103	Plant #1 - Upgrade	Water Plant	20	14		\$1,200,000	\$1,800,000
50104	Air Compressors - Replace	(2) Compressors	12	7		\$20,000	\$25,000
50105	Scada System - Replace	(1) System	15	5		\$225,000	\$225,000
50106	Blowers - Replace	(2) Blowers	15	5		\$30,000	\$30,000
50107	Turbidity Probes - Replace	(2) Probes	15	10		\$25,000	\$25,000
50108	Chlorine/pH Analyzers - Replace	(2) Analyzers	15	10		\$12,000	\$12,000
50109	Plate Settler Motor - Replace	(1) System	15	10		\$10,000	\$10,000
50110	Drying Beds - Maintain	(1) System	6	1		\$12,000	\$12,000
50111	Neutralization Tank - Reline	(1) System	15	5		\$65,000	\$65,000
50112	Wastebasin Motors - Replace	(2) Motors	25	20		\$52,000	\$52,000
50113	Permeate Pumps - Refurbish	(3) Pumps	10	5		\$30,000	\$30,000
50113	Permeate Pumps - Replace	(3) Pumps	40	35		\$135,000	\$135,000
50114	Tigermag Flowmeters - Replace	(12) Meters	20	15		\$50,000	\$50,000
50115	CIP Tanks - Replace	(1) Tank	15	10		\$55,000	\$55,000
50116	CIP Pumps - Replace	(2) Pumps	15	10		\$50,000	\$50,000
50117	Reject Pumps - Replace	(1) System	20	10		\$50,000	\$50,000
50118	Backpulse Pumps - Refurbish	(1) System	10	5		\$20,000	\$20,000
50118	Backpulse Pumps - Replace	(1) System	40	35		\$80,000	\$80,000
50119	Flocculators - Replace	(1) System	25	20		\$50,000	\$50,000
50120	Chemical Tanks - Replace/Reline	(1) System	15	5		\$150,000	\$150,000
50121	Chlorinators - Replace	(6) Chlorinators	35	30		\$120,000	\$120,000
50122	Variable Frequency Drive - Replace	(1) System	10	5		\$15,000	\$20,000
Plant 2							
50201	Plant #2 - Convert	Plant #2	100	15		\$800,000	\$1,200,000
Water Distribution							
50301	Water Plant Road - Repair	Approx 23,500 GSF	15	9		\$35,500	\$47,300
50302	Transmission (Gran/Calero) - Repair	Approx 9,300 LF	20	10		\$989,000	\$1,370,000
50303	Van Vleck Tank - Refurbish/Repair	(1) 3M Gallon Water Tank	40	15		\$2,720,000	\$3,840,000
50304	Rio Oso Tank - Rehabilitate	(1) 1.2M Gallon Tank	40	28		\$1,670,000	\$2,330,000
50305	Rio Oso Booster Station - Rehab	(1) Pump Station	40	1		\$177,000	\$236,000
50306	Backflow Devices - Replace 50%	(46) of (93) Backflows	15	5		\$106,000	\$127,000
50307	Flow Sensor (Arena) - Repair/Repl	(1) Flow Sensor	25	18		\$10,600	\$14,900
50308	Subdrain Pump Stations - Repair	(6) Subdrain Pump Station	15	0		\$88,600	\$106,000
50309	Calero Siphon Pump Station - Repl	(1) Siphon Pump Station	15	7		\$295,000	\$473,000
50310	Chesbro Influent Valve - Repair	Siphon Influent Control	15	5		\$59,100	\$82,700
50311	Pipeline (Airport) - Replace 25%	Approx 4,000 LF X 25%	30	15		\$44,400	\$52,900
50312	Pipeline (Alameda) - Replace 25%	Approx 3,750 LF X 25%	30	16		\$41,700	\$49,600
50313	Pipeline (Hwy 16) - Replace 25%	Approx 6,000 LF X 25%	30	10		\$66,700	\$79,400
50314	Pipeline (M Village) - Replace	Approx 11,250 LF	30	10		\$625,000	\$745,000
50315	Pipeline (Rio Oso) - Replace 25%	Approx 4,480 LF X 25%	30	11		\$49,900	\$59,300
50316	Pipeline (Van Vleck) - Replace 25%	Approx 3,180 LF X 25%	30	17		\$35,300	\$42,200
50317	Pipelines (M. Gardens) - Repl 25%	Approx 4,200 LF x25%	30	29		\$62,400	\$74,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
50318	Pipelines (N. Unit 1) - Replace 25%	Approx 19,200 LF X 25%	30	17	\$213,000	\$254,000
50319	Pipelines (N. Units 2-4) - Repl 25%	Approx 69,150 LF X 25%	30	18	\$768,000	\$915,000
50320	Pipelines (RM South) - Replace 25%	Approx 25,670 LF X 25%	30	19	\$285,000	\$340,000
50321	Pipelines (South 7&8) - Replace 25%	Approx 6,600 LF X 25%	30	21	\$73,300	\$87,300
50322	Pipelines (South Newest) - Repl 25%	Approx 11,200 LF X 25%	30	24	\$124,000	\$148,000
50323	Pipelines (Unit 6) - Repl 25%	Approx 11,800 LF X 25%	30	15	\$124,000	\$148,000
50324	Water Supply Valves - Replace 30%	Approx 900 X 30%	30	5	\$250,000	\$345,000
50325	Main Waterlines - Allowance	Allowance for general Rep	70	20	\$80,000	\$120,000
50326	Granlees Forebay Struct - Repair	(1) Diversion Structure	40	34	\$177,000	\$236,000
50327	Granlees Pump Station - Repair	Raw Water Pump Station	15	5	\$355,000	\$473,000
50328	Water Reservoirs - Repair	Raw Water Storage Lakes	40	15	\$1,180,000	\$2,360,000
Equipment						
50401	HVAC (WT Facility) - Replace	(1) HVAC System	15	11	\$9,300	\$11,300
50402	Meters & MXUs - Replace 33%	33% of (2610) Connections	10	0	\$601,000	\$721,000
50403	Equipment - Replace	Various Equipment	5	0	\$23,600	\$35,500
50404	Software/Technology - Update	(4) Software/Techs	5	0	\$118,000	\$165,000
50405	Rio Oso Equip. - Replace	Generator/Trans Switch	40	28	\$148,000	\$213,000
50406	Rio Oso VFDs - Replace	(3) VFDs	15	0	\$100,000	\$150,000
50407	Fire hydrants - Replace (Partial)	(43) of (174) Hydrants	25	2	\$310,000	\$378,000
50408	Rio Oso Fuel Tank - Replace	(1) Fuel Tank	40	25	\$24,200	\$32,200
50409	Lake Aerators - Replace	(3) Aerators	15	5	\$95,700	\$117,000
Vehicles						
50504	2001 Ford F250 - Replace	(1) Ford F250, V#8524	17	0	\$37,800	\$44,900
50505	2003 Ford F150 - Replace	(1) Ford F150, V#4584	20	3	\$29,500	\$34,300
50506	2008 Ford F350 - Replace 50%	(1) Ford F350, V#0663	15	3	\$23,600	\$29,500
50507	2003 Ford F150 - Replace	(1) Ford F150, V#3817	20	3	\$29,500	\$34,300
50508	2010 Ford Ranger - Replace 50%	(1) Ford Ranger, V#8210	15	5	\$14,800	\$17,700
50509	2003 Ford F150 Supercrew - Replace	(1) Ford F150, V#3233	20	3	\$36,600	\$43,700
50510	2011 Ford Ranger - Replace	(1) Ford Ranger, V#5636	20	11	\$24,800	\$29,500
50511	2013 Ford F-550 Truck - Replace	(1) Ford F-550 Truck	20	13	\$76,800	\$105,000
50512	2016 Ford F-550 Truck - Replace	(1) Ford F-550 Truck	20	13	\$76,800	\$105,000
50513	Kubota Utility Vehicle - Replace	(1) Utility Vehicle	20	4	\$16,300	\$19,600
50514	1998 Hyster Fork Lift - Replace	(1) 1998 Hyster Fork Lift	20	5	\$11,800	\$14,200
50515	Fluid Excavator - Rep (Ditch Witch)	(1) Fluid Excavator	20	10	\$53,200	\$63,200
50516	Bobcat Tractor - Replace	(1) Bobcat Comp. Tractor	25	7	\$88,600	\$118,000
74 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Plant 1								
50102	Water Plant Membranes - Replace	\$691,200	X	5	/	12	=	\$288,000
50103	Plant #1 - Upgrade	\$1,500,000	X	6	/	20	=	\$450,000
50104	Air Compressors - Replace	\$22,500	X	5	/	12	=	\$9,375
50105	Scada System - Replace	\$225,000	X	10	/	15	=	\$150,000
50106	Blowers - Replace	\$30,000	X	10	/	15	=	\$20,000
50107	Turbidity Probes - Replace	\$25,000	X	5	/	15	=	\$8,333
50108	Chlorine/pH Analyzers - Replace	\$12,000	X	5	/	15	=	\$4,000
50109	Plate Settler Motor - Replace	\$10,000	X	5	/	15	=	\$3,333
50110	Drying Beds - Maintain	\$12,000	X	5	/	6	=	\$10,000
50111	Neutralization Tank - Reline	\$65,000	X	10	/	15	=	\$43,333
50112	Wastebasin Motors - Replace	\$52,000	X	5	/	25	=	\$10,400
50113	Permeate Pumps - Refurbish	\$30,000	X	5	/	10	=	\$15,000
50113	Permeate Pumps - Replace	\$135,000	X	5	/	40	=	\$16,875
50114	Tigermag Flowmeters - Replace	\$50,000	X	5	/	20	=	\$12,500
50115	CIP Tanks - Replace	\$55,000	X	5	/	15	=	\$18,333
50116	CIP Pumps - Replace	\$50,000	X	5	/	15	=	\$16,667
50117	Reject Pumps - Replace	\$50,000	X	10	/	20	=	\$25,000
50118	Backpulse Pumps - Refurbish	\$20,000	X	5	/	10	=	\$10,000
50118	Backpulse Pumps - Replace	\$80,000	X	5	/	40	=	\$10,000
50119	Flocculators - Replace	\$50,000	X	5	/	25	=	\$10,000
50120	Chemical Tanks - Replace/Reline	\$150,000	X	10	/	15	=	\$100,000
50121	Chlorinators - Replace	\$120,000	X	5	/	35	=	\$17,143
50122	Variable Frequency Drive - Replace	\$17,500	X	5	/	10	=	\$8,750
Plant 2								
50201	Plant #2 - Convert	\$1,000,000	X	85	/	100	=	\$850,000
Water Distribution								
50301	Water Plant Road - Repair	\$41,400	X	6	/	15	=	\$16,560
50302	Transmission (Gran/Calero) - Repair	\$1,179,500	X	10	/	20	=	\$589,750
50303	Van Vleck Tank - Refurbish/Repair	\$3,280,000	X	25	/	40	=	\$2,050,000
50304	Rio Oso Tank - Rehabilitate	\$2,000,000	X	12	/	40	=	\$600,000
50305	Rio Oso Booster Station - Rehab	\$206,500	X	39	/	40	=	\$201,338
50306	Backflow Devices - Replace 50%	\$116,500	X	10	/	15	=	\$77,667
50307	Flow Sensor (Arena) - Repair/Repl	\$12,750	X	7	/	25	=	\$3,570
50308	Subdrain Pump Stations - Repair	\$97,300	X	15	/	15	=	\$97,300
50309	Calero Siphon Pump Station - Repl	\$384,000	X	8	/	15	=	\$204,800
50310	Chesbro Influent Valve - Repair	\$70,900	X	10	/	15	=	\$47,267
50311	Pipeline (Airport) - Replace 25%	\$48,650	X	15	/	30	=	\$24,325
50312	Pipeline (Alameda) - Replace 25%	\$45,650	X	14	/	30	=	\$21,303
50313	Pipeline (Hwy 16) - Replace 25%	\$73,050	X	20	/	30	=	\$48,700
50314	Pipeline (M Village) - Replace	\$685,000	X	20	/	30	=	\$456,667
50315	Pipeline (Rio Oso) - Replace 25%	\$54,600	X	19	/	30	=	\$34,580
50316	Pipeline (Van Vleck) - Replace 25%	\$38,750	X	13	/	30	=	\$16,792
50317	Pipelines (M. Gardens) - Repl 25%	\$68,350	X	1	/	30	=	\$2,278

# Component	Current			Useful Life =	Fully Funded Balance
	Cost Estimate	X	Effective Age /		
50318 Pipelines (N. Unit 1) - Replace 25%	\$233,500	X	13 /	30 =	\$101,183
50319 Pipelines (N. Units 2-4) - Repl 25%	\$841,500	X	12 /	30 =	\$336,600
50320 Pipelines (RM South) - Replace 25%	\$312,500	X	11 /	30 =	\$114,583
50321 Pipelines (South 7&8) - Replace 25%	\$80,300	X	9 /	30 =	\$24,090
50322 Pipelines (South Newest) - Repl 25%	\$136,000	X	6 /	30 =	\$27,200
50323 Pipelines (Unit 6) - Repl 25%	\$136,000	X	15 /	30 =	\$68,000
50324 Water Supply Valves - Replace 30%	\$297,500	X	25 /	30 =	\$247,917
50325 Main Waterlines - Allowance	\$100,000	X	50 /	70 =	\$71,429
50326 Granlees Forebay Struct - Repair	\$206,500	X	6 /	40 =	\$30,975
50327 Granlees Pump Station - Repair	\$414,000	X	10 /	15 =	\$276,000
50328 Water Reservoirs - Repair	\$1,770,000	X	25 /	40 =	\$1,106,250
Equipment					
50401 HVAC (WT Facility) - Replace	\$10,300	X	4 /	15 =	\$2,747
50402 Meters & MXUs - Replace 33%	\$661,000	X	10 /	10 =	\$661,000
50403 Equipment - Replace	\$29,550	X	5 /	5 =	\$29,550
50404 Software/Technology - Update	\$141,500	X	5 /	5 =	\$141,500
50405 Rio Oso Equip. - Replace	\$180,500	X	12 /	40 =	\$54,150
50406 Rio Oso VFDs - Replace	\$125,000	X	15 /	15 =	\$125,000
50407 Fire hydrants - Replace (Partial)	\$344,000	X	23 /	25 =	\$316,480
50408 Rio Oso Fuel Tank - Replace	\$28,200	X	15 /	40 =	\$10,575
50409 Lake Aerators - Replace	\$106,350	X	10 /	15 =	\$70,900
Vehicles					
50504 2001 Ford F250 - Replace	\$41,350	X	17 /	17 =	\$41,350
50505 2003 Ford F150 - Replace	\$31,900	X	17 /	20 =	\$27,115
50506 2008 Ford F350 - Replace 50%	\$26,550	X	12 /	15 =	\$21,240
50507 2003 Ford F150 - Replace	\$31,900	X	17 /	20 =	\$27,115
50508 2010 Ford Ranger - Replace 50%	\$16,250	X	10 /	15 =	\$10,833
50509 2003 Ford F150 Supercrew - Replace	\$40,150	X	17 /	20 =	\$34,128
50510 2011 Ford Ranger - Replace	\$27,150	X	9 /	20 =	\$12,218
50511 2013 Ford F-550 Truck - Replace	\$90,900	X	7 /	20 =	\$31,815
50512 2016 Ford F-550 Truck - Replace	\$90,900	X	7 /	20 =	\$31,815
50513 Kubota Utility Vehicle - Replace	\$17,950	X	16 /	20 =	\$14,360
50514 1998 Hyster Fork Lift - Replace	\$13,000	X	15 /	20 =	\$9,750
50515 Fluid Excavator - Rep (Ditch Witch)	\$58,200	X	10 /	20 =	\$29,100
50516 Bobcat Tractor - Replace	\$103,300	X	18 /	25 =	\$74,376
					\$10,781,282

Component Significance

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WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Plant 1					
50102	Water Plant Membranes - Replace	12	\$691,200	\$57,600	7.19 %
50103	Plant #1 - Upgrade	20	\$1,500,000	\$75,000	9.36 %
50104	Air Compressors - Replace	12	\$22,500	\$1,875	0.23 %
50105	Scada System - Replace	15	\$225,000	\$15,000	1.87 %
50106	Blowers - Replace	15	\$30,000	\$2,000	0.25 %
50107	Turbidity Probes - Replace	15	\$25,000	\$1,667	0.21 %
50108	Chlorine/pH Analyzers - Replace	15	\$12,000	\$800	0.10 %
50109	Plate Settler Motor - Replace	15	\$10,000	\$667	0.08 %
50110	Drying Beds - Maintain	6	\$12,000	\$2,000	0.25 %
50111	Neutralization Tank - Reline	15	\$65,000	\$4,333	0.54 %
50112	Wastebasin Motors - Replace	25	\$52,000	\$2,080	0.26 %
50113	Permeate Pumps - Refurbish	10	\$30,000	\$3,000	0.37 %
50113	Permeate Pumps - Replace	40	\$135,000	\$3,375	0.42 %
50114	Tigermag Flowmeters - Replace	20	\$50,000	\$2,500	0.31 %
50115	CIP Tanks - Replace	15	\$55,000	\$3,667	0.46 %
50116	CIP Pumps - Replace	15	\$50,000	\$3,333	0.42 %
50117	Reject Pumps - Replace	20	\$50,000	\$2,500	0.31 %
50118	Backpulse Pumps - Refurbish	10	\$20,000	\$2,000	0.25 %
50118	Backpulse Pumps - Replace	40	\$80,000	\$2,000	0.25 %
50119	Flocculators - Replace	25	\$50,000	\$2,000	0.25 %
50120	Chemical Tanks - Replace/Reline	15	\$150,000	\$10,000	1.25 %
50121	Chlorinators - Replace	35	\$120,000	\$3,429	0.43 %
50122	Variable Frequency Drive - Replace	10	\$17,500	\$1,750	0.22 %
Plant 2					
50201	Plant #2 - Convert	100	\$1,000,000	\$10,000	1.25 %
Water Distribution					
50301	Water Plant Road - Repair	15	\$41,400	\$2,760	0.34 %
50302	Transmission (Gran/Calero) - Repair	20	\$1,179,500	\$58,975	7.36 %
50303	Van Vleck Tank - Refurbish/Repair	40	\$3,280,000	\$82,000	10.23 %
50304	Rio Oso Tank - Rehabilitate	40	\$2,000,000	\$50,000	6.24 %
50305	Rio Oso Booster Station - Rehab	40	\$206,500	\$5,163	0.64 %
50306	Backflow Devices - Replace 50%	15	\$116,500	\$7,767	0.97 %
50307	Flow Sensor (Arena) - Repair/Repl	25	\$12,750	\$510	0.06 %
50308	Subdrain Pump Stations - Repair	15	\$97,300	\$6,487	0.81 %
50309	Calero Siphon Pump Station - Repl	15	\$384,000	\$25,600	3.19 %
50310	Chesbro Influent Valve - Repair	15	\$70,900	\$4,727	0.59 %
50311	Pipeline (Airport) - Replace 25%	30	\$48,650	\$1,622	0.20 %
50312	Pipeline (Alameda) - Replace 25%	30	\$45,650	\$1,522	0.19 %
50313	Pipeline (Hwy 16) - Replace 25%	30	\$73,050	\$2,435	0.30 %
50314	Pipeline (M Village) - Replace	30	\$685,000	\$22,833	2.85 %
50315	Pipeline (Rio Oso) - Replace 25%	30	\$54,600	\$1,820	0.23 %
50316	Pipeline (Van Vleck) - Replace 25%	30	\$38,750	\$1,292	0.16 %
50317	Pipelines (M. Gardens) - Repl 25%	30	\$68,350	\$2,278	0.28 %
50318	Pipelines (N. Unit 1) - Replace 25%	30	\$233,500	\$7,783	0.97 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
50319	Pipelines (N. Units 2-4) - Repl 25%	30	\$841,500	\$28,050	3.50 %
50320	Pipelines (RM South) - Replace 25%	30	\$312,500	\$10,417	1.30 %
50321	Pipelines (South 7&8) - Replace 25%	30	\$80,300	\$2,677	0.33 %
50322	Pipelines (South Newest) - Repl 25%	30	\$136,000	\$4,533	0.57 %
50323	Pipelines (Unit 6) - Repl 25%	30	\$136,000	\$4,533	0.57 %
50324	Water Supply Valves - Replace 30%	30	\$297,500	\$9,917	1.24 %
50325	Main Waterlines - Allowance	70	\$100,000	\$1,429	0.18 %
50326	Granlees Forebay Struct - Repair	40	\$206,500	\$5,163	0.64 %
50327	Granlees Pump Station - Repair	15	\$414,000	\$27,600	3.44 %
50328	Water Reservoirs - Repair	40	\$1,770,000	\$44,250	5.52 %
Equipment					
50401	HVAC (WT Facility) - Replace	15	\$10,300	\$687	0.09 %
50402	Meters & MXUs - Replace 33%	10	\$661,000	\$66,100	8.25 %
50403	Equipment - Replace	5	\$29,550	\$5,910	0.74 %
50404	Software/Technology - Update	5	\$141,500	\$28,300	3.53 %
50405	Rio Oso Equip. - Replace	40	\$180,500	\$4,513	0.56 %
50406	Rio Oso VFDs - Replace	15	\$125,000	\$8,333	1.04 %
50407	Fire hydrants - Replace (Partial)	25	\$344,000	\$13,760	1.72 %
50408	Rio Oso Fuel Tank - Replace	40	\$28,200	\$705	0.09 %
50409	Lake Aerators - Replace	15	\$106,350	\$7,090	0.88 %
Vehicles					
50504	2001 Ford F250 - Replace	17	\$41,350	\$2,432	0.30 %
50505	2003 Ford F150 - Replace	20	\$31,900	\$1,595	0.20 %
50506	2008 Ford F350 - Replace 50%	15	\$26,550	\$1,770	0.22 %
50507	2003 Ford F150 - Replace	20	\$31,900	\$1,595	0.20 %
50508	2010 Ford Ranger - Replace 50%	15	\$16,250	\$1,083	0.14 %
50509	2003 Ford F150 Supercrew - Replace	20	\$40,150	\$2,008	0.25 %
50510	2011 Ford Ranger - Replace	20	\$27,150	\$1,358	0.17 %
50511	2013 Ford F-550 Truck - Replace	20	\$90,900	\$4,545	0.57 %
50512	2016 Ford F-550 Truck - Replace	20	\$90,900	\$4,545	0.57 %
50513	Kubota Utility Vehicle - Replace	20	\$17,950	\$898	0.11 %
50514	1998 Hyster Fork Lift - Replace	20	\$13,000	\$650	0.08 %
50515	Fluid Excavator - Rep (Ditch Witch)	20	\$58,200	\$2,910	0.36 %
50516	Bobcat Tractor - Replace	25	\$103,300	\$4,132	0.52 %
74 Total Funded Components				\$801,633	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
Plant 1							
50102	Water Plant Membranes - Replace	12	7	\$691,200	\$288,000	\$288,000	\$71,853
50103	Plant #1 - Upgrade	20	14	\$1,500,000	\$450,000	\$0	\$93,559
50104	Air Compressors - Replace	12	7	\$22,500	\$9,375	\$9,375	\$2,339
50105	Scada System - Replace	15	5	\$225,000	\$150,000	\$150,000	\$18,712
50106	Blowers - Replace	15	5	\$30,000	\$20,000	\$20,000	\$2,495
50107	Turbidity Probes - Replace	15	10	\$25,000	\$8,333	\$8,333	\$2,079
50108	Chlorine/pH Analyzers - Replace	15	10	\$12,000	\$4,000	\$4,000	\$998
50109	Plate Settler Motor - Replace	15	10	\$10,000	\$3,333	\$3,333	\$832
50110	Drying Beds - Maintain	6	1	\$12,000	\$10,000	\$10,000	\$2,495
50111	Neutralization Tank - Reline	15	5	\$65,000	\$43,333	\$43,333	\$5,406
50112	Wastebasin Motors - Replace	25	20	\$52,000	\$10,400	\$0	\$2,595
50113	Permeate Pumps - Refurbish	10	5	\$30,000	\$15,000	\$15,000	\$3,742
50113	Permeate Pumps - Replace	40	35	\$135,000	\$16,875	\$0	\$4,210
50114	Tigermag Flowmeters - Replace	20	15	\$50,000	\$12,500	\$0	\$3,119
50115	CIP Tanks - Replace	15	10	\$55,000	\$18,333	\$18,333	\$4,574
50116	CIP Pumps - Replace	15	10	\$50,000	\$16,667	\$16,667	\$4,158
50117	Reject Pumps - Replace	20	10	\$50,000	\$25,000	\$25,000	\$3,119
50118	Backpulse Pumps - Refurbish	10	5	\$20,000	\$10,000	\$10,000	\$2,495
50118	Backpulse Pumps - Replace	40	35	\$80,000	\$10,000	\$0	\$2,495
50119	Flocculators - Replace	25	20	\$50,000	\$10,000	\$0	\$2,495
50120	Chemical Tanks - Replace/Reline	15	5	\$150,000	\$100,000	\$100,000	\$12,475
50121	Chlorinators - Replace	35	30	\$120,000	\$17,143	\$0	\$4,277
50122	Variable Frequency Drive - Replace	10	5	\$17,500	\$8,750	\$8,750	\$2,183
Plant 2							
50201	Plant #2 - Convert	100	15	\$1,000,000	\$850,000	\$0	\$12,475
Water Distribution							
50301	Water Plant Road - Repair	15	9	\$41,400	\$16,560	\$16,560	\$3,443
50302	Transmission (Gran/Calero) - Repair	20	10	\$1,179,500	\$589,750	\$182,270	\$73,569
50303	Van Vleck Tank - Refurbish/Repair	40	15	\$3,280,000	\$2,050,000	\$0	\$102,291
50304	Rio Oso Tank - Rehabilitate	40	28	\$2,000,000	\$600,000	\$0	\$62,373
50305	Rio Oso Booster Station - Rehab	40	1	\$206,500	\$201,338	\$201,338	\$6,440
50306	Backflow Devices - Replace 50%	15	5	\$116,500	\$77,667	\$77,667	\$9,689
50307	Flow Sensor (Arena) - Repair/Repl	25	18	\$12,750	\$3,570	\$0	\$636
50308	Subdrain Pump Stations - Repair	15	0	\$97,300	\$97,300	\$97,300	\$8,092
50309	Calero Siphon Pump Station - Repl	15	7	\$384,000	\$204,800	\$204,800	\$31,935
50310	Chesbro Influent Valve - Repair	15	5	\$70,900	\$47,267	\$47,267	\$5,896
50311	Pipeline (Airport) - Replace 25%	30	15	\$48,650	\$24,325	\$0	\$2,023

50312 Pipeline (Alameda) - Replace 25%	30	16	\$45,650	\$21,303	\$0	\$1,898
50313 Pipeline (Hwy 16) - Replace 25%	30	10	\$73,050	\$48,700	\$0	\$3,038
50314 Pipeline (M Village) - Replace	30	10	\$685,000	\$456,667	\$0	\$28,484
50315 Pipeline (Rio Oso) - Replace 25%	30	11	\$54,600	\$34,580	\$0	\$2,270
50316 Pipeline (Van Vleck) - Replace 25%	30	17	\$38,750	\$16,792	\$0	\$1,611
50317 Pipelines (M. Gardens) - Repl 25%	30	29	\$68,350	\$2,278	\$0	\$2,842
50318 Pipelines (N. Unit 1) - Replace 25%	30	17	\$233,500	\$101,183	\$0	\$9,709
50319 Pipelines (N. Units 2-4) - Repl 25%	30	18	\$841,500	\$336,600	\$0	\$34,991
50320 Pipelines (RM South) - Replace 25%	30	19	\$312,500	\$114,583	\$0	\$12,994
50321 Pipelines (South 7&8) - Replace 25%	30	21	\$80,300	\$24,090	\$0	\$3,339
50322 Pipelines (South Newest) - Repl 25%	30	24	\$136,000	\$27,200	\$0	\$5,655
50323 Pipelines (Unit 6) - Repl 25%	30	15	\$136,000	\$68,000	\$0	\$5,655
50324 Water Supply Valves - Replace 30%	30	5	\$297,500	\$247,917	\$247,917	\$12,371
50325 Main Waterlines - Allowance	70	20	\$100,000	\$71,429	\$0	\$1,782
50326 Granlees Forebay Struct - Repair	40	34	\$206,500	\$30,975	\$0	\$6,440
50327 Granlees Pump Station - Repair	15	5	\$414,000	\$276,000	\$276,000	\$34,430
50328 Water Reservoirs - Repair	40	15	\$1,770,000	\$1,106,250	\$0	\$55,200

Equipment

50401 HVAC (WT Facility) - Replace	15	11	\$10,300	\$2,747	\$0	\$857
50402 Meters & MXUs - Replace 33%	10	0	\$661,000	\$661,000	\$661,000	\$82,457
50403 Equipment - Replace	5	0	\$29,550	\$29,550	\$29,550	\$7,372
50404 Software/Technology - Update	5	0	\$141,500	\$141,500	\$141,500	\$35,303
50405 Rio Oso Equip. - Replace	40	28	\$180,500	\$54,150	\$0	\$5,629
50406 Rio Oso VFDs - Replace	15	0	\$125,000	\$125,000	\$125,000	\$10,395
50407 Fire hydrants - Replace (Partial)	25	2	\$344,000	\$316,480	\$316,480	\$17,165
50408 Rio Oso Fuel Tank - Replace	40	25	\$28,200	\$10,575	\$0	\$879
50409 Lake Aerators - Replace	15	5	\$106,350	\$70,900	\$70,900	\$8,844

Vehicles

50504 2001 Ford F250 - Replace	17	0	\$41,350	\$41,350	\$41,350	\$3,034
50505 2003 Ford F150 - Replace	20	3	\$31,900	\$27,115	\$27,115	\$1,990
50506 2008 Ford F350 - Replace 50%	15	3	\$26,550	\$21,240	\$21,240	\$2,208
50507 2003 Ford F150 - Replace	20	3	\$31,900	\$27,115	\$27,115	\$1,990
50508 2010 Ford Ranger - Replace 50%	15	5	\$16,250	\$10,833	\$10,833	\$1,351
50509 2003 Ford F150 Supercrew - Replace	20	3	\$40,150	\$34,128	\$34,128	\$2,504
50510 2011 Ford Ranger - Replace	20	11	\$27,150	\$12,218	\$0	\$1,693
50511 2013 Ford F-550 Truck - Replace	20	13	\$90,900	\$31,815	\$0	\$5,670
50512 2016 Ford F-550 Truck - Replace	20	13	\$90,900	\$31,815	\$0	\$5,670
50513 Kubota Utility Vehicle - Replace	20	4	\$17,950	\$14,360	\$14,360	\$1,120
50514 1998 Hyster Fork Lift - Replace	20	5	\$13,000	\$9,750	\$9,750	\$811
50515 Fluid Excavator - Rep (Ditch Witch)	20	10	\$58,200	\$29,100	\$29,100	\$3,630
50516 Bobcat Tractor - Replace	25	7	\$103,300	\$74,376	\$74,376	\$5,154

74 Total Funded Components				\$10,781,282	\$3,715,039	\$1,000,000
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30-Year Reserve Plan Summary

27003-1
WSV

Fiscal Year Start: 2021

Interest:

0.50 %

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		Loan or Special Funding Needs	Interest Income	Reserve Expenses
					Reserve Contribs.	Reserve Contribs.			
2021	\$3,715,039	\$10,781,282	34.5 %	Medium	142.18 %	\$1,000,000	\$0	\$18,378	\$1,095,700
2022	\$3,637,717	\$10,801,831	33.7 %	Medium	10.00 %	\$1,100,000	\$0	\$20,423	\$225,055
2023	\$4,533,085	\$11,744,532	38.6 %	Medium	10.00 %	\$1,210,000	\$0	\$24,835	\$364,950
2024	\$5,402,970	\$12,596,936	42.9 %	Medium	10.00 %	\$1,331,000	\$0	\$30,055	\$142,601
2025	\$6,621,424	\$13,730,211	48.2 %	Medium	10.00 %	\$1,464,100	\$0	\$36,801	\$20,203
2026	\$8,102,122	\$15,050,620	53.8 %	Medium	2.70 %	\$1,503,631	\$0	\$39,308	\$2,020,673
2027	\$7,624,388	\$14,378,038	53.0 %	Medium	2.70 %	\$1,544,229	\$0	\$42,079	\$0
2028	\$9,210,696	\$15,795,287	58.3 %	Medium	2.70 %	\$1,585,923	\$0	\$46,395	\$1,491,837
2029	\$9,351,177	\$15,748,038	59.4 %	Medium	2.70 %	\$1,628,743	\$0	\$50,944	\$0
2030	\$11,030,864	\$17,266,429	63.9 %	Medium	2.70 %	\$1,672,719	\$0	\$59,337	\$54,018
2031	\$12,708,902	\$18,806,112	67.6 %	Medium	2.70 %	\$1,717,882	\$0	\$57,792	\$4,071,798
2032	\$10,412,778	\$16,285,991	63.9 %	Medium	2.70 %	\$1,764,265	\$0	\$56,285	\$127,419
2033	\$12,105,910	\$17,786,267	68.1 %	Medium	2.70 %	\$1,811,900	\$0	\$65,209	\$0
2034	\$13,983,019	\$19,497,080	71.7 %	Low	2.70 %	\$1,860,822	\$0	\$74,025	\$284,602
2035	\$15,633,263	\$21,001,395	74.4 %	Low	2.70 %	\$1,911,064	\$0	\$77,449	\$2,268,885
2036	\$15,352,892	\$20,543,404	74.7 %	Low	2.70 %	\$1,962,662	\$0	\$55,525	\$10,509,269
2037	\$6,861,810	\$11,621,544	59.0 %	Medium	2.70 %	\$2,015,654	\$0	\$39,255	\$73,255
2038	\$8,843,464	\$13,219,716	66.9 %	Medium	2.70 %	\$2,070,077	\$0	\$48,207	\$518,333
2039	\$10,443,416	\$14,447,151	72.3 %	Low	2.70 %	\$2,125,969	\$0	\$53,907	\$1,499,503
2040	\$11,123,788	\$14,741,746	75.5 %	Low	2.70 %	\$2,183,370	\$0	\$56,656	\$1,820,490
2041	\$11,543,324	\$14,756,732	78.2 %	Low	2.70 %	\$2,242,321	\$0	\$53,384	\$4,024,106
2042	\$9,814,924	\$12,545,879	78.2 %	Low	2.70 %	\$2,302,864	\$0	\$54,583	\$149,382
2043	\$12,022,990	\$14,304,404	84.1 %	Low	2.70 %	\$2,365,041	\$0	\$64,335	\$735,784
2044	\$13,716,583	\$15,557,771	88.2 %	Low	2.70 %	\$2,428,897	\$0	\$74,312	\$205,154
2045	\$16,014,638	\$17,442,751	91.8 %	Low	2.70 %	\$2,494,478	\$0	\$85,512	\$397,106
2046	\$18,197,522	\$19,235,455	94.6 %	Low	2.70 %	\$2,561,829	\$0	\$95,288	\$929,114
2047	\$19,925,524	\$20,584,327	96.8 %	Low	2.70 %	\$2,630,998	\$0	\$106,393	\$22,213
2048	\$22,640,702	\$22,959,636	98.6 %	Low	2.70 %	\$2,702,035	\$0	\$118,319	\$764,123
2049	\$24,696,933	\$24,695,457	100.0 %	Low	2.70 %	\$2,774,990	\$0	\$118,221	\$4,988,826
2050	\$22,601,317	\$22,186,931	101.9 %	Low	2.70 %	\$2,849,914	\$0	\$120,003	\$161,071

30-Year Income/Expense Detail (yrs 0 through 4)

27003-1
WSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$3,715,039	\$3,637,717	\$4,533,085	\$5,402,970	\$6,621,424
Annual Reserve Contribution	\$1,000,000	\$1,100,000	\$1,210,000	\$1,331,000	\$1,464,100
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,378	\$20,423	\$24,835	\$30,055	\$36,801
Total Income	\$4,733,417	\$4,758,140	\$5,767,920	\$6,764,025	\$8,122,325
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
50105 Scada System - Replace	\$0	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$12,360	\$0	\$0	\$0
50111 Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$0	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$0	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$0	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Repair	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$0	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$212,695	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$0	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$97,300	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$0	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50323 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$0	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$661,000	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$29,550	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$141,500	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0
50406 Rio Oso VFDs - Replace	\$125,000	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$364,950	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$41,350	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$34,858	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$29,012	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$34,858	\$0
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$43,873	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$20,203
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,095,700	\$225,055	\$364,950	\$142,601	\$20,203
Ending Reserve Balance	\$3,637,717	\$4,533,085	\$5,402,970	\$6,621,424	\$8,102,122

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$8,102,122	\$7,624,388	\$9,210,696	\$9,351,177	\$11,030,864
Annual Reserve Contribution	\$1,503,631	\$1,544,229	\$1,585,923	\$1,628,743	\$1,672,719
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,308	\$42,079	\$46,395	\$50,944	\$59,337
Total Income	\$9,645,061	\$9,210,696	\$10,843,014	\$11,030,864	\$12,762,920
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$850,089	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$0	\$0	\$27,672	\$0	\$0
50105 Scada System - Replace	\$260,837	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$34,778	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$0	\$14,758	\$0	\$0
50111 Neutralization Tank - Reline	\$75,353	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$34,778	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$0	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$23,185	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$0	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$173,891	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$20,287	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$54,018
50302 Transmission (Gran/Calero) - Repair	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$0	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$0	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$135,055	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$0	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$472,272	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$82,193	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50323 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$344,884	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$479,939	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$34,257	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$164,037	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
50406 Rio Oso VFDs - Replace	\$0	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$123,289	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50508 2010 Ford Ranger - Replace 50%	\$18,838	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
50514 1998 Hyster Fork Lift - Replace	\$15,071	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$127,046	\$0	\$0
Total Expenses	\$2,020,673	\$0	\$1,491,837	\$0	\$54,018
Ending Reserve Balance	\$7,624,388	\$9,210,696	\$9,351,177	\$11,030,864	\$12,708,902

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$12,708,902	\$10,412,778	\$12,105,910	\$13,983,019	\$15,633,263
Annual Reserve Contribution	\$1,717,882	\$1,764,265	\$1,811,900	\$1,860,822	\$1,911,064
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$57,792	\$56,285	\$65,209	\$74,025	\$77,449
Total Income	\$14,484,576	\$12,233,328	\$13,983,019	\$15,917,865	\$17,621,776
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$2,268,885
50104 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
50105 Scada System - Replace	\$0	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$33,598	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$16,127	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$13,439	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$0	\$0	\$17,622	\$0
50111 Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$73,915	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$67,196	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$67,196	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$0	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$0	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Repair	\$1,585,149	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$0	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$0	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$0	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$0	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$0	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$98,173	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$920,583	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$75,579	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50323 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$0	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$14,258	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$888,329	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$39,713	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$190,164	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
50406 Rio Oso VFDs - Replace	\$0	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$37,582	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$133,490	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$133,490	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$78,216	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$4,071,798	\$127,419	\$0	\$284,602	\$2,268,885
Ending Reserve Balance	\$10,412,778	\$12,105,910	\$13,983,019	\$15,633,263	\$15,352,892

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$15,352,892	\$6,861,810	\$8,843,464	\$10,443,416	\$11,123,788
Annual Reserve Contribution	\$1,962,662	\$2,015,654	\$2,070,077	\$2,125,969	\$2,183,370
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$55,525	\$39,255	\$48,207	\$53,907	\$56,656
Total Income	\$17,371,079	\$8,916,719	\$10,961,749	\$12,623,291	\$13,363,814
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$0	\$0	\$1,212,023
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$39,454
50105 Scada System - Replace	\$0	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$0	\$0	\$0	\$21,042
50111 Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$46,739	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$77,898	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$0	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$31,159	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$0	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$0	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$27,264	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$1,557,967	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Repair	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$5,110,133	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$0	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$0	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$0	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$21,706	\$0
50308 Subdrain Pump Stations - Repair	\$151,590	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$0	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$75,795	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$73,255	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$64,048	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$385,940	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$1,432,597	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$547,971
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50323 Pipelines (Unit 6) - Repl 25%	\$211,884	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$0	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$2,757,602	\$0	\$0	\$0	\$0
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$46,038	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$220,452	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
50406 Rio Oso VFDs - Replace	\$194,746	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$0	\$0	\$68,345	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$45,200	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$10,509,269	\$73,255	\$518,333	\$1,499,503	\$1,820,490
Ending Reserve Balance	\$6,861,810	\$8,843,464	\$10,443,416	\$11,123,788	\$11,543,324

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$11,543,324	\$9,814,924	\$12,022,990	\$13,716,583	\$16,014,638
Annual Reserve Contribution	\$2,242,321	\$2,302,864	\$2,365,041	\$2,428,897	\$2,494,478
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$53,384	\$54,583	\$64,335	\$74,312	\$85,512
Total Income	\$13,839,030	\$12,172,371	\$14,452,366	\$16,219,792	\$18,594,628
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
50105 Scada System - Replace	\$406,375	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$54,183	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$0	\$0	\$0	\$0
50111 Neutralization Tank - Reline	\$117,397	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$93,918	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$0	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$90,306	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$270,917	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$84,158
50302 Transmission (Gran/Calero) - Repair	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$0	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$0	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$210,412	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$0	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$735,784	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$128,053	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$149,382	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$276,460
50323 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$0	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$180,611	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$747,730	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$1,193,840	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$53,371	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$255,565	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
50406 Rio Oso VFDs - Replace	\$0	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$192,080	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$62,957	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$62,957	\$0
50508 2010 Ford Ranger - Replace 50%	\$29,349	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$79,239	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$36,489
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$4,024,106	\$149,382	\$735,784	\$205,154	\$397,106
Ending Reserve Balance	\$9,814,924	\$12,022,990	\$13,716,583	\$16,014,638	\$18,197,522

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$18,197,522	\$19,925,524	\$22,640,702	\$24,696,933	\$22,601,317
Annual Reserve Contribution	\$2,561,829	\$2,630,998	\$2,702,035	\$2,774,990	\$2,849,914
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$95,288	\$106,393	\$118,319	\$118,221	\$120,003
Total Income	\$20,854,638	\$22,662,915	\$25,461,056	\$27,590,143	\$25,571,235
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$0	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
50105 Scada System - Replace	\$0	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107 Turbidity Probes - Replace	\$52,344	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$25,125	\$0	\$0	\$0	\$0
50109 Plate Settler Motor - Replace	\$20,938	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$25,125	\$0	\$0	\$0	\$0
50111 Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$0
50112 Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Refurbish	\$62,813	\$0	\$0	\$0	\$0
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$0
50115 CIP Tanks - Replace	\$115,158	\$0	\$0	\$0	\$0
50116 CIP Pumps - Replace	\$104,689	\$0	\$0	\$0	\$0
50117 Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Refurbish	\$41,876	\$0	\$0	\$0	\$0
50118 Backpulse Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50119 Flocculators - Replace	\$0	\$0	\$0	\$0	\$0
50120 Chemical Tanks - Replace/Reline	\$0	\$0	\$0	\$0	\$0
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$36,641	\$0	\$0	\$0	\$0
Plant 2					
50201 Plant #2 - Convert	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Repair	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304 Rio Oso Tank - Rehabilitate	\$0	\$0	\$0	\$4,575,855	\$0
50305 Rio Oso Booster Station - Rehab	\$0	\$0	\$0	\$0	\$0
50306 Backflow Devices - Replace 50%	\$0	\$0	\$0	\$0	\$0
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$0	\$0	\$0	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$0	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$0
50311 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50313 Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
50315 Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316 Pipeline (Van Vleck) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50317 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$161,071
50318 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50319 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50320 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50321 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50322 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50323 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
50324 Water Supply Valves - Replace 30%	\$0	\$0	\$0	\$0	\$0
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$0
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$22,213	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$61,871	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$296,270	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$412,971	\$0

Fiscal Year	2046	2047	2048	2049	2050
50406 Rio Oso VFDs - Replace	\$0	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$764,123	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$59,045	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$0	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$0	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50512 2016 Ford F-550 Truck - Replace	\$0	\$0	\$0	\$0	\$0
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
50514 1998 Hyster Fork Lift - Replace	\$27,219	\$0	\$0	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$0
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$929,114	\$22,213	\$764,123	\$4,988,826	\$161,071
Ending Reserve Balance	\$19,925,524	\$22,640,702	\$24,696,933	\$22,601,317	\$25,410,164

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

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 Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Plant 1

Comp #: 50101 Water Plant - Major Reconstruction

Quantity: Water Plant

Location: Water Plant

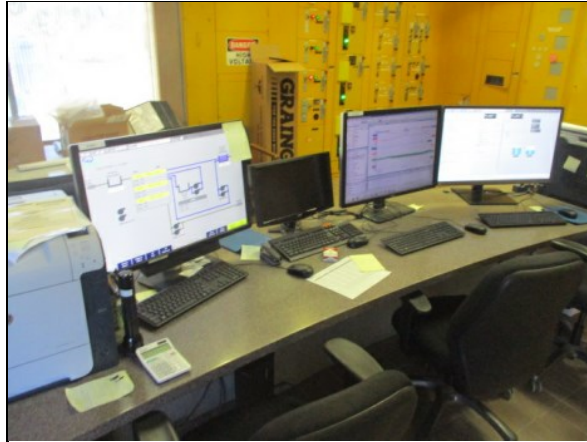
Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History: Reconstructed 2016

Comments: Water Treatment Facility, building & equipment is in fair condition. No expectation to replace the entire treatment facility at anyone time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 50102 Water Plant Membranes - Replace

Quantity: (6) Membranes

Location: Water Plant

Funded?: Yes.

History:

Comments: (6) Membranes, each with (96) Modules. This component provides funding to replace membranes roughly every 5-10 years.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 633,600

Worst Case: \$ 748,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50103 Plant #1 - Upgrade

Quantity: Water Plant

Location: Water Plant

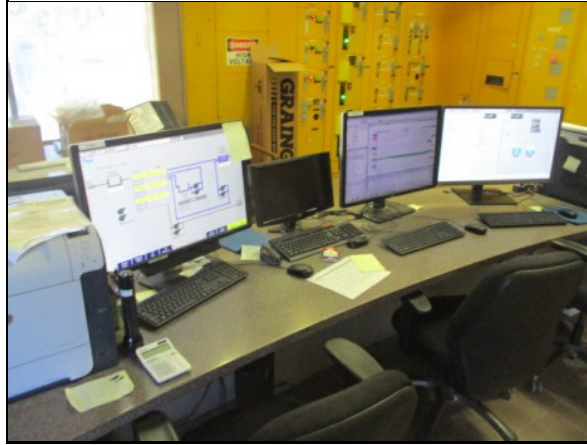
Funded?: Yes.

History: Major Reconstruction in 2016

Comments: Water Treatment Facility, building & equipment is in fair condition. No expectation to replace the entire treatment facility at anyone time.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 1,200,000

Worst Case: \$ 1,800,000

Lower Allowance to Upgrade

Higher Allowance to Upgrade

Cost Source:

Comp #: 50104 Air Compressors - Replace

Quantity: (2) Compressors

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the air compressors, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50105 Scada System - Replace

Quantity: (1) System

Location:

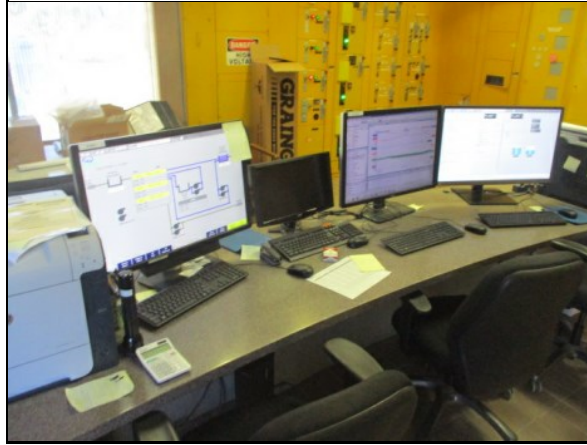
Funded?: Yes.

History:

Comments: This component funds to replace the SCADA system, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 225,000

Worst Case: \$ 225,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50106 Blowers - Replace

Quantity: (2) Blowers

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the blowers, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50107 Turbidity Probes - Replace

Quantity: (2) Probes

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Turbidity probes, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50108 Chlorine/pH Analyzers - Replace

Quantity: (2) Analyzers

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Chlorine/pH Analyzers, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50109 Plate Settler Motor - Replace

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the plate settle motor, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50110 Drying Beds - Maintain

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to maintain the drying beds, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50111 Neutralization Tank - Reline

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component may be used to fund the maintenance the Neutralization tank, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 65,000

Worst Case: \$ 65,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50112 Wastebasin Motors - Replace

Quantity: (2) Motors

Location:

Funded?: Yes.

History:

Comments: This component funds to maintain or replace the wastebasin motors in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 52,000

Worst Case: \$ 52,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50113 Permeate Pumps - Refurbish

Quantity: (3) Pumps

Location:

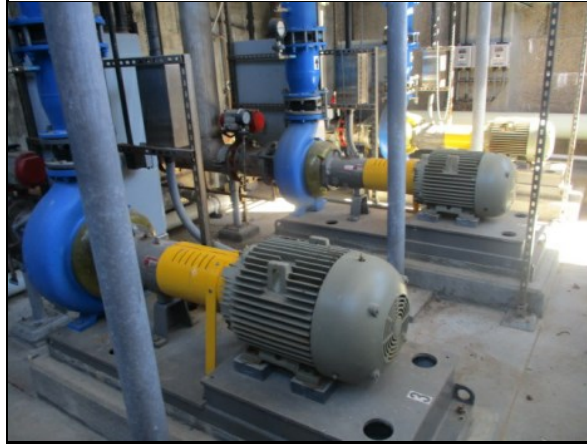
Funded?: Yes.

History:

Comments: This component funds to replace the permeate pumps, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50113 Permeate Pumps - Replace

Quantity: (3) Pumps

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the permeate pumps, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 135,000

Worst Case: \$ 135,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50114 Tigermag Flowmeters - Replace

Quantity: (12) Meters

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the (12) Tigermag Flowmeters, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50115 CIP Tanks - Replace

Quantity: (1) Tank

Location:

Funded?: Yes. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments: This component funds to replace the CIP Tank, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 55,000

Worst Case: \$ 55,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50116 CIP Pumps - Replace

Quantity: (2) Pumps

Location:

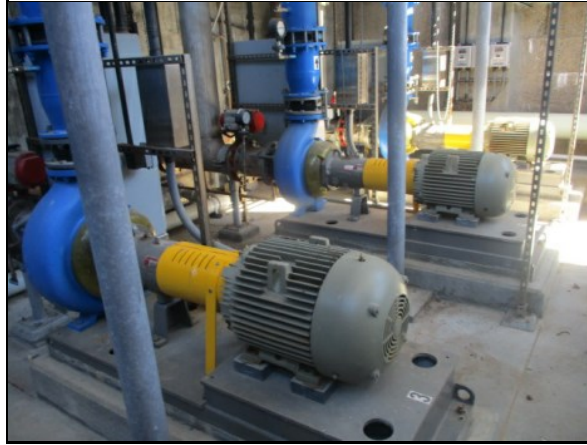
Funded?: Yes.

History:

Comments: This component funds to replace the CIP Pumps, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50117 Reject Pumps - Replace

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Reject pumps, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50118 Backpulse Pumps - Refurbish

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Backpulse pumps and motor system, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50118 Backpulse Pumps - Replace

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Backpulse pumps and motor system, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50119 Flocculators - Replace

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Flocculators, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50120 Chemical Tanks - Replace/Reline

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Chemical Tanks, in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 150,000

Worst Case: \$ 150,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50121 Chlorinators - Replace

Quantity: (6) Chlorinators

Location:

Funded?: Yes.

History:

Comments: This component funds to replace the Chlorinators , in part or in whole, depending on future needs. Adjust as future needs dictate.

Useful Life:
35 years

Remaining Life:
30 years



Best Case: \$ 120,000

Worst Case: \$ 120,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50122 Variable Frequency Drive - Replace

Quantity: (1) System

Location:

Funded?: Yes.

History:

Comments: Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Plant 2

Comp #: 50201 Plant #2 - Convert

Quantity: Plant #2

Location: Water Plant

Funded?: Yes.

History:

Comments: Plant #2 Filtration room is clean and in good condition. Plant #2 will ultimately be de-commissioned and possibly converted to chemical storage. This component provides funding for the one time expense to convert Plant #2 accordingly. Update as future needs dictate.

Useful Life:
100 years

Remaining Life:
15 years



Best Case: \$ 800,000

Worst Case: \$ 1,200,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Water Distribution

Comp #: 50301 Water Plant Road - Repair

Quantity: Approx 23,500 GSF

Location: Water Plant Access

Funded?: Yes.

History:

Comments: Gravel road access to water plant. In good condition and intact. This component provides funding for periodic repairs to the road at roughly the interval below. Update timing and funding as future needs dictate.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 35,500

Worst Case: \$ 47,300

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50302 Transmission (Gran/Calero) - Repair

Quantity: Approx 9,300 LF

Location: Transmission from Granlees to Calero

Funded?: Yes.

History: Installed in 1988

Comments: Granlees Dam Pumping & Diversion station pumps water to Calero Reservoir. No expectation to replace completely. This component provides funding to repair transmission as needed at roughly the interval below. Update as future needs and conditions dictate.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 989,000

Worst Case: \$ 1,370,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50303 Van Vleck Tank - Refurbish/Repair

Quantity: (1) 3M Gallon Water Tank

Location: Van Vleck Tank

Funded?: Yes.

History:

Comments: Gravity system. Feeds South side residential area, businesses, and 1/2 of North side of residential area. Inspect every 3-4 years for needed repairs. Update timing and cost as future needs dictate.

Useful Life:
40 years

Remaining Life:
15 years



Best Case: \$ 2,720,000

Worst Case: \$ 3,840,000

Lower allowance to refurbish/repair

Higher allowance to refurbish/repair

Cost Source: Client Asset List

Comp #: 50304 Rio Oso Tank - Rehabilitate

Quantity: (1) 1.2M Gallon Tank

Location: Rio Oso Tank

Funded?: Yes.

History: Rebuilt in Dec 2008, inspected in 2011.

Comments: 1.2 Million Gallon tank, rehabilitated in 2008. Divers needed for investigation, resealed, recoated, new roof. Inspect every 3-4 years for needed repairs. Update timing and cost as future needs dictate.

Useful Life:
40 years

Remaining Life:
28 years



Best Case: \$ 1,670,000

Worst Case: \$ 2,330,000

Lower allowance to rehabilitate

Higher allowance to rehabilitate

Cost Source: Client Asset List

Comp #: 50305 Rio Oso Booster Station - Rehab

Quantity: (1) Pump Station

Location: Rio Oso

Funded?: Yes.

History:

Comments: Pump Station includes; motor control panels, PLC,(2) 125HP Pumps, (2) Variable frequency drives, valves and piping.

Useful Life:
40 years

Remaining Life:
1 years



Best Case: \$ 177,000

Worst Case: \$ 236,000

Lower allowance to rehabilitate

Higher allowance to rehabilitate

Cost Source: Estimate Provided by Client

Comp #: 50306 Backflow Devices - Replace 50%

Quantity: (46) of (93) Backflows

Location: Throughout District

Funded?: Yes.

History:

Comments: We recommend having the backflow tested annually by a backflow professional to ensure functionality. This component allows for replacement of 50% of backflow devices every 5 years.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 106,000

Worst Case: \$ 127,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50307 Flow Sensor (Arena) - Repair/Repl

Quantity: (1) Flow Sensor

Location: Arena Area

Funded?: Yes.

History: Installed in 2013.

Comments: Flow sensor at the Equestrian Arena was installed in 2013. Currently no problem are reported. Plan on repairs or partial replacement at roughly the interval listed below.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 10,600

Worst Case: \$ 14,900

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Client Cost History

Comp #: 50308 Subdrain Pump Stations - Repair

Quantity: (6) Subdrain Pump Station

Location: (3) Calero, (2) Chesbro, (1) Clementia

Funded?: Yes.

History: (2) Pumps at Clementia will be replaced in 2014.

Comments: There are (6) subdrain pump stations; (3) Calero, (2) Chesbro, (1) Clementia. This component provides funding for period repairs as needed. Update timing and cost as future needs dictate. Update future reserve studies to separate subdrain pumps if certain locations are repaired more frequently or more extensively than others.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 88,600

Worst Case: \$ 106,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50309 Calero Siphon Pump Station - Repl

Quantity: (1) Siphon Pump Station

Location: Peninsula of Calero Reservoir

Funded?: Yes.

History: Installed 1987

Comments: These pumps are used to fill the transfer line from Calero to Chesbro when Calero's level drops. Once the line is filled and the valve at Chesbro is opened, it allows it to pull a siphon and the pumps can be shut back off. This component provides funding to repair/replace the pump station as needed at roughly the interval below.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 295,000

Worst Case: \$ 473,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 50310 Chesbro Influent Valve - Repair

Quantity: Siphon Influent Control

Location: Lake Chesbro

Funded?: Yes.

History:

Comments: The siphon pumps at Lake Calero are used to fill the transfer line from Calero to Chesbro when Calero's level drops. Once the line is filled, this valve at Chesbro is opened. It allows it to pull a siphon and the pumps at Calero can be shut back off. This component provides funding to repair/replace the pump station as needed at roughly the interval below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 59,100

Worst Case: \$ 82,700

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50311 Pipeline (Airport) - Replace 25%

Quantity: Approx 4,000 LF X 25%

Location: Airport

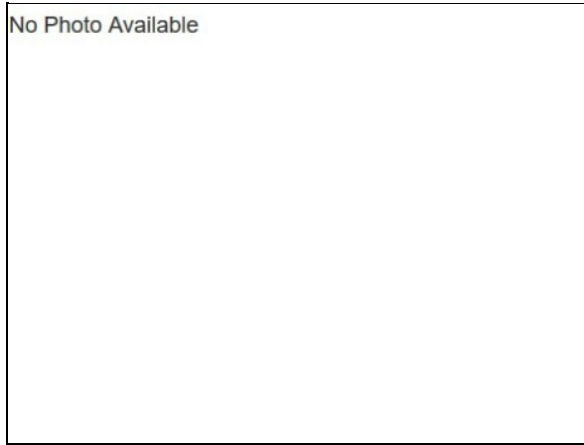
Funded?: Yes.

History:

Comments: This component provides funding to replace the water pipeline running to the Airport. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 44,400

Worst Case: \$ 52,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50312 Pipeline (Alameda) - Replace 25%

Quantity: Approx 3,750 LF X 25%

Location: Alameda Dr.

Funded?: Yes.

History: 1974

Comments: This component provides funding to replace the Alameda Drive water pipeline. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 41,700

Worst Case: \$ 49,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50313 Pipeline (Hwy 16) - Replace 25%

Quantity: Approx 6,000 LF X 25%

Location: Hwy 16

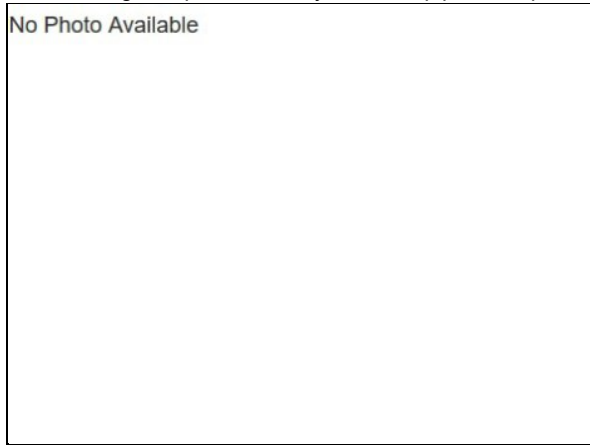
Funded?: Yes.

History: 1974

Comments: This component provides funding to replace the Hwy 16 water pipeline. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 66,700

Worst Case: \$ 79,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50314 Pipeline (M Village) - Replace

Quantity: Approx 11,250 LF

Location: Commercial - Mobile Home Park

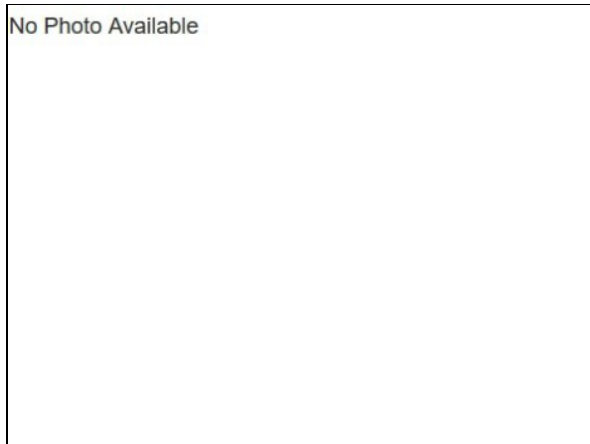
Funded?: Yes.

History: Original, Installed 1970.

Comments: This component provides funding to replace the water pipeline running to the Mobile Home Park. During the site visit we were informed that the pipelines to the Mobile Home Park are due for replacement. Funding is provided below for a complete replacement. Update timing and cost as future conditions dictate.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 625,000

Worst Case: \$ 745,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50315 Pipeline (Rio Oso) - Replace 25%

Quantity: Approx 4,480 LF X 25%

Location: Water Plant to Rio Oso Tank

Funded?: Yes.

History:

Comments: 14" pipeline providing 35,937 gallons of water between the Water Plant and Rio Oso Tank. This component provides funding to replace the pipeline at roughly the interval below. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 49,900

Worst Case: \$ 59,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50316 Pipeline (Van Vleck) - Replace 25%

Quantity: Approx 3,180 LF X 25%

Location: Throughout District

Funded?: Yes.

History:

Comments: 16" Pipeline transmissions; Water Plant to Bass Lake: 5,674LF, Bass Lake to North side: 2,292LF, River crossing N to S: 355LF, South River to Van Vleck: 3,895LF, Van Vleck to Murieta S. Pkwy:5,220LF, Bass Lake to Unit 6: 1,550LF. This component provides funding to replace the water pipeline at roughly the interval below. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 35,300

Worst Case: \$ 42,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50317 Pipelines (M. Gardens) - Repl 25%

Quantity: Approx 4,200 LF x25%

Location: Murietta Gardens

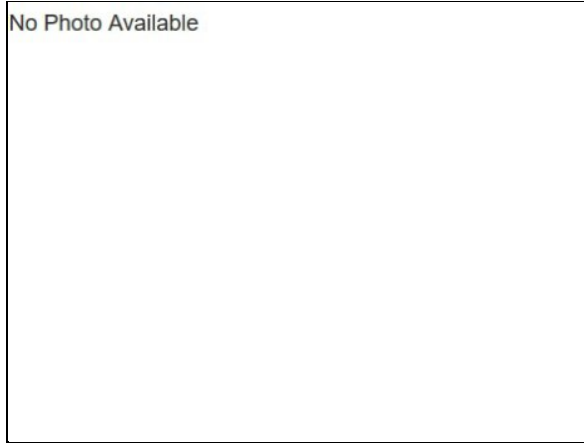
Funded?: Yes.

History: Installed 2021

Comments:

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 62,400

Worst Case: \$ 74,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50318 Pipelines (N. Unit 1) - Replace 25%

Quantity: Approx 19,200 LF X 25%

Location: Units 1-4 of RMCS D

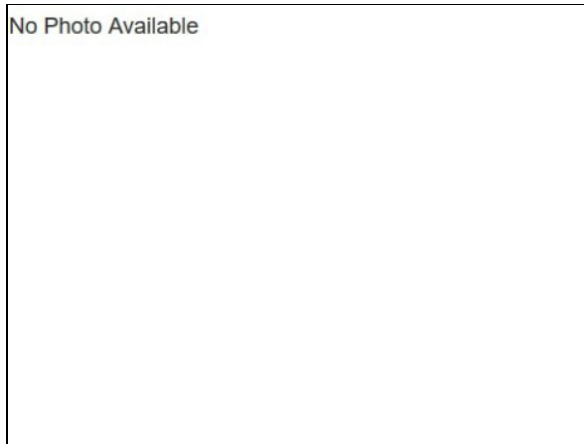
Funded?: Yes.

History: Installed 1974.

Comments: This component provides funding to replace the water pipeline running to Unit No. 1. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 213,000

Worst Case: \$ 254,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50319 Pipelines (N. Units 2-4) - Repl 25%

Quantity: Approx 69,150 LF X 25%

Location: North Side Units 1-4 of RMCS D

Funded?: Yes.

History: Installed between 1979-1982.

Comments: This component provides funding to replace the water pipeline running to Units 2-4. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 768,000

Worst Case: \$ 915,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50320 Pipelines (RM South) - Replace 25%

Quantity: Approx 25,670 LF X 25%

Location: Rancho Murieta South

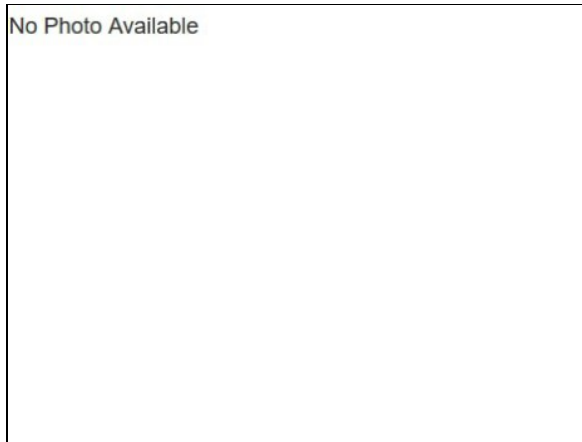
Funded?: Yes.

History: Installed between 1990-1992.

Comments: This component provides funding to replace the water pipeline running to Rancho Murieta South Units; 1A/B, 2A/B, 3, 4, 5, 6. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 285,000

Worst Case: \$ 340,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50321 Pipelines (South 7&8) - Replace 25%

Quantity: Approx 6,600 LF X 25%

Location: Rancho Murieta South - Units 7 & 8

Funded?: Yes.

History: Installed between 1999-2001.

Comments: This component provides funding to replace the water pipeline running to Rancho Murieta South Units 7 & 8. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 73,300

Worst Case: \$ 87,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50322 Pipelines (South Newest) - Repl 25%

Quantity: Approx 11,200 LF X 25%

Location: Rancho Murieta South - Unit 9 , Crest & Greens

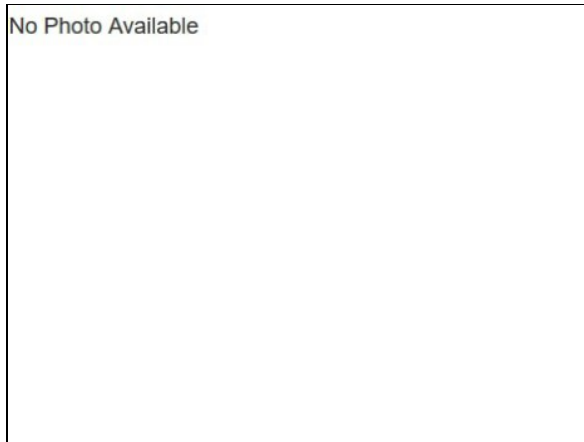
Funded?: Yes.

History: Installed between 2002-2004.

Comments: This component provides funding to replace the water pipeline running to Rancho Murieta South; Unit 9 , Crest & Greens. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
24 years



Best Case: \$ 124,000

Worst Case: \$ 148,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50323 Pipelines (Unit 6) - Repl 25%

Quantity: Approx 11,800 LF X 25%

Location: Rancho Murieta North - Unit 6

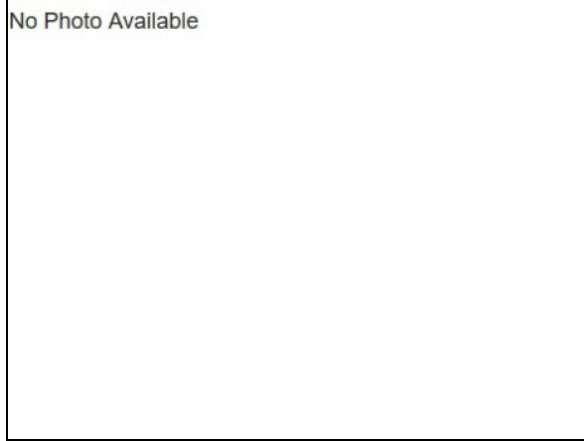
Funded?: Yes.

History:

Comments: This component provides funding to replace the water pipeline running to Rancho Murieta North, Unit 6. 5,600' of 14", 5,650' of 8", and 550' of 6" of class 150 C900 pipe. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 124,000

Worst Case: \$ 148,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50324 Water Supply Valves - Replace 30%

Quantity: Approx 900 X 30%

Location: Throughout Water Supply System

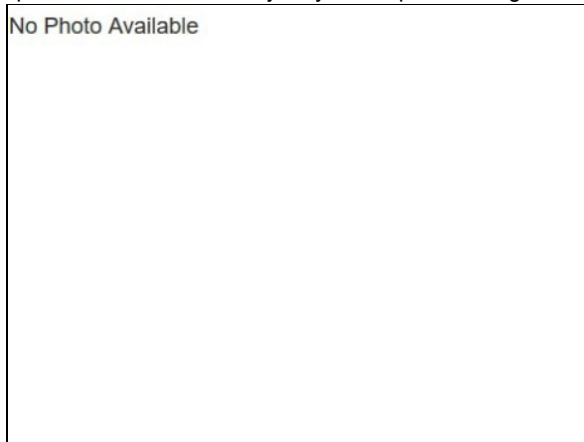
Funded?: Yes.

History:

Comments: There are approximately 900 valves in the water supply system for the CSD. Valves vary in size from 2" to 18". This component provides funding to replace 10% of valves every 10 years. Update timing and cost as future needs dictate.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 250,000

Worst Case: \$ 345,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50325 Main Waterlines - Allowance

Quantity: Allowance for general Rep

Location:

Funded?: Yes.

History:

Comments: Water mains consists of Asbestos cement, PVC (C900 & sch.40), ductile iron, and polyethylene service lines installed at the time of unit build. Replacement needs varies widely based on soil types and proper installations. We recommend regular service and maintenance by a licensed professional to help ensure proper function.

Useful Life:
70 years

Remaining Life:
20 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50326 Granlees Forebay Struct - Repair

Quantity: (1) Diversion Structure

Location: Granlees Lift Station

Funded?: Yes.

History: Repaired in 2014.

Comments: Granlees Diversion Station. RMCS D diverts water from the Cosumnes River into the CIA Ditch (Cosumnes Irrigation Association) from Nov. 1-May 31st of each year for raw water storage. Amount and times vary depending on river levels. During our site inspection it was pointed out the the structure shows signs of cracking/movement. We recommend a professional inspection.

Useful Life:
40 years

Remaining Life:
34 years



Best Case: \$ 177,000

Worst Case: \$ 236,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50327 Granlees Pump Station - Repair

Quantity: Raw Water Pump Station

Location: Granlees Lift Station

Funded?: Yes.

History:

Comments: Granlees Dam Pumping & Diversion station pumps water to Calero Reservoir. (3) 500HP Pumps and (2) 150HP Pumps. No expectation to replace completely. This component provides funding for periodic repairs/replacement of pumps at roughly the interval listed below. Update timing and cost as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 355,000

Worst Case: \$ 473,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 50328 Water Reservoirs - Repair

Quantity: Raw Water Storage Lakes

Location: Calero, Chesbro & Clementia

Funded?: Yes.

History:

Comments: (3) Reservoirs throughout the CSD. Calero - 2,630 Acres. Fed from Granlees pump station. Gravity feeds when level is high to Chesbro or is siphoned when level is lower. Chesbro - 1,131 Acres, Gravity feeds to Water Plant for water production. Clementia - 907 Acres, may be pumped to Water Plant as an emergency water source. This component provides funding for periodic repairs as needed.

Useful Life:
40 years

Remaining Life:
15 years



Best Case: \$ 1,180,000

Worst Case: \$ 2,360,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Equipment

Comp #: 50401 HVAC (WT Facility) - Replace

Quantity: (1) HVAC System

Location: Water Treatment Plant

Funded?: Yes.

History:

Comments: No issues reported. Assumed fully functional. We recommend planning to replace at roughly the interval below.

Update timing and cost as future needs dictate.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 9,300

Worst Case: \$ 11,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50402 Meters & MXUs - Replace 33%

Quantity: 33% of (2610) Connections

Location: Throughout District

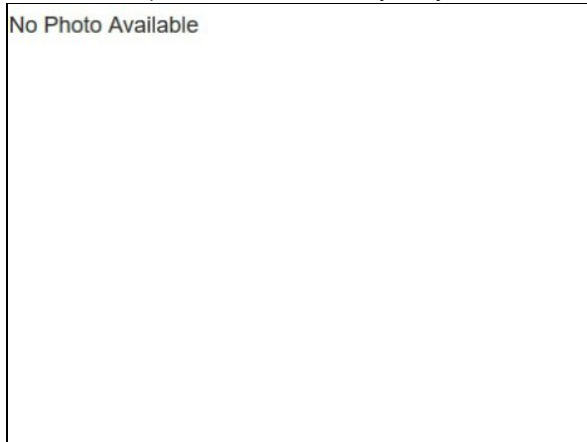
Funded?: Yes.

History:

Comments: District meters are SENSUS brand. Some current and future metering will be LPERL meters. Meters are replaced based on accuracy failures, radio read failures or register failure. The District is currently replacing all SR11 and older meters with lperl meters. Each meter has an MXU radiohead transponder. They both have a reported 20 yr life. 1/3 of meters & MXUs were replaced in 2010. This component allows for replacement of 33% every 6-7 years.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 601,000

Worst Case: \$ 721,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 50403 Equipment - Replace

Quantity: Various Equipment

Location: Water

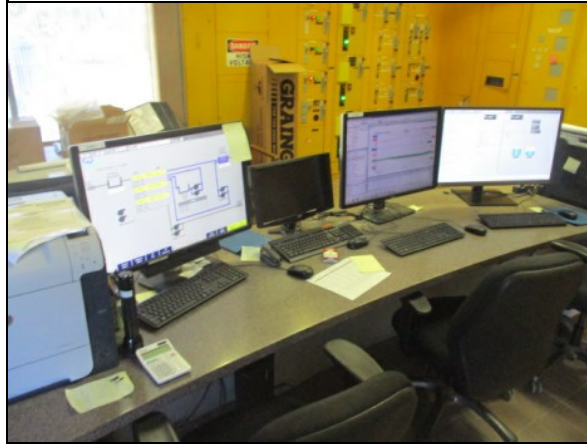
Funded?: Yes.

History:

Comments: This component provides funding for periodic replacement of meters, reading devices, recorders, valve operators, and other equipment at roughly the interval below. Update as future needs dictate.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 23,600

Worst Case: \$ 35,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 50404 Software/Technology - Update

Quantity: (4) Software/Techs

Location: Throughout District

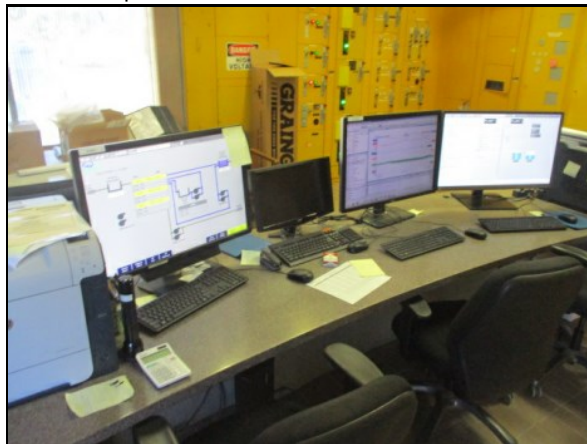
Funded?: Yes.

History:

Comments: No expectation to replace all at one time. Due to advancements in technology, we recommend setting aside funding for upgrades at roughly the interval below. Update as future needs dictate.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 118,000

Worst Case: \$ 165,000

Lower allowance to update

Higher allowance to update

Cost Source: ARSF Cost Database

Comp #: 50405 Rio Oso Equip. - Replace

Quantity: Generator/Trans Switch

Location: Rio Oso

Funded?: Yes.

History:

Comments: (1) 230kw Generator, (1) 480 V Transfer switch. This component provides funding to replace the generator and transfer switch at roughly the interval below.

Useful Life:
40 years

Remaining Life:
28 years



Best Case: \$ 148,000

Worst Case: \$ 213,000

Lower allowance to Replace

Higher allowance to Replace

Cost Source: ARSF Cost Database

Comp #: 50406 Rio Oso VFDs - Replace

Quantity: (3) VFDs

Location:

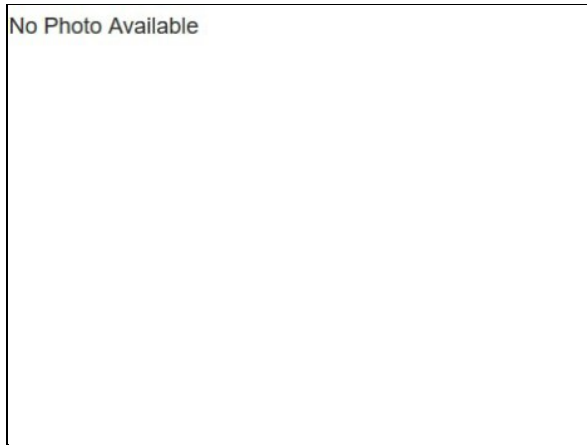
Funded?: Yes.

History:

Comments: We were informed that the VFDs are in need of replacement at this time. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 100,000

Worst Case: \$ 150,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 50407 Fire hydrants - Replace (Partial)

Quantity: (43) of (174) Hydrants

Location: Throughout District

Funded?: Yes.

History:

Comments: This component provides funding to replace approximately 43 hydrants and associated valve every 25 years, as-needed. Adjust future funding as needs dictate.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$ 310,000

Worst Case: \$ 378,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50408 Rio Oso Fuel Tank - Replace

Quantity: (1) Fuel Tank

Location: Adjacent to Rio Oso Storage Tank

Funded?: Yes.

History: Installed 1995

Comments: Although timing for replacement is difficult to predict, we recommend setting aside funding to replace at roughly the interval below. Cost includes disposal.

Useful Life:
40 years

Remaining Life:
25 years



Best Case: \$ 24,200

Worst Case: \$ 32,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History plus Inflation

Comp #: 50409 Lake Aerators - Replace

Quantity: (3) Aerators

Location: Lake Chesbro

Funded?: Yes.

History:

Comments: Aeration in Lake Chesbro is used to keep the lake mixed and oxidize Iron or Maganese. This component provides funding to replace at roughly the interval below. Update as future needs dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 95,700

Worst Case: \$ 117,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Vehicles

Comp #: 50501 1997 Ford F250 - Replace

Quantity: (1) Ford F250, V#211

Location: Water

Funded?: No. No plans to replace

History:

Comments: 1997 Ford F250. Current mileage: 79,191. In fair condition. Noticed dents and paint peeling. Routine maintenance should be performed to maximize useful life of the vehicle. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 50502 1997 Ford F150 - Replace

Quantity: (1) Ford F150, V#7003

Location: Water

Funded?: No. No plans to replace

History:

Comments: 1997 Ford F150. Current mileage: 109,543. In fair condition. Rust and dents are noted. Generally the CSD replaces vehicles once they reach 100,000 miles. Update timing and funding as future needs dictate.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 50503 2000 Ford F150 - Replace

Quantity: (1) Ford F150, V#6367

Location: Water

Funded?: No. No plans to replace

History:

Comments: 2000 Ford F150. Current mileage: 75,625. In fair condition with some minor scratches and dents. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 50504 2001 Ford F250 - Replace

Quantity: (1) Ford F250, V#8524

Location: Water

Funded?: Yes.

History:

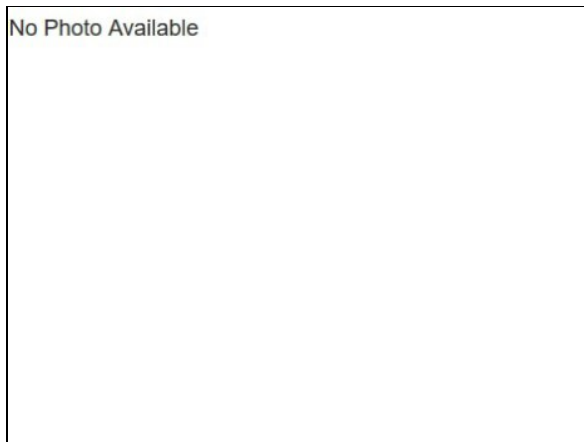
Comments: 2001 Ford F250 Super Duty. Current mileage: 84,654. In fair condition. Some minor scratches. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:

17 years

Remaining Life:

0 years



Best Case: \$ 37,800

Worst Case: \$ 44,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50505 2003 Ford F150 - Replace

Quantity: (1) Ford F150, V#4584

Location: Water

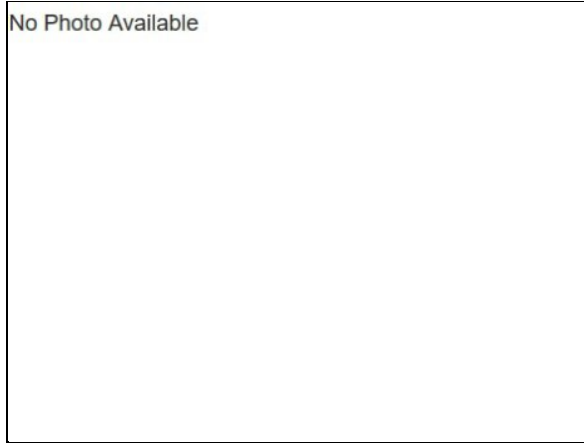
Funded?: Yes.

History:

Comments: 2003 Ford F150 STD Cab. Current mileage: 70,240. In good condition. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 29,500

Worst Case: \$ 34,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50506 2008 Ford F350 - Replace 50%

Quantity: (1) Ford F350, V#0663

Location: Water

Funded?: Yes.

History:

Comments: 2008 Ford F350 STD Cab. Diesel. Current mileage: 47,387. In good condition. 50% of this vehicle is funded out of Sewer and 50% out of Water. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 23,600

Worst Case: \$ 29,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50507 2003 Ford F150 - Replace

Quantity: (1) Ford F150, V#3817

Location: Water

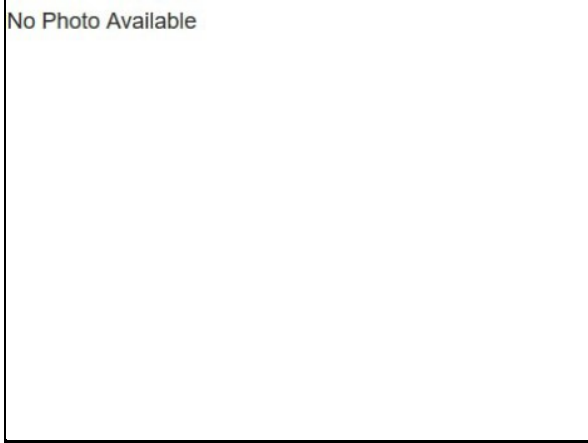
Funded?: Yes.

History:

Comments: 2003 Ford F150. Current mileage: 111,806. In good condition. No major damage noted. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 29,500

Worst Case: \$ 34,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50508 2010 Ford Ranger - Replace 50%

Quantity: (1) Ford Ranger, V#8210

Location: Water

Funded?: Yes.

History:

Comments: 2010 Ford Ranger. Current mileage: 12,946. 50% of this vehicle is funded out of Sewer and 50% out of Water. In good condition. No signs of dents or scratches. Ford no longer makes the Ranger, so replacement cost is for a comparable size vehicle. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 14,800

Worst Case: \$ 17,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50509 2003 Ford F150 Supercrew - Replace

Quantity: (1) Ford F150, V#3233

Location: Water

Funded?: Yes.

History:

Comments: 2003 Ford F150 Supercrew. Current mileage: 33,544 In good condition. No signs of major dents or paint chipping. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 36,600

Worst Case: \$ 43,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50510 2011 Ford Ranger - Replace

Quantity: (1) Ford Ranger, V#5636

Location: Water

Funded?: Yes.

History:

Comments: 2011 Ford Ranger. Current mileage: 17,165. Unable to inspect during site visit as the vehicle was in use. Ford no longer makes the Ranger, so replacement cost is for a comparable size vehicle. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 24,800

Worst Case: \$ 29,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50511 2013 Ford F-550 Truck - Replace

Quantity: (1) Ford F-550 Truck

Location: Water

Funded?: Yes.

History:

Comments: 2013 Ford F-550 Truck. Current mileage: 4,868. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 76,800

Worst Case: \$ 105,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50512 2016 Ford F-550 Truck - Replace

Quantity: (1) Ford F-550 Truck

Location: Water

Funded?: Yes.

History:

Comments: 2016 Ford F-550 4x4 Dump Truck, V#4043. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 76,800

Worst Case: \$ 105,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 50513 Kubota Utility Vehicle - Replace

Quantity: (1) Utility Vehicle

Location: Water

Funded?: Yes.

History:

Comments: (1) Kubota RTV 900XT, with 766 run hours, in fair condition. Stored in a semi-protected location. We recommend setting aside funding to replace at roughly the interval below.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 16,300

Worst Case: \$ 19,600

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Client Asset List

Comp #: 50514 1998 Hyster Fork Lift - Replace

Quantity: (1) 1998 Hyster Fork Lift

Location: Water

Funded?: Yes.

History:

Comments: Forklift is in good condition. No problems reported, assumed functional. This component provides funding to replace the forklift at roughly the interval below.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 11,800

Worst Case: \$ 14,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 50515 Fluid Excavator - Rep (Ditch Witch)

Quantity: (1) Fluid Excavator

Location: Water

Funded?: Yes.

History:

Comments: (1) Fluid Excavator. Functioning normally, without any reported problems. Adjust as future conditions dictate.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 53,200

Worst Case: \$ 63,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 50516 Bobcat Tractor - Replace

Quantity: (1) Bobcat Comp. Tractor

Location: Water

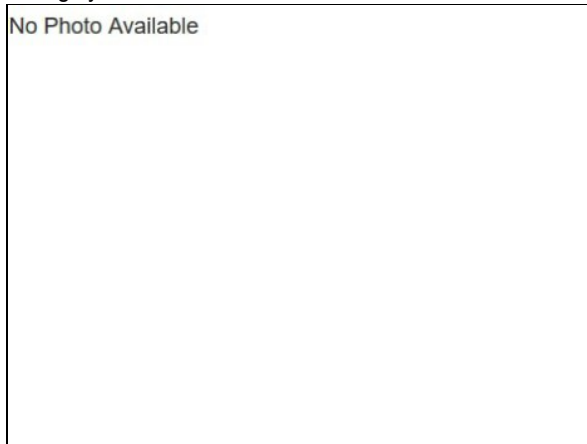
Funded?: Yes.

History:

Comments: Bobcat compact tractor was being repaired during site inspection. Stored in a semi-protected location. We recommend setting aside funding to replace at roughly the interval below.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 88,600

Worst Case: \$ 118,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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Update "With-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Sewer Rancho Murieta, CA

Report #: 27003-1
For Period Beginning: July 1, 2021
Expires: June 30, 2022

Date Prepared: June 1, 2021



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:

415-694-8931



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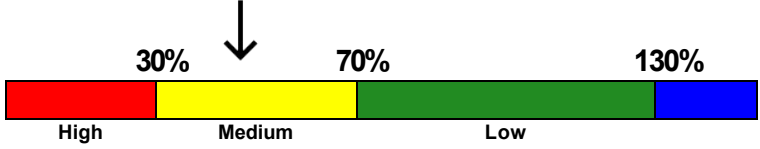
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-1**
Sewer
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2021 through June 30, 2022

Projected Starting Reserve Balance	\$4,794,902
Current Fully Funded Reserve Balance	\$10,070,801
Average Reserve Deficit (Surplus) Per Unit	\$5,275,899
Percent Funded47.6 %
Recommended 2021/22 "Annual Fully Funding Contributions"	\$700,000
Recommended 2021/22 Special Assessments for Reserves	\$0
2020/21 Annual Contribution Rate	\$.235,348

Reserves % Funded: 47.6%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves050 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Capital Plan Reserve Study.
- The information in this Reserve Study is based on our site inspection on 2/22/2021.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 47.6 % Funded, this means the client's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$700,000/Annual.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SEWER PIPELINE				
40103	West Subdrain - Repair	40	15	\$15,000
40104	Pipeline (Airport) - Replace 25%	30	10	\$67,980
40105	Pipeline (Alameda) - Replace 25%	30	11	\$72,840
40106	Pipeline (M Village) - Replace	45	10	\$1,092,600
40107	Pipelines (M. Gardens) - Repl 25%	30	29	\$86,250
40108	Pipelines (N. Unit 1) - Replace 25%	30	12	\$372,600
40109	Pipelines (N. Units 2-4) - Repl 25%	30	13	\$1,338,000
40110	Pipelines (RM South) - Addition	75	0	\$232,000
40110	Pipelines (RM South) - Replace 25%	30	14	\$495,600
40111	Pipelines (South 7&8) - Replace 25%	30	16	\$126,180
40112	Pipelines (South Newest) - Repl 25%	30	19	\$213,600
40113	Pipelines (Unit 6) - Repl 25%	30	10	\$195,600
40114	Sewer Jetting Unit - Replace	20	5	\$79,000
WASTE WATER TREATMENT FACILITY				
40201	Asphalt - Remove & Replace	50	14	\$1,133,000
40202	Asphalt - Seal/Repair	8	4	\$156,500
40203	Generators - Replace	50	20	\$825,000
40204	HVAC Condensers - Repl (Maint Bldg)	20	6	\$25,000
40205	East DAF Control Panel - Replace	25	8	\$80,000
40206	West DAF Control Panel - Replace	25	24	\$80,000
40207	MV3 Valve - Replace	25	10	\$12,000
40208	Chlorine C Tertiary Effluent - Repl	80	0	\$29,550
40209	Air Compressors - Replace	10	9	\$42,400
40210	Solar Pond Circulator - Replace	10	1	\$66,200
40211	Tertiary Control Panel - Replace	30	29	\$128,100
40212	Fencing - Replace/Repair	25	8	\$156,000
40213	Gate Operator - Replace	10	8	\$4,500
40214	Automated Gate & Sensors - Replace	20	18	\$11,200
40215	East DAF Hydro Tank - Replace	50	49	\$30,000
40216	West DAF Hydro Tank - Replace	50	48	\$30,000
40217	Reclaimed Pumping System - Rebuild	10	5	\$75,000
40218	Maintenance Buildings - Refurbish	35	10	\$313,500
40219	Tertiary Pumps - Rebuild/Replace	15	8	\$80,000
40220	Drying Bed Pump & Control - Repl	24	0	\$17,000
40221	Filtration Valves - Replace	30	15	\$97,250
40222	Reclaimed Irrigation System - Repl	25	23	\$25,000
40223	Chemical Storage Room - Repair	10	5	\$31,000
40225	Hydro Tank - Replace	30	26	\$37,500
40226	Control, Switches & Devic - Rep	10	5	\$140,000
40227	Exterior Surfaces - Repaint	15	6	\$35,100
40228	East DAF Filters and Valves - Repl	20	5	\$32,500
40229	West DAF Filters and Valves - Repl	20	6	\$32,500
40230	Chemical System Pumps - Replace	10	9	\$25,000
40231	Drying Bed Pump - Replace	12	0	\$12,500
40232	Chemical Control System - Replace	40	39	\$200,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
40233	WWT Holding Ponds - Repair	10	5	\$95,000
40234	Floating Aerators - Replace	20	5	\$171,750
40235	Drying Beds - Rebuild (1 per yr)	1	0	\$5,000
40236	East DAF - Repaint/Repair	15	14	\$200,000
40237	West DAF - Repaint/Repair	15	0	\$200,000
40238	Reclaimed Pump Flow Meter - Replace	15	5	\$13,500
40239	Reclaimed PLC - Replace	15	5	\$15,000
40240	Electrical - Repair/Replace	20	0	\$31,500
40241	Main PLC (2008) - Replace	20	6	\$18,000
40242	Main PLC (2011) - Replace	20	10	\$18,000
40243	Scada System Software - Replace	12	11	\$225,000
40244	Sub Drain Pumping Station - Replace	25	22	\$16,000
40245	Sub Drain Pumps - Replace	15	10	\$14,000
40246	Motor control Center - Replace	50	20	\$425,000
40247	Chlorine Meter - Replace	15	5	\$13,000
40248	Fuel Tank - Replace	40	20	\$67,000
40250	Solar Panel Junction Boxes - Repl	30	25	\$193,800
40251	EQ Basin - Repair	30	5	\$200,500
40252	EQ Contact Pipe - Replace	50	5	\$832,500
40253	Chem. Storage Tanks - Reline/Repair	30	10	\$189,000
40254	Aerator Valves - Replace 15%	2	0	\$16,000
40255	Aerator Brush Device - Repl 50%	12	15	\$79,750
40256	Aerator Pumps - Repl 50%	6	2	\$19,000
40257	Aerator Control Systems - Repl	18	3	\$35,000
LIFT STATIONS				
40301	Main Lift N - Major Reconstruction	30	24	\$1,180,000
40302	Main Lift N - Minor Reconstruction	15	9	\$236,000
40303	Cantova - Major Reconstruction	30	10	\$168,500
40304	Cantova - Minor Reconstruction	30	15	\$67,950
40305	FAA - Major Reconstruction	30	0	\$65,000
40306	FAA - Minor Reconstruction	15	0	\$35,450
40307	6B - Major Reconstruction	30	3	\$182,500
40308	6B - Minor Reconstruction	15	3	\$53,200
40309	6A - Major Reconstruction	30	3	\$156,500
40310	6A - Minor Reconstruction	15	3	\$53,200
40311	3B - Major Reconstruction	30	6	\$156,500
40312	3B - Minor Reconstruction	15	6	\$53,200
40313	Alameda - Major Reconstruction	30	0	\$70,900
40314	Alameda - Minor Reconstruction	15	0	\$17,700
40315	Starter Shack- Major Reconstruction	30	0	\$70,900
40316	Starter Shack- Minor Reconstruction	15	0	\$17,700
40317	Main Lift S - Major Reconstruction	30	0	\$709,000
40318	Main Lift S - Minor Reconstruction	15	0	\$200,500
40319	Crest - Major Reconstruction	30	12	\$354,500
40320	Crest - Minor Reconstruction	15	0	\$53,200
40321	Greens - Major Reconstruction	30	11	\$118,000
40322	Greens - Minor Reconstruction	15	1	\$41,400
LIFT STATION EQUIPMENT				
40323	Main Lift N Generator - Replace	50	46	\$77,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
40324	Cantova Generator - Replace	50	30	\$77,500
40325	6B Generator - Replace	50	23	\$77,500
40326	Main Lift S Generator - Replace	50	20	\$77,500
40327	Crest Generator - Replace	50	22	\$77,500
40328	Greens Generator - Replace	50	20	\$77,500
40329	Main Lift N Control Panel - Replace	20	14	\$15,000
40330	Cantova Control Panel - Replace	20	5	\$15,000
40331	FAA Control Panel - Replace	20	0	\$15,000
40332	6B Control Panel - Replace	20	3	\$15,000
40333	6A Control Panel - Replace	20	3	\$15,000
40334	3B Control Panel - Replace	20	6	\$15,000
40335	Alameda Control Panel - Replace	20	0	\$15,000
40336	Starter Shack Ctrl. Panel - Replace	20	0	\$15,000
40337	Main Lift S Control Panel - Replace	20	2	\$15,000
40338	Crest Control Panel - Replace	20	12	\$15,000
40339	Greens Control Panel - Replace	20	1	\$15,000
40340	Minor Lift Stations - Repair	15	0	\$24,850
VEHICLES				
40401	1994 Ford Dump Truck - Replace	25	0	\$52,000
40402	2001 Ford F250 - Replace	15	2	\$41,350
40404	2003 Ford F150 - Replace	18	3	\$31,900
40405	2008 Ford F350 - Replace 50%	15	3	\$26,550
40406	2010 Ford Ranger - Replace 50%	15	5	\$16,250
EQUIPMENT				
40501	Mechanical Equipment - Replace	8	0	\$41,400
40502	Forklift - Replace	25	15	\$30,000
40503	Mower - Replace	5	3	\$5,000
40504	Shipping Containers - Replace	8	2	\$4,750

117 Total Funded Components

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

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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital 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) 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.

Site Inspection Notes

During our site visit on 2/22/2021, we started with a brief meeting with Tom Hennig (General Manager). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

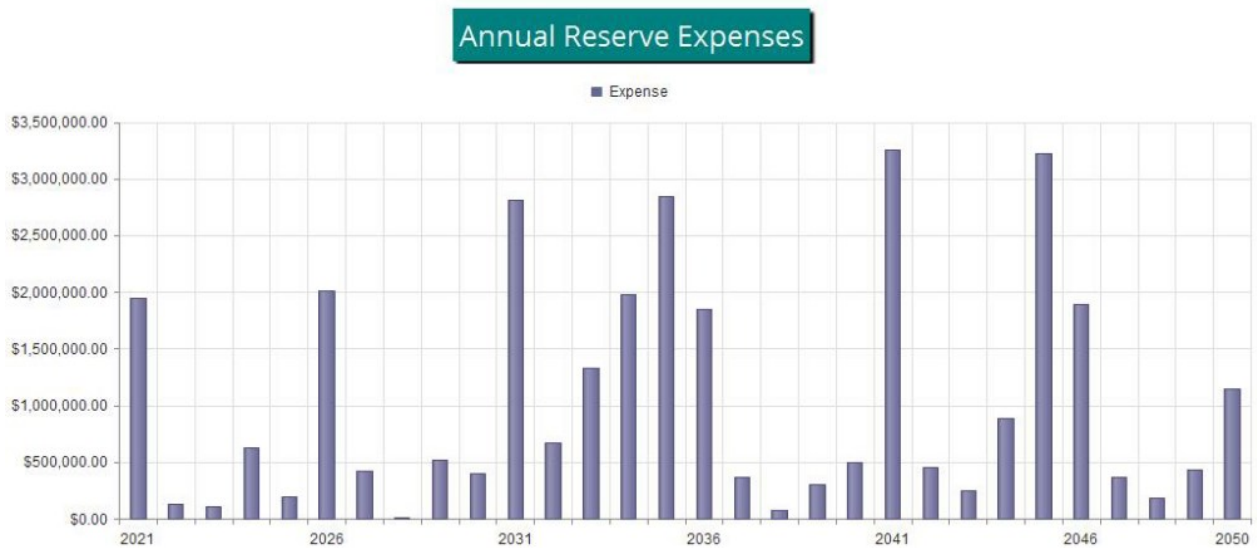


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$4,794,902 as-of the start of your fiscal year. This is based on your actual balance on 6/30/2020 of \$4,794,902 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2021, your Fully Funded Balance is computed to be \$10,070,801. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 47.6 % 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 \$700,000/Annual 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.

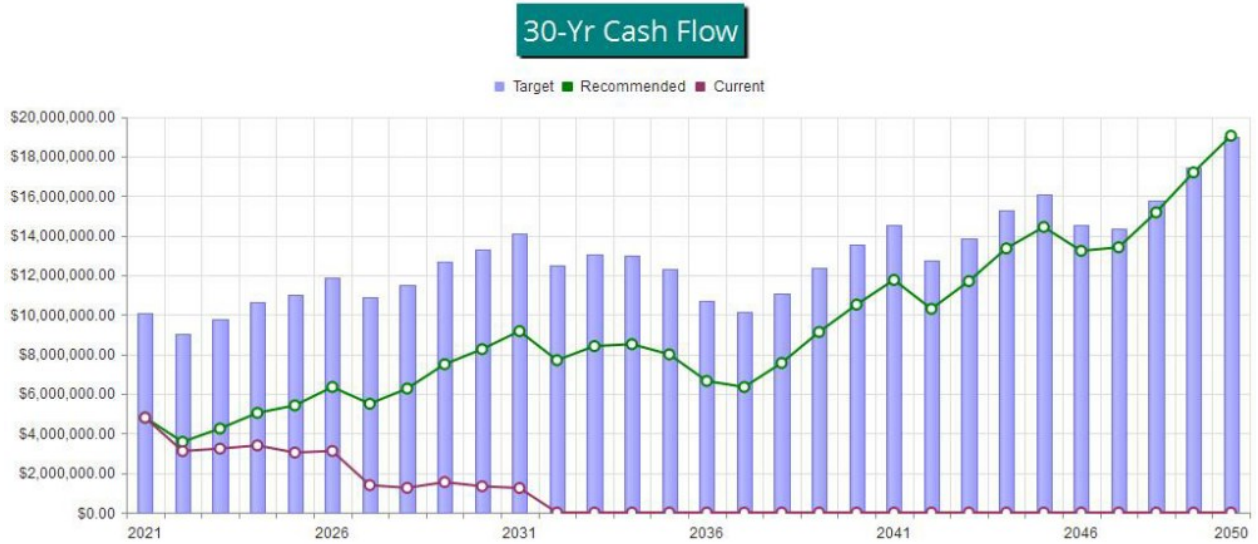


Figure 3

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.

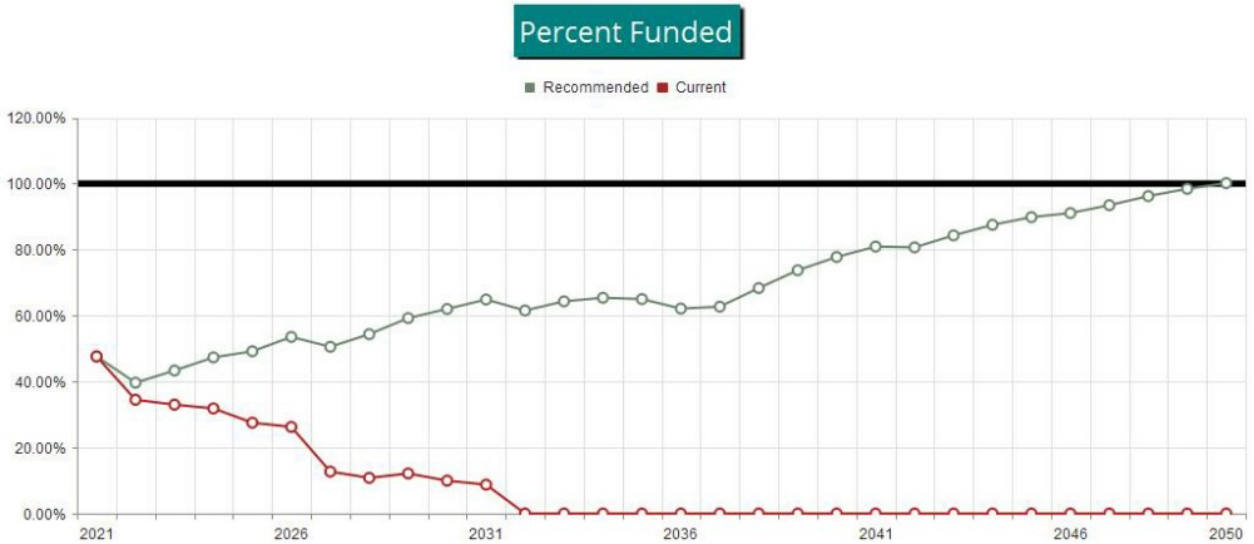


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings 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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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.

Budget Summary

27003-1
WSV

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Current Fund Balance	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
SEWER PIPELINE	20	75	0	29	\$4,387,250	\$232,000	\$336,570	\$2,758,436	\$4,050,680	\$147,432
WASTE WATER TREATMENT FACILITY	1	80	0	49	\$7,056,600	\$311,550	\$2,086,963	\$4,145,638	\$4,969,637	\$329,801
LIFT STATIONS	15	30	0	24	\$4,061,800	\$1,240,350	\$2,033,063	\$2,590,472	\$2,028,737	\$181,425
LIFT STATION EQUIPMENT	15	50	0	46	\$654,850	\$69,850	\$144,850	\$370,800	\$510,000	\$21,673
VEHICLES	15	25	0	5	\$168,050	\$52,000	\$146,493	\$146,493	\$21,557	\$10,677
EQUIPMENT	5	25	0	15	\$81,150	\$41,400	\$46,963	\$58,963	\$34,188	\$8,992
					\$16,409,700	\$ 1,947,150	\$ 4,794,902	\$ 10,070,801	\$ 11,614,798	\$ 700,000
Percent Funded:									47.6%	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
SEWER PIPELINE						
40103	West Subdrain - Repair	(5) Groundwater Wells	40	15	\$10,000	\$20,000
40104	Pipeline (Airport) - Replace 25%	Approx 3,500 LF X 25%	30	10	\$61,560	\$74,400
40105	Pipeline (Alameda) - Replace 25%	Approx 3,750 LF X 25%	30	11	\$66,000	\$79,680
40106	Pipeline (M Village) - Replace	Approx 11,250 LF	45	10	\$988,800	\$1,196,400
40107	Pipelines (M. Gardens) - Repl 25%	Approx 4,200 LF x25%	30	29	\$78,100	\$94,400
40108	Pipelines (N. Unit 1) - Replace 25%	Approx 19,200 LF X 25%	30	12	\$337,200	\$408,000
40109	Pipelines (N. Units 2-4) - Repl 25%	Approx 69,000 LF X 25%	30	13	\$1,212,000	\$1,464,000
40110	Pipelines (RM South) - Addition	Piping to Attach New Line	75	0	\$200,000	\$264,000
40110	Pipelines (RM South) - Replace 25%	Approx 25,500 LF X 25%	30	14	\$448,800	\$542,400
40111	Pipelines (South 7&8) - Replace 25%	Approx 6,500 LF X 25%	30	16	\$114,360	\$138,000
40112	Pipelines (South Newest) - Repl 25%	Approx 11,000 LF X 25%	30	19	\$193,200	\$234,000
40113	Pipelines (Unit 6) - Repl 25%	Approx 10,100 LF X 25%	30	10	\$177,600	\$213,600
40114	Sewer Jetting Unit - Replace	Sewer Jetting Equipment	20	5	\$70,000	\$88,000
WASTE WATER TREATMENT FACILITY						
40201	Asphalt - Remove & Replace	Approx 246,650 GSF	50	14	\$986,000	\$1,280,000
40202	Asphalt - Seal/Repair	Approx 246,650 GSF	8	4	\$142,000	\$171,000
40203	Generators - Replace	Generators	50	20	\$750,000	\$900,000
40204	HVAC Condensers - Repl (Maint Bldg)	(4) HVAC Units	20	6	\$22,000	\$28,000
40205	East DAF Control Panel - Replace	(1) Control Panel	25	8	\$72,000	\$88,000
40206	West DAF Control Panel - Replace	(1) Control Panel	25	24	\$72,000	\$88,000
40207	MV3 Valve - Replace	(1) Valve	25	10	\$10,800	\$13,200
40208	Chlorine C Tertiary Effluent - Repl	Filtered Tert. Effluent	80	0	\$23,600	\$35,500
40209	Air Compressors - Replace	(4) Air Compressors	10	9	\$35,300	\$49,500
40210	Solar Pond Circulator - Replace	(1) Solar Pond Circulator	10	1	\$60,300	\$72,100
40211	Tertiary Control Panel - Replace	(1) Control Panel	30	29	\$115,300	\$140,900
40212	Fencing - Replace/Repair	Approx 4,900 LF	25	8	\$127,000	\$185,000
40213	Gate Operator - Replace	(1) Operator	10	8	\$4,000	\$5,000
40214	Automated Gate & Sensors - Replace	(1) Automated Gate	20	18	\$10,000	\$12,400
40215	East DAF Hydro Tank - Replace	(1) Tank	50	49	\$27,000	\$33,000
40216	West DAF Hydro Tank - Replace	(1) Tank	50	48	\$27,000	\$33,000
40217	Reclaimed Pumping System - Rebuild	(2) 100HP Pumps	10	5	\$50,000	\$100,000
40218	Maintenance Buildings - Refurbish	Approx 7,730 GSF	35	10	\$284,000	\$343,000
40219	Tertiary Pumps - Rebuild/Replace	(3) 50HP Pumps	15	8	\$60,000	\$100,000
40220	Drying Bed Pump & Control - Repl	(1) Controller	24	0	\$15,000	\$19,000
40221	Filtration Valves - Replace	(3) Filtration Valves	30	15	\$88,500	\$106,000
40222	Reclaimed Irrigation System - Repl	(1) Irrigation System	25	23	\$20,000	\$30,000
40223	Chemical Storage Room - Repair	(1) Chem. Storage Room	10	5	\$22,000	\$40,000
40225	Hydro Tank - Replace	(1) Saturation Vessel	30	26	\$35,000	\$40,000
40226	Control, Switches & Devic - Rep	Reading Devices/Equipment	10	5	\$100,000	\$180,000
40227	Exterior Surfaces - Repaint	Approx 2,000 GSF	15	6	\$31,900	\$38,300
40228	East DAF Filters and Valves - Repl	(3) Filters, (18) Valves	20	5	\$25,000	\$40,000
40229	West DAF Filters and Valves - Repl	(3) Filters, (18) Valves	20	6	\$25,000	\$40,000

#	Component	Quantity	Useful Life	Rem.	Current Cost Estimate	
					Useful Life	Best Case
40230	Chemical System Pumps - Replace	(4) Bonfiglioli Pumps	10	9	\$22,000	\$28,000
40231	Drying Bed Pump - Replace	(1) Pump	12	0	\$10,000	\$15,000
40232	Chemical Control System - Replace	(2) Chem. Tanks	40	39	\$180,000	\$220,000
40233	WWT Holding Ponds - Repair	Approx 1.6m GSF	10	5	\$70,000	\$120,000
40234	Floating Aerators - Replace	(12) Floating Aerators	20	5	\$157,000	\$186,500
40235	Drying Beds - Rebuild (1 per yr)	(1 of 7) Drying Beds	1	0	\$4,500	\$5,500
40236	East DAF - Repaint/Repair	Approx 700 GSF	15	14	\$150,000	\$250,000
40237	West DAF - Repaint/Repair	Approx 700 GSF	15	0	\$150,000	\$250,000
40238	Reclaimed Pump Flow Meter - Replace	(2) Each	15	5	\$12,000	\$15,000
40239	Reclaimed PLC - Replace	(1) PLC	15	5	\$13,000	\$17,000
40240	Electrical - Repair/Replace	Extensive Wiring	20	0	\$25,000	\$38,000
40241	Main PLC (2008) - Replace	(1) PLC	20	6	\$16,000	\$20,000
40242	Main PLC (2011) - Replace	(1) PLC	20	10	\$16,000	\$20,000
40243	Scada System Software - Replace	(1) System	12	11	\$200,000	\$250,000
40244	Sub Drain Pumping Station - Replace	(1) Panel	25	22	\$14,500	\$17,500
40245	Sub Drain Pumps - Replace	(3) Pumps	15	10	\$10,000	\$18,000
40246	Motor control Center - Replace	(1) Center w/ Control	50	20	\$350,000	\$500,000
40247	Chlorine Meter - Replace	(1) Metering System	15	5	\$11,000	\$15,000
40248	Fuel Tank - Replace	(1) Fuel Tank	40	20	\$59,000	\$75,000
40250	Solar Panel Junction Boxes - Repl	(3) Junction Boxes	30	25	\$174,400	\$213,200
40251	EQ Basin - Repair	Approx 48,000 GSF	30	5	\$177,000	\$224,000
40252	EQ Contact Pipe - Replace	Approx 5,880 LF	50	5	\$665,000	\$1,000,000
40253	Chem. Storage Tanks - Reline/Repair	(3) Storage Containers	30	10	\$142,000	\$236,000
40254	Aerator Valves - Replace 15%	(2) Valves per cycle	2	0	\$14,400	\$17,600
40255	Aerator Brush Device - Repl 50%	(5) Aerated Brush	12	15	\$70,900	\$88,600
40256	Aerator Pumps - Repl 50%	(8) Pumps, 10hp	6	2	\$17,000	\$21,000
40257	Aerator Control Systems - Repl	(2) Aerator Controls	18	3	\$30,000	\$40,000
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	(1) Sewer Lift Station	30	24	\$650,000	\$1,710,000
40302	Main Lift N - Minor Reconstruction	(1) Sewer Lift Station	15	9	\$177,000	\$295,000
40303	Cantova - Major Reconstruction	(1) Sewer Lift Station	30	10	\$142,000	\$195,000
40304	Cantova - Minor Reconstruction	(1) Sewer Lift Station	30	15	\$47,300	\$88,600
40305	FAA - Major Reconstruction	(1) Sewer Lift Station	30	0	\$47,300	\$82,700
40306	FAA - Minor Reconstruction	(1) Sewer/Stormwater Lift	15	0	\$29,500	\$41,400
40307	6B - Major Reconstruction	(1) Sewer Lift Station	30	3	\$142,000	\$223,000
40308	6B - Minor Reconstruction	(1) Sewer Lift Station	15	3	\$47,300	\$59,100
40309	6A - Major Reconstruction	(1) Sewer Lift Station	30	3	\$142,000	\$171,000
40310	6A - Minor Reconstruction	(1) Sewer Lift Station	15	3	\$47,300	\$59,100
40311	3B - Major Reconstruction	(1) Sewer Lift Station	30	6	\$142,000	\$171,000
40312	3B - Minor Reconstruction	(1) Sewer Lift Station	15	6	\$47,300	\$59,100
40313	Alameda - Major Reconstruction	(1) Sewer Lift Station	30	0	\$59,100	\$82,700
40314	Alameda - Minor Reconstruction	(1) Sewer Lift Station	15	0	\$11,800	\$23,600
40315	Starter Shack- Major Reconstruction	(1) Sewer Lift Station	30	0	\$59,100	\$82,700
40316	Starter Shack- Minor Reconstruction	(1) Sewer Lift Station	15	0	\$11,800	\$23,600
40317	Main Lift S - Major Reconstruction	(1) Sewer/Stormwater Lift	30	0	\$532,000	\$886,000
40318	Main Lift S - Minor Reconstruction	(1) Sewer/Stormwater Lift	15	0	\$177,000	\$224,000
40319	Crest - Major Reconstruction	(1) Sewer Lift Station	30	12	\$295,000	\$414,000
40320	Crest - Minor Reconstruction	(1) Sewer Lift Station	15	0	\$47,300	\$59,100

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
40321	Greens - Major Reconstruction	(1) Sewer Lift Station	30	11	\$106,000	\$130,000
40322	Greens - Minor Reconstruction	(1) Sewer Lift Station	15	1	\$35,500	\$47,300
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	(1) Generator	50	46	\$67,000	\$88,000
40324	Cantova Generator - Replace	(1) Generator	50	30	\$67,000	\$88,000
40325	6B Generator - Replace	(1) Generator	50	23	\$67,000	\$88,000
40326	Main Lift S Generator - Replace	(1) Generator	50	20	\$67,000	\$88,000
40327	Crest Generator - Replace	(1) Generator	50	22	\$67,000	\$88,000
40328	Greens Generator - Replace	(1) Generator	50	20	\$67,000	\$88,000
40329	Main Lift N Control Panel - Replace	(1) Control Panel	20	14	\$12,000	\$18,000
40330	Cantova Control Panel - Replace	(1) Control Panel	20	5	\$12,000	\$18,000
40331	FAA Control Panel - Replace	(1) Control Panel	20	0	\$12,000	\$18,000
40332	6B Control Panel - Replace	(1) Control Panel	20	3	\$12,000	\$18,000
40333	6A Control Panel - Replace	(1) Control Panel	20	3	\$12,000	\$18,000
40334	3B Control Panel - Replace	(1) Control Panel	20	6	\$12,000	\$18,000
40335	Alameda Control Panel - Replace	(1) Control Panel	20	0	\$12,000	\$18,000
40336	Starter Shack Ctrl. Panel - Replace	(1) Control Panel	20	0	\$12,000	\$18,000
40337	Main Lift S Control Panel - Replace	(1) Control Panel	20	2	\$12,000	\$18,000
40338	Crest Control Panel - Replace	(1) Control Panel	20	12	\$12,000	\$18,000
40339	Greens Control Panel - Replace	(1) Control Panel	20	1	\$12,000	\$18,000
40340	Minor Lift Stations - Repair	(2) Sewage Lift Stations	15	0	\$14,200	\$35,500
VEHICLES						
40401	1994 Ford Dump Truck - Replace	(1) Ford F250, V#1665	25	0	\$47,300	\$56,700
40402	2001 Ford F250 - Replace	(1) Ford F250, V#8523	15	2	\$37,800	\$44,900
40404	2003 Ford F150 - Replace	(1) Ford F150, V#1750	18	3	\$29,500	\$34,300
40405	2008 Ford F350 - Replace 50%	(1) Ford F350, V#0663	15	3	\$23,600	\$29,500
40406	2010 Ford Ranger - Replace 50%	(1) Ford Ranger, V#8210	15	5	\$14,800	\$17,700
EQUIPMENT						
40501	Mechanical Equipment - Replace	Various Equipment	8	0	\$35,500	\$47,300
40502	Forklift - Replace	(1) Forklift	25	15	\$20,000	\$40,000
40503	Mower - Replace	(1) Mower	5	3	\$4,500	\$5,500
40504	Shipping Containers - Replace	(1) of (3) Containers	8	2	\$4,000	\$5,500

117 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SEWER PIPELINE								
40103	West Subdrain - Repair	\$15,000	X	25	/	40	=	\$9,375
40104	Pipeline (Airport) - Replace 25%	\$67,980	X	20	/	30	=	\$45,320
40105	Pipeline (Alameda) - Replace 25%	\$72,840	X	19	/	30	=	\$46,132
40106	Pipeline (M Village) - Replace	\$1,092,600	X	35	/	45	=	\$849,800
40107	Pipelines (M. Gardens) - Repl 25%	\$86,250	X	1	/	30	=	\$2,875
40108	Pipelines (N. Unit 1) - Replace 25%	\$372,600	X	18	/	30	=	\$223,560
40109	Pipelines (N. Units 2-4) - Repl 25%	\$1,338,000	X	17	/	30	=	\$758,200
40110	Pipelines (RM South) - Addition	\$232,000	X	75	/	75	=	\$232,000
40110	Pipelines (RM South) - Replace 25%	\$495,600	X	16	/	30	=	\$264,320
40111	Pipelines (South 7&8) - Replace 25%	\$126,180	X	14	/	30	=	\$58,884
40112	Pipelines (South Newest) - Repl 25%	\$213,600	X	11	/	30	=	\$78,320
40113	Pipelines (Unit 6) - Repl 25%	\$195,600	X	20	/	30	=	\$130,400
40114	Sewer Jetting Unit - Replace	\$79,000	X	15	/	20	=	\$59,250
WASTE WATER TREATMENT FACILITY								
40201	Asphalt - Remove & Replace	\$1,133,000	X	36	/	50	=	\$815,760
40202	Asphalt - Seal/Repair	\$156,500	X	4	/	8	=	\$78,250
40203	Generators - Replace	\$825,000	X	30	/	50	=	\$495,000
40204	HVAC Condensers - Repl (Maint Bldg)	\$25,000	X	14	/	20	=	\$17,500
40205	East DAF Control Panel - Replace	\$80,000	X	17	/	25	=	\$54,400
40206	West DAF Control Panel - Replace	\$80,000	X	1	/	25	=	\$3,200
40207	MV3 Valve - Replace	\$12,000	X	15	/	25	=	\$7,200
40208	Chlorine C Tertiary Effluent - Repl	\$29,550	X	80	/	80	=	\$29,550
40209	Air Compressors - Replace	\$42,400	X	1	/	10	=	\$4,240
40210	Solar Pond Circulator - Replace	\$66,200	X	9	/	10	=	\$59,580
40211	Tertiary Control Panel - Replace	\$128,100	X	1	/	30	=	\$4,270
40212	Fencing - Replace/Repair	\$156,000	X	17	/	25	=	\$106,080
40213	Gate Operator - Replace	\$4,500	X	2	/	10	=	\$900
40214	Automated Gate & Sensors - Replace	\$11,200	X	2	/	20	=	\$1,120
40215	East DAF Hydro Tank - Replace	\$30,000	X	1	/	50	=	\$600
40216	West DAF Hydro Tank - Replace	\$30,000	X	2	/	50	=	\$1,200
40217	Reclaimed Pumping System - Rebuild	\$75,000	X	5	/	10	=	\$37,500
40218	Maintenance Buildings - Refurbish	\$313,500	X	25	/	35	=	\$223,929
40219	Tertiary Pumps - Rebuild/Replace	\$80,000	X	7	/	15	=	\$37,333
40220	Drying Bed Pump & Control - Repl	\$17,000	X	24	/	24	=	\$17,000
40221	Filtration Valves - Replace	\$97,250	X	15	/	30	=	\$48,625
40222	Reclaimed Irrigation System - Repl	\$25,000	X	2	/	25	=	\$2,000
40223	Chemical Storage Room - Repair	\$31,000	X	5	/	10	=	\$15,500
40225	Hydro Tank - Replace	\$37,500	X	4	/	30	=	\$5,000
40226	Control, Switches & Devic - Rep	\$140,000	X	5	/	10	=	\$70,000
40227	Exterior Surfaces - Repaint	\$35,100	X	9	/	15	=	\$21,060
40228	East DAF Filters and Valves - Repl	\$32,500	X	15	/	20	=	\$24,375
40229	West DAF Filters and Valves - Repl	\$32,500	X	14	/	20	=	\$22,750
40230	Chemical System Pumps - Replace	\$25,000	X	1	/	10	=	\$2,500

#	Component	Current	X	Effective	/	Useful	=	Fully
		Cost		Age		Life		Funded
		Estimate						Balance
40231	Drying Bed Pump - Replace	\$12,500	X	12	/	12	=	\$12,500
40232	Chemical Control System - Replace	\$200,000	X	1	/	40	=	\$5,000
40233	WWT Holding Ponds - Repair	\$95,000	X	5	/	10	=	\$47,500
40234	Floating Aerators - Replace	\$171,750	X	15	/	20	=	\$128,813
40235	Drying Beds - Rebuild (1 per yr)	\$5,000	X	1	/	1	=	\$5,000
40236	East DAF - Repaint/Repair	\$200,000	X	1	/	15	=	\$13,333
40237	West DAF - Repaint/Repair	\$200,000	X	15	/	15	=	\$200,000
40238	Reclaimed Pump Flow Meter - Replace	\$13,500	X	10	/	15	=	\$9,000
40239	Reclaimed PLC - Replace	\$15,000	X	10	/	15	=	\$10,000
40240	Electrical - Repair/Replace	\$31,500	X	20	/	20	=	\$31,500
40241	Main PLC (2008) - Replace	\$18,000	X	14	/	20	=	\$12,600
40242	Main PLC (2011) - Replace	\$18,000	X	10	/	20	=	\$9,000
40243	Scada System Software - Replace	\$225,000	X	1	/	12	=	\$18,750
40244	Sub Drain Pumping Station - Replace	\$16,000	X	3	/	25	=	\$1,920
40245	Sub Drain Pumps - Replace	\$14,000	X	5	/	15	=	\$4,667
40246	Motor control Center - Replace	\$425,000	X	30	/	50	=	\$255,000
40247	Chlorine Meter - Replace	\$13,000	X	10	/	15	=	\$8,667
40248	Fuel Tank - Replace	\$67,000	X	20	/	40	=	\$33,500
40250	Solar Panel Junction Boxes - Repl	\$193,800	X	5	/	30	=	\$32,300
40251	EQ Basin - Repair	\$200,500	X	25	/	30	=	\$167,083
40252	EQ Contact Pipe - Replace	\$832,500	X	45	/	50	=	\$749,250
40253	Chem. Storage Tanks - Reline/Repair	\$189,000	X	20	/	30	=	\$126,000
40254	Aerator Valves - Replace 15%	\$16,000	X	2	/	2	=	\$16,000
40255	Aerator Brush Device - Repl 50%	\$79,750	X	0	/	12	=	\$0
40256	Aerator Pumps - Repl 50%	\$19,000	X	4	/	6	=	\$12,667
40257	Aerator Control Systems - Repl	\$35,000	X	15	/	18	=	\$29,167
LIFT STATIONS								
40301	Main Lift N - Major Reconstruction	\$1,180,000	X	6	/	30	=	\$236,000
40302	Main Lift N - Minor Reconstruction	\$236,000	X	6	/	15	=	\$94,400
40303	Cantova - Major Reconstruction	\$168,500	X	20	/	30	=	\$112,333
40304	Cantova - Minor Reconstruction	\$67,950	X	15	/	30	=	\$33,975
40305	FAA - Major Reconstruction	\$65,000	X	30	/	30	=	\$65,000
40306	FAA - Minor Reconstruction	\$35,450	X	15	/	15	=	\$35,450
40307	6B - Major Reconstruction	\$182,500	X	27	/	30	=	\$164,250
40308	6B - Minor Reconstruction	\$53,200	X	12	/	15	=	\$42,560
40309	6A - Major Reconstruction	\$156,500	X	27	/	30	=	\$140,850
40310	6A - Minor Reconstruction	\$53,200	X	12	/	15	=	\$42,560
40311	3B - Major Reconstruction	\$156,500	X	24	/	30	=	\$125,200
40312	3B - Minor Reconstruction	\$53,200	X	9	/	15	=	\$31,920
40313	Alameda - Major Reconstruction	\$70,900	X	30	/	30	=	\$70,900
40314	Alameda - Minor Reconstruction	\$17,700	X	15	/	15	=	\$17,700
40315	Starter Shack- Major Reconstruction	\$70,900	X	30	/	30	=	\$70,900
40316	Starter Shack- Minor Reconstruction	\$17,700	X	15	/	15	=	\$17,700
40317	Main Lift S - Major Reconstruction	\$709,000	X	30	/	30	=	\$709,000
40318	Main Lift S - Minor Reconstruction	\$200,500	X	15	/	15	=	\$200,500
40319	Crest - Major Reconstruction	\$354,500	X	18	/	30	=	\$212,700
40320	Crest - Minor Reconstruction	\$53,200	X	15	/	15	=	\$53,200

#	Component	Current			Useful			Fully
		Cost Estimate	X	Effective Age	/	Life	=	Funded Balance
40321	Greens - Major Reconstruction	\$118,000	X	19	/	30	=	\$74,733
40322	Greens - Minor Reconstruction	\$41,400	X	14	/	15	=	\$38,640
LIFT STATION EQUIPMENT								
40323	Main Lift N Generator - Replace	\$77,500	X	4	/	50	=	\$6,200
40324	Cantova Generator - Replace	\$77,500	X	20	/	50	=	\$31,000
40325	6B Generator - Replace	\$77,500	X	27	/	50	=	\$41,850
40326	Main Lift S Generator - Replace	\$77,500	X	30	/	50	=	\$46,500
40327	Crest Generator - Replace	\$77,500	X	28	/	50	=	\$43,400
40328	Greens Generator - Replace	\$77,500	X	30	/	50	=	\$46,500
40329	Main Lift N Control Panel - Replace	\$15,000	X	6	/	20	=	\$4,500
40330	Cantova Control Panel - Replace	\$15,000	X	15	/	20	=	\$11,250
40331	FAA Control Panel - Replace	\$15,000	X	20	/	20	=	\$15,000
40332	6B Control Panel - Replace	\$15,000	X	17	/	20	=	\$12,750
40333	6A Control Panel - Replace	\$15,000	X	17	/	20	=	\$12,750
40334	3B Control Panel - Replace	\$15,000	X	14	/	20	=	\$10,500
40335	Alameda Control Panel - Replace	\$15,000	X	20	/	20	=	\$15,000
40336	Starter Shack Ctrl. Panel - Replace	\$15,000	X	20	/	20	=	\$15,000
40337	Main Lift S Control Panel - Replace	\$15,000	X	18	/	20	=	\$13,500
40338	Crest Control Panel - Replace	\$15,000	X	8	/	20	=	\$6,000
40339	Greens Control Panel - Replace	\$15,000	X	19	/	20	=	\$14,250
40340	Minor Lift Stations - Repair	\$24,850	X	15	/	15	=	\$24,850
VEHICLES								
40401	1994 Ford Dump Truck - Replace	\$52,000	X	25	/	25	=	\$52,000
40402	2001 Ford F250 - Replace	\$41,350	X	13	/	15	=	\$35,837
40404	2003 Ford F150 - Replace	\$31,900	X	15	/	18	=	\$26,583
40405	2008 Ford F350 - Replace 50%	\$26,550	X	12	/	15	=	\$21,240
40406	2010 Ford Ranger - Replace 50%	\$16,250	X	10	/	15	=	\$10,833
EQUIPMENT								
40501	Mechanical Equipment - Replace	\$41,400	X	8	/	8	=	\$41,400
40502	Forklift - Replace	\$30,000	X	10	/	25	=	\$12,000
40503	Mower - Replace	\$5,000	X	2	/	5	=	\$2,000
40504	Shipping Containers - Replace	\$4,750	X	6	/	8	=	\$3,563
								\$10,070,801

Component Significance

27003-1
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SEWER PIPELINE					
40103	West Subdrain - Repair	40	\$15,000	\$375	0.06 %
40104	Pipeline (Airport) - Replace 25%	30	\$67,980	\$2,266	0.37 %
40105	Pipeline (Alameda) - Replace 25%	30	\$72,840	\$2,428	0.39 %
40106	Pipeline (M Village) - Replace	45	\$1,092,600	\$24,280	3.91 %
40107	Pipelines (M. Gardens) - Repl 25%	30	\$86,250	\$2,875	0.46 %
40108	Pipelines (N. Unit 1) - Replace 25%	30	\$372,600	\$12,420	2.00 %
40109	Pipelines (N. Units 2-4) - Repl 25%	30	\$1,338,000	\$44,600	7.19 %
40110	Pipelines (RM South) - Addition	75	\$232,000	\$3,093	0.50 %
40110	Pipelines (RM South) - Replace 25%	30	\$495,600	\$16,520	2.66 %
40111	Pipelines (South 7&8) - Replace 25%	30	\$126,180	\$4,206	0.68 %
40112	Pipelines (South Newest) - Repl 25%	30	\$213,600	\$7,120	1.15 %
40113	Pipelines (Unit 6) - Repl 25%	30	\$195,600	\$6,520	1.05 %
40114	Sewer Jetting Unit - Replace	20	\$79,000	\$3,950	0.64 %
WASTE WATER TREATMENT FACILITY					
40201	Asphalt - Remove & Replace	50	\$1,133,000	\$22,660	3.65 %
40202	Asphalt - Seal/Repair	8	\$156,500	\$19,563	3.15 %
40203	Generators - Replace	50	\$825,000	\$16,500	2.66 %
40204	HVAC Condensers - Repl (Maint Bldg)	20	\$25,000	\$1,250	0.20 %
40205	East DAF Control Panel - Replace	25	\$80,000	\$3,200	0.52 %
40206	West DAF Control Panel - Replace	25	\$80,000	\$3,200	0.52 %
40207	MV3 Valve - Replace	25	\$12,000	\$480	0.08 %
40208	Chlorine C Tertiary Effluent - Repl	80	\$29,550	\$369	0.06 %
40209	Air Compressors - Replace	10	\$42,400	\$4,240	0.68 %
40210	Solar Pond Circulator - Replace	10	\$66,200	\$6,620	1.07 %
40211	Tertiary Control Panel - Replace	30	\$128,100	\$4,270	0.69 %
40212	Fencing - Replace/Repair	25	\$156,000	\$6,240	1.01 %
40213	Gate Operator - Replace	10	\$4,500	\$450	0.07 %
40214	Automated Gate & Sensors - Replace	20	\$11,200	\$560	0.09 %
40215	East DAF Hydro Tank - Replace	50	\$30,000	\$600	0.10 %
40216	West DAF Hydro Tank - Replace	50	\$30,000	\$600	0.10 %
40217	Reclaimed Pumping System - Rebuild	10	\$75,000	\$7,500	1.21 %
40218	Maintenance Buildings - Refurbish	35	\$313,500	\$8,957	1.44 %
40219	Tertiary Pumps - Rebuild/Replace	15	\$80,000	\$5,333	0.86 %
40220	Drying Bed Pump & Control - Repl	24	\$17,000	\$708	0.11 %
40221	Filtration Valves - Replace	30	\$97,250	\$3,242	0.52 %
40222	Reclaimed Irrigation System - Repl	25	\$25,000	\$1,000	0.16 %
40223	Chemical Storage Room - Repair	10	\$31,000	\$3,100	0.50 %
40225	Hydro Tank - Replace	30	\$37,500	\$1,250	0.20 %
40226	Control, Switches & Devic - Rep	10	\$140,000	\$14,000	2.26 %
40227	Exterior Surfaces - Repaint	15	\$35,100	\$2,340	0.38 %
40228	East DAF Filters and Valves - Repl	20	\$32,500	\$1,625	0.26 %
40229	West DAF Filters and Valves - Repl	20	\$32,500	\$1,625	0.26 %
40230	Chemical System Pumps - Replace	10	\$25,000	\$2,500	0.40 %
40231	Drying Bed Pump - Replace	12	\$12,500	\$1,042	0.17 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
40232	Chemical Control System - Replace	40	\$200,000	\$5,000	0.81 %
40233	WWT Holding Ponds - Repair	10	\$95,000	\$9,500	1.53 %
40234	Floating Aerators - Replace	20	\$171,750	\$8,588	1.38 %
40235	Drying Beds - Rebuild (1 per yr)	1	\$5,000	\$5,000	0.81 %
40236	East DAF - Repaint/Repair	15	\$200,000	\$13,333	2.15 %
40237	West DAF - Repaint/Repair	15	\$200,000	\$13,333	2.15 %
40238	Reclaimed Pump Flow Meter - Replace	15	\$13,500	\$900	0.15 %
40239	Reclaimed PLC - Replace	15	\$15,000	\$1,000	0.16 %
40240	Electrical - Repair/Replace	20	\$31,500	\$1,575	0.25 %
40241	Main PLC (2008) - Replace	20	\$18,000	\$900	0.15 %
40242	Main PLC (2011) - Replace	20	\$18,000	\$900	0.15 %
40243	Scada System Software - Replace	12	\$225,000	\$18,750	3.02 %
40244	Sub Drain Pumping Station - Replace	25	\$16,000	\$640	0.10 %
40245	Sub Drain Pumps - Replace	15	\$14,000	\$933	0.15 %
40246	Motor control Center - Replace	50	\$425,000	\$8,500	1.37 %
40247	Chlorine Meter - Replace	15	\$13,000	\$867	0.14 %
40248	Fuel Tank - Replace	40	\$67,000	\$1,675	0.27 %
40250	Solar Panel Junction Boxes - Repl	30	\$193,800	\$6,460	1.04 %
40251	EQ Basin - Repair	30	\$200,500	\$6,683	1.08 %
40252	EQ Contact Pipe - Replace	50	\$832,500	\$16,650	2.68 %
40253	Chem. Storage Tanks - Reline/Repair	30	\$189,000	\$6,300	1.02 %
40254	Aerator Valves - Replace 15%	2	\$16,000	\$8,000	1.29 %
40255	Aerator Brush Device - Repl 50%	12	\$79,750	\$6,646	1.07 %
40256	Aerator Pumps - Repl 50%	6	\$19,000	\$3,167	0.51 %
40257	Aerator Control Systems - Repl	18	\$35,000	\$1,944	0.31 %
LIFT STATIONS					
40301	Main Lift N - Major Reconstruction	30	\$1,180,000	\$39,333	6.34 %
40302	Main Lift N - Minor Reconstruction	15	\$236,000	\$15,733	2.54 %
40303	Cantova - Major Reconstruction	30	\$168,500	\$5,617	0.91 %
40304	Cantova - Minor Reconstruction	30	\$67,950	\$2,265	0.37 %
40305	FAA - Major Reconstruction	30	\$65,000	\$2,167	0.35 %
40306	FAA - Minor Reconstruction	15	\$35,450	\$2,363	0.38 %
40307	6B - Major Reconstruction	30	\$182,500	\$6,083	0.98 %
40308	6B - Minor Reconstruction	15	\$53,200	\$3,547	0.57 %
40309	6A - Major Reconstruction	30	\$156,500	\$5,217	0.84 %
40310	6A - Minor Reconstruction	15	\$53,200	\$3,547	0.57 %
40311	3B - Major Reconstruction	30	\$156,500	\$5,217	0.84 %
40312	3B - Minor Reconstruction	15	\$53,200	\$3,547	0.57 %
40313	Alameda - Major Reconstruction	30	\$70,900	\$2,363	0.38 %
40314	Alameda - Minor Reconstruction	15	\$17,700	\$1,180	0.19 %
40315	Starter Shack- Major Reconstruction	30	\$70,900	\$2,363	0.38 %
40316	Starter Shack- Minor Reconstruction	15	\$17,700	\$1,180	0.19 %
40317	Main Lift S - Major Reconstruction	30	\$709,000	\$23,633	3.81 %
40318	Main Lift S - Minor Reconstruction	15	\$200,500	\$13,367	2.15 %
40319	Crest - Major Reconstruction	30	\$354,500	\$11,817	1.90 %
40320	Crest - Minor Reconstruction	15	\$53,200	\$3,547	0.57 %
40321	Greens - Major Reconstruction	30	\$118,000	\$3,933	0.63 %
40322	Greens - Minor Reconstruction	15	\$41,400	\$2,760	0.44 %
LIFT STATION EQUIPMENT					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
40323	Main Lift N Generator - Replace	50	\$77,500	\$1,550	0.25 %
40324	Cantova Generator - Replace	50	\$77,500	\$1,550	0.25 %
40325	6B Generator - Replace	50	\$77,500	\$1,550	0.25 %
40326	Main Lift S Generator - Replace	50	\$77,500	\$1,550	0.25 %
40327	Crest Generator - Replace	50	\$77,500	\$1,550	0.25 %
40328	Greens Generator - Replace	50	\$77,500	\$1,550	0.25 %
40329	Main Lift N Control Panel - Replace	20	\$15,000	\$750	0.12 %
40330	Cantova Control Panel - Replace	20	\$15,000	\$750	0.12 %
40331	FAA Control Panel - Replace	20	\$15,000	\$750	0.12 %
40332	6B Control Panel - Replace	20	\$15,000	\$750	0.12 %
40333	6A Control Panel - Replace	20	\$15,000	\$750	0.12 %
40334	3B Control Panel - Replace	20	\$15,000	\$750	0.12 %
40335	Alameda Control Panel - Replace	20	\$15,000	\$750	0.12 %
40336	Starter Shack Ctrl. Panel - Replace	20	\$15,000	\$750	0.12 %
40337	Main Lift S Control Panel - Replace	20	\$15,000	\$750	0.12 %
40338	Crest Control Panel - Replace	20	\$15,000	\$750	0.12 %
40339	Greens Control Panel - Replace	20	\$15,000	\$750	0.12 %
40340	Minor Lift Stations - Repair	15	\$24,850	\$1,657	0.27 %
VEHICLES					
40401	1994 Ford Dump Truck - Replace	25	\$52,000	\$2,080	0.34 %
40402	2001 Ford F250 - Replace	15	\$41,350	\$2,757	0.44 %
40404	2003 Ford F150 - Replace	18	\$31,900	\$1,772	0.29 %
40405	2008 Ford F350 - Replace 50%	15	\$26,550	\$1,770	0.29 %
40406	2010 Ford Ranger - Replace 50%	15	\$16,250	\$1,083	0.17 %
EQUIPMENT					
40501	Mechanical Equipment - Replace	8	\$41,400	\$5,175	0.83 %
40502	Forklift - Replace	25	\$30,000	\$1,200	0.19 %
40503	Mower - Replace	5	\$5,000	\$1,000	0.16 %
40504	Shipping Containers - Replace	8	\$4,750	\$594	0.10 %
117 Total Funded Components				\$620,338	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
SEWER PIPELINE							
40103	West Subdrain - Repair	40	15	\$15,000	\$9,375	\$0	\$423
40104	Pipeline (Airport) - Replace 25%	30	10	\$67,980	\$45,320	\$45,320	\$2,557
40105	Pipeline (Alameda) - Replace 25%	30	11	\$72,840	\$46,132	\$0	\$2,740
40106	Pipeline (M Village) - Replace	45	10	\$1,092,600	\$849,800	\$0	\$27,398
40107	Pipelines (M. Gardens) - Repl 25%	30	29	\$86,250	\$2,875	\$0	\$3,244
40108	Pipelines (N. Unit 1) - Replace 25%	30	12	\$372,600	\$223,560	\$0	\$14,015
40109	Pipelines (N. Units 2-4) - Repl 25%	30	13	\$1,338,000	\$758,200	\$0	\$50,327
40110	Pipelines (RM South) - Addition	75	0	\$232,000	\$232,000	\$232,000	\$3,491
40110	Pipelines (RM South) - Replace 25%	30	14	\$495,600	\$264,320	\$0	\$18,641
40111	Pipelines (South 7&8) - Replace 25%	30	16	\$126,180	\$58,884	\$0	\$4,746
40112	Pipelines (South Newest) - Repl 25%	30	19	\$213,600	\$78,320	\$0	\$8,034
40113	Pipelines (Unit 6) - Repl 25%	30	10	\$195,600	\$130,400	\$0	\$7,357
40114	Sewer Jetting Unit - Replace	20	5	\$79,000	\$59,250	\$59,250	\$4,457
WASTE WATER TREATMENT FACILITY							
40201	Asphalt - Remove & Replace	50	14	\$1,133,000	\$815,760	\$0	\$25,570
40202	Asphalt - Seal/Repair	8	4	\$156,500	\$78,250	\$78,250	\$22,075
40203	Generators - Replace	50	20	\$825,000	\$495,000	\$0	\$18,619
40204	HVAC Condensers - Repl (Maint Bldg)	20	6	\$25,000	\$17,500	\$17,500	\$1,411
40205	East DAF Control Panel - Replace	25	8	\$80,000	\$54,400	\$54,400	\$3,611
40206	West DAF Control Panel - Replace	25	24	\$80,000	\$3,200	\$0	\$3,611
40207	MV3 Valve - Replace	25	10	\$12,000	\$7,200	\$7,200	\$542
40208	Chlorine C Tertiary Effluent - Repl	80	0	\$29,550	\$29,550	\$29,550	\$417
40209	Air Compressors - Replace	10	9	\$42,400	\$4,240	\$4,240	\$4,784
40210	Solar Pond Circulator - Replace	10	1	\$66,200	\$59,580	\$59,580	\$7,470
40211	Tertiary Control Panel - Replace	30	29	\$128,100	\$4,270	\$0	\$4,818
40212	Fencing - Replace/Repair	25	8	\$156,000	\$106,080	\$106,080	\$7,041
40213	Gate Operator - Replace	10	8	\$4,500	\$900	\$900	\$508
40214	Automated Gate & Sensors - Replace	20	18	\$11,200	\$1,120	\$0	\$632
40215	East DAF Hydro Tank - Replace	50	49	\$30,000	\$600	\$0	\$677
40216	West DAF Hydro Tank - Replace	50	48	\$30,000	\$1,200	\$0	\$677
40217	Reclaimed Pumping System - Rebuild	10	5	\$75,000	\$37,500	\$37,500	\$8,463
40218	Maintenance Buildings - Refurbish	35	10	\$313,500	\$223,929	\$0	\$10,107
40219	Tertiary Pumps - Rebuild/Replace	15	8	\$80,000	\$37,333	\$37,333	\$6,018
40220	Drying Bed Pump & Control - Repl	24	0	\$17,000	\$17,000	\$17,000	\$799
40221	Filtration Valves - Replace	30	15	\$97,250	\$48,625	\$0	\$3,658
40222	Reclaimed Irrigation System - Repl	25	23	\$25,000	\$2,000	\$0	\$1,128
40223	Chemical Storage Room - Repair	10	5	\$31,000	\$15,500	\$15,500	\$3,498
40225	Hydro Tank - Replace	30	26	\$37,500	\$5,000	\$0	\$1,411
Association Reserves, #27003-1			27				6/1/2021

40226	Control, Switches & Devic - Rep	10	5	\$140,000	\$70,000	\$70,000	\$15,798
40227	Exterior Surfaces - Repaint	15	6	\$35,100	\$21,060	\$21,060	\$2,640
40228	East DAF Filters and Valves - Repl	20	5	\$32,500	\$24,375	\$24,375	\$1,834
40229	West DAF Filters and Valves - Repl	20	6	\$32,500	\$22,750	\$22,750	\$1,834
40230	Chemical System Pumps - Replace	10	9	\$25,000	\$2,500	\$2,500	\$2,821
40231	Drying Bed Pump - Replace	12	0	\$12,500	\$12,500	\$12,500	\$1,175
40232	Chemical Control System - Replace	40	39	\$200,000	\$5,000	\$0	\$5,642
40233	WWT Holding Ponds - Repair	10	5	\$95,000	\$47,500	\$47,500	\$10,720
40234	Floating Aerators - Replace	20	5	\$171,750	\$128,813	\$128,813	\$9,690
40235	Drying Beds - Rebuild (1 per yr)	1	0	\$5,000	\$5,000	\$5,000	\$5,642
40236	East DAF - Repaint/Repair	15	14	\$200,000	\$13,333	\$0	\$15,046
40237	West DAF - Repaint/Repair	15	0	\$200,000	\$200,000	\$200,000	\$15,046
40238	Reclaimed Pump Flow Meter - Replace	15	5	\$13,500	\$9,000	\$9,000	\$1,016
40239	Reclaimed PLC - Replace	15	5	\$15,000	\$10,000	\$10,000	\$1,128
40240	Electrical - Repair/Replace	20	0	\$31,500	\$31,500	\$31,500	\$1,777
40241	Main PLC (2008) - Replace	20	6	\$18,000	\$12,600	\$12,600	\$1,016
40242	Main PLC (2011) - Replace	20	10	\$18,000	\$9,000	\$9,000	\$1,016
40243	Scada System Software - Replace	12	11	\$225,000	\$18,750	\$0	\$21,158
40244	Sub Drain Pumping Station - Replace	25	22	\$16,000	\$1,920	\$0	\$722
40245	Sub Drain Pumps - Replace	15	10	\$14,000	\$4,667	\$4,667	\$1,053
40246	Motor control Center - Replace	50	20	\$425,000	\$255,000	\$0	\$9,592
40247	Chlorine Meter - Replace	15	5	\$13,000	\$8,667	\$8,667	\$978
40248	Fuel Tank - Replace	40	20	\$67,000	\$33,500	\$0	\$1,890
40250	Solar Panel Junction Boxes - Repl	30	25	\$193,800	\$32,300	\$0	\$7,290
40251	EQ Basin - Repair	30	5	\$200,500	\$167,083	\$167,083	\$7,542
40252	EQ Contact Pipe - Replace	50	5	\$832,500	\$749,250	\$749,250	\$18,788
40253	Chem. Storage Tanks - Reline/Repair	30	10	\$189,000	\$126,000	\$27,832	\$7,109
40254	Aerator Valves - Replace 15%	2	0	\$16,000	\$16,000	\$16,000	\$9,027
40255	Aerator Brush Device - Repl 50%	12	15	\$79,750	\$0	\$0	\$7,499
40256	Aerator Pumps - Repl 50%	6	2	\$19,000	\$12,667	\$12,667	\$3,573
40257	Aerator Control Systems - Repl	18	3	\$35,000	\$29,167	\$29,167	\$2,194

LIFT STATIONS							
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40301	Main Lift N - Major Reconstruction	30	24	\$1,180,000	\$236,000	\$0	\$44,384
40302	Main Lift N - Minor Reconstruction	15	9	\$236,000	\$94,400	\$94,400	\$17,754
40303	Cantova - Major Reconstruction	30	10	\$168,500	\$112,333	\$112,333	\$6,338
40304	Cantova - Minor Reconstruction	30	15	\$67,950	\$33,975	\$0	\$2,556
40305	FAA - Major Reconstruction	30	0	\$65,000	\$65,000	\$65,000	\$2,445
40306	FAA - Minor Reconstruction	15	0	\$35,450	\$35,450	\$35,450	\$2,667
40307	6B - Major Reconstruction	30	3	\$182,500	\$164,250	\$164,250	\$6,865
40308	6B - Minor Reconstruction	15	3	\$53,200	\$42,560	\$42,560	\$4,002
40309	6A - Major Reconstruction	30	3	\$156,500	\$140,850	\$140,850	\$5,887
40310	6A - Minor Reconstruction	15	3	\$53,200	\$42,560	\$42,560	\$4,002
40311	3B - Major Reconstruction	30	6	\$156,500	\$125,200	\$125,200	\$5,887
40312	3B - Minor Reconstruction	15	6	\$53,200	\$31,920	\$31,920	\$4,002
40313	Alameda - Major Reconstruction	30	0	\$70,900	\$70,900	\$70,900	\$2,667

40314	Alameda - Minor Reconstruction	15	0	\$17,700	\$17,700	\$17,700	\$1,332
40315	Starter Shack- Major Reconstruction	30	0	\$70,900	\$70,900	\$70,900	\$2,667
40316	Starter Shack- Minor Reconstruction	15	0	\$17,700	\$17,700	\$17,700	\$1,332
40317	Main Lift S - Major Reconstruction	30	0	\$709,000	\$709,000	\$709,000	\$26,668
40318	Main Lift S - Minor Reconstruction	15	0	\$200,500	\$200,500	\$200,500	\$15,083
40319	Crest - Major Reconstruction	30	12	\$354,500	\$212,700	\$0	\$13,334
40320	Crest - Minor Reconstruction	15	0	\$53,200	\$53,200	\$53,200	\$4,002
40321	Greens - Major Reconstruction	30	11	\$118,000	\$74,733	\$0	\$4,438
40322	Greens - Minor Reconstruction	15	1	\$41,400	\$38,640	\$38,640	\$3,114

LIFT STATION EQUIPMENT

40323	Main Lift N Generator - Replace	50	46	\$77,500	\$6,200	\$0	\$1,749
40324	Cantova Generator - Replace	50	30	\$77,500	\$31,000	\$0	\$1,749
40325	6B Generator - Replace	50	23	\$77,500	\$41,850	\$0	\$1,749
40326	Main Lift S Generator - Replace	50	20	\$77,500	\$46,500	\$0	\$1,749
40327	Crest Generator - Replace	50	22	\$77,500	\$43,400	\$0	\$1,749
40328	Greens Generator - Replace	50	20	\$77,500	\$46,500	\$0	\$1,749
40329	Main Lift N Control Panel - Replace	20	14	\$15,000	\$4,500	\$0	\$846
40330	Cantova Control Panel - Replace	20	5	\$15,000	\$11,250	\$11,250	\$846
40331	FAA Control Panel - Replace	20	0	\$15,000	\$15,000	\$15,000	\$846
40332	6B Control Panel - Replace	20	3	\$15,000	\$12,750	\$12,750	\$846
40333	6A Control Panel - Replace	20	3	\$15,000	\$12,750	\$12,750	\$846
40334	3B Control Panel - Replace	20	6	\$15,000	\$10,500	\$10,500	\$846
40335	Alameda Control Panel - Replace	20	0	\$15,000	\$15,000	\$15,000	\$846
40336	Starter Shack Ctrl. Panel - Replace	20	0	\$15,000	\$15,000	\$15,000	\$846
40337	Main Lift S Control Panel - Replace	20	2	\$15,000	\$13,500	\$13,500	\$846
40338	Crest Control Panel - Replace	20	12	\$15,000	\$6,000	\$0	\$846
40339	Greens Control Panel - Replace	20	1	\$15,000	\$14,250	\$14,250	\$846
40340	Minor Lift Stations - Repair	15	0	\$24,850	\$24,850	\$24,850	\$1,869

VEHICLES

40401	1994 Ford Dump Truck - Replace	25	0	\$52,000	\$52,000	\$52,000	\$2,347
40402	2001 Ford F250 - Replace	15	2	\$41,350	\$35,837	\$35,837	\$3,111
40404	2003 Ford F150 - Replace	18	3	\$31,900	\$26,583	\$26,583	\$2,000
40405	2008 Ford F350 - Replace 50%	15	3	\$26,550	\$21,240	\$21,240	\$1,997
40406	2010 Ford Ranger - Replace 50%	15	5	\$16,250	\$10,833	\$10,833	\$1,222

EQUIPMENT

40501	Mechanical Equipment - Replace	8	0	\$41,400	\$41,400	\$41,400	\$5,840
40502	Forklift - Replace	25	15	\$30,000	\$12,000	\$0	\$1,354
40503	Mower - Replace	5	3	\$5,000	\$2,000	\$2,000	\$1,128
40504	Shipping Containers - Replace	8	2	\$4,750	\$3,563	\$3,563	\$670

117	Total Funded Components				\$10,070,801	\$4,794,902	\$700,000
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30-Year Reserve Plan Summary

27003-1
WSV

Fiscal Year Start: 2021

Interest:

0.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting	Fully	Percent	Special	% Increase	Loan or	Interest	Reserve
	Reserve	Funded						
	Balance	Balance	Funded	Needs	Reserve	Reserve	Needs	
				Risk	Contribs.	Contribs.		
2021	\$4,794,902	\$10,070,801	47.6 %	Medium	197.43 %	\$700,000	\$0	\$1,947,150
2022	\$3,568,656	\$8,999,463	39.7 %	Medium	12.00 %	\$784,000	\$0	\$131,428
2023	\$4,240,748	\$9,785,142	43.3 %	Medium	12.00 %	\$878,080	\$0	\$107,257
2024	\$5,034,755	\$10,638,820	47.3 %	Medium	12.00 %	\$983,450	\$0	\$632,525
2025	\$5,411,790	\$11,004,679	49.2 %	Medium	12.00 %	\$1,101,464	\$0	\$199,778
2026	\$6,342,856	\$11,848,190	53.5 %	Medium	2.90 %	\$1,133,406	\$0	\$29,587
2027	\$5,494,509	\$10,872,670	50.5 %	Medium	2.90 %	\$1,166,275	\$0	\$425,441
2028	\$6,264,735	\$11,523,584	54.4 %	Medium	2.90 %	\$1,200,097	\$0	\$6,149
2029	\$7,493,070	\$12,648,783	59.2 %	Medium	2.90 %	\$1,234,900	\$0	\$515,449
2030	\$8,251,874	\$13,306,734	62.0 %	Medium	2.90 %	\$1,270,712	\$0	\$402,392
2031	\$9,163,724	\$14,125,154	64.9 %	Medium	2.90 %	\$1,307,562	\$0	\$2,818,099
2032	\$7,695,326	\$12,504,960	61.5 %	Medium	2.90 %	\$1,345,482	\$0	\$674,177
2033	\$8,406,878	\$13,070,160	64.3 %	Medium	2.90 %	\$1,384,501	\$0	\$1,328,952
2034	\$8,504,697	\$13,004,431	65.4 %	Medium	2.90 %	\$1,424,651	\$0	\$1,979,583
2035	\$7,990,995	\$12,293,910	65.0 %	Medium	2.90 %	\$1,465,966	\$0	\$2,849,114
2036	\$6,644,427	\$10,694,605	62.1 %	Medium	2.90 %	\$1,508,479	\$0	\$1,846,737
2037	\$6,338,621	\$10,108,765	62.7 %	Medium	2.90 %	\$1,552,225	\$0	\$369,050
2038	\$7,556,526	\$11,057,230	68.3 %	Medium	2.90 %	\$1,597,239	\$0	\$76,609
2039	\$9,118,835	\$12,366,122	73.7 %	Low	2.90 %	\$1,643,559	\$0	\$305,416
2040	\$10,506,030	\$13,510,293	77.8 %	Low	2.90 %	\$1,691,223	\$0	\$501,503
2041	\$11,751,381	\$14,519,453	80.9 %	Low	2.90 %	\$1,740,268	\$0	\$3,255,967
2042	\$10,290,776	\$12,755,402	80.7 %	Low	2.90 %	\$1,790,736	\$0	\$449,075
2043	\$11,687,370	\$13,864,148	84.3 %	Low	2.90 %	\$1,842,667	\$0	\$248,135
2044	\$13,344,469	\$15,248,783	87.5 %	Low	2.90 %	\$1,896,104	\$0	\$883,180
2045	\$14,426,807	\$16,057,590	89.8 %	Low	2.90 %	\$1,951,091	\$0	\$3,227,874
2046	\$13,219,125	\$14,513,457	91.1 %	Low	2.90 %	\$2,007,673	\$0	\$1,892,880
2047	\$13,400,453	\$14,337,009	93.5 %	Low	2.90 %	\$2,065,896	\$0	\$372,551
2048	\$15,165,196	\$15,761,342	96.2 %	Low	2.90 %	\$2,125,807	\$0	\$188,254
2049	\$17,183,604	\$17,459,568	98.4 %	Low	2.90 %	\$2,187,455	\$0	\$427,842
2050	\$19,033,740	\$19,004,544	100.2 %	Low	2.90 %	\$2,250,891	\$0	\$1,147,058

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$4,794,902	\$3,568,656	\$4,240,748	\$5,034,755	\$5,411,790
Annual Reserve Contribution	\$700,000	\$784,000	\$878,080	\$983,450	\$1,101,464
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,904	\$19,519	\$23,184	\$26,111	\$29,380
Total Income	\$5,515,806	\$4,372,176	\$5,142,012	\$6,044,315	\$6,542,634
# Component					
SEWER PIPELINE					
40103 West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40106 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
40107 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40108 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40109 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Addition	\$232,000	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40112 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40113 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114 Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$0
WASTE WATER TREATMENT FACILITY					
40201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$176,142
40203 Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204 HVAC Condensers - Repl (Maint Bldg)	\$0	\$0	\$0	\$0	\$0
40205 East DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40206 West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207 MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40208 Chlorine C Tertiary Effluent - Repl	\$29,550	\$0	\$0	\$0	\$0
40209 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
40210 Solar Pond Circulator - Replace	\$0	\$68,186	\$0	\$0	\$0
40211 Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212 Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$0
40213 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
40214 Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215 East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216 West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217 Reclaimed Pumping System - Rebuild	\$0	\$0	\$0	\$0	\$0
40218 Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219 Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
40220 Drying Bed Pump & Control - Repl	\$17,000	\$0	\$0	\$0	\$0
40221 Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222 Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223 Chemical Storage Room - Repair	\$0	\$0	\$0	\$0	\$0
40225 Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226 Control, Switches & Devic - Rep	\$0	\$0	\$0	\$0	\$0
40227 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
40228 East DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40229 West DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40230 Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40231 Drying Bed Pump - Replace	\$12,500	\$0	\$0	\$0	\$0
40232 Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233 WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$0
40234 Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$0
40235 Drying Beds - Rebuild (1 per yr)	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
40236 East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40237 West DAF - Repaint/Repair	\$200,000	\$0	\$0	\$0	\$0
40238 Reclaimed Pump Flow Meter - Replace	\$0	\$0	\$0	\$0	\$0
40239 Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$0
40240 Electrical - Repair/Replace	\$31,500	\$0	\$0	\$0	\$0
40241 Main PLC (2008) - Replace	\$0	\$0	\$0	\$0	\$0
40242 Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2021	2022	2023	2024	2025
40243	Scada System Software - Replace	\$0	\$0	\$0	\$0	\$0
40244	Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245	Sub Drain Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40246	Motor control Center - Replace	\$0	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$0	\$0	\$0	\$0	\$0
40248	Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$16,000	\$0	\$16,974	\$0	\$18,008
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$0	\$0	\$20,157	\$0	\$0
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$38,245	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40303	Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$65,000	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$35,450	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$199,423	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$58,133	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$171,012	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$58,133	\$0
40311	3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$70,900	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$17,700	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$70,900	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$17,700	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$709,000	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$200,500	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$53,200	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$42,642	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$0	\$0
40326	Main Lift S Generator - Replace	\$0	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$0	\$0	\$0
40328	Greens Generator - Replace	\$0	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40330	Cantova Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$15,000	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$16,391	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$16,391	\$0
40334	3B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$15,000	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$15,000	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$15,914	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$15,450	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$24,850	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$52,000	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$43,868	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$0	\$34,858	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$29,012	\$0
40406	2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$41,400	\$0	\$0	\$0	\$0
40502	Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$5,464	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$5,039	\$0	\$0
Total Expenses		\$1,947,150	\$131,428	\$107,257	\$632,525	\$199,778

Fiscal Year	2021	2022	2023	2024	2025
Ending Reserve Balance	\$3,568,656	\$4,240,748	\$5,034,755	\$5,411,790	\$6,342,856

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$6,342,856	\$5,494,509	\$6,264,735	\$7,493,070	\$8,251,874
Annual Reserve Contribution	\$1,133,406	\$1,166,275	\$1,200,097	\$1,234,900	\$1,270,712
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,587	\$29,392	\$34,387	\$39,354	\$43,530
Total Income	\$7,505,850	\$6,690,176	\$7,499,219	\$8,767,323	\$9,566,116

Component

SEWER PIPELINE					
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40103 West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40106 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
40107 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40108 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40109 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Addition	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40112 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40113 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114 Sewer Jetting Unit - Replace	\$91,583	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
40203 Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204 HVAC Condensers - Repl (Maint Bldg)	\$0	\$29,851	\$0	\$0	\$0
40205 East DAF Control Panel - Replace	\$0	\$0	\$0	\$101,342	\$0
40206 West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207 MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40208 Chlorine C Tertiary Effluent - Repl	\$0	\$0	\$0	\$0	\$0
40209 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$55,322
40210 Solar Pond Circulator - Replace	\$0	\$0	\$0	\$0	\$0
40211 Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212 Fencing - Replace/Repair	\$0	\$0	\$0	\$197,616	\$0
40213 Gate Operator - Replace	\$0	\$0	\$0	\$5,700	\$0
40214 Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215 East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216 West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217 Reclaimed Pumping System - Rebuild	\$86,946	\$0	\$0	\$0	\$0
40218 Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219 Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$101,342	\$0
40220 Drying Bed Pump & Control - Repl	\$0	\$0	\$0	\$0	\$0
40221 Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222 Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223 Chemical Storage Room - Repair	\$35,937	\$0	\$0	\$0	\$0
40225 Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226 Control, Switches & Devic - Rep	\$162,298	\$0	\$0	\$0	\$0
40227 Exterior Surfaces - Repaint	\$0	\$41,911	\$0	\$0	\$0
40228 East DAF Filters and Valves - Repl	\$37,676	\$0	\$0	\$0	\$0
40229 West DAF Filters and Valves - Repl	\$0	\$38,807	\$0	\$0	\$0
40230 Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$32,619
40231 Drying Bed Pump - Replace	\$0	\$0	\$0	\$0	\$0
40232 Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233 WWT Holding Ponds - Repair	\$110,131	\$0	\$0	\$0	\$0
40234 Floating Aerators - Replace	\$199,105	\$0	\$0	\$0	\$0
40235 Drying Beds - Rebuild (1 per yr)	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
40236 East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40237 West DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40238 Reclaimed Pump Flow Meter - Replace	\$15,650	\$0	\$0	\$0	\$0
40239 Reclaimed PLC - Replace	\$17,389	\$0	\$0	\$0	\$0
40240 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
40241 Main PLC (2008) - Replace	\$0	\$21,493	\$0	\$0	\$0
40242 Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$0
40243 Scada System Software - Replace	\$0	\$0	\$0	\$0	\$0
40244 Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245 Sub Drain Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40246 Motor control Center - Replace	\$0	\$0	\$0	\$0	\$0
40247 Chlorine Meter - Replace	\$15,071	\$0	\$0	\$0	\$0
40248 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2026	2027	2028	2029	2030
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$232,434	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$965,096	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$0	\$19,105	\$0	\$20,268	\$0
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$0	\$0	\$0	\$24,069	\$0
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$307,926
40303	Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40311	3B - Major Reconstruction	\$0	\$186,869	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$63,524	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$0	\$0
40326	Main Lift S Generator - Replace	\$0	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$0	\$0	\$0
40328	Greens Generator - Replace	\$0	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40330	Cantova Control Panel - Replace	\$17,389	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40334	3B Control Panel - Replace	\$0	\$17,911	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$0	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
40406	2010 Ford Ranger - Replace 50%	\$18,838	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$52,444	\$0
40502	Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$6,334	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$2,011,341	\$425,441	\$6,149	\$515,449	\$402,392
Ending Reserve Balance		\$5,494,509	\$6,264,735	\$7,493,070	\$8,251,874	\$9,163,724

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$9,163,724	\$7,695,326	\$8,406,878	\$8,504,697	\$7,990,995
Annual Reserve Contribution	\$1,307,562	\$1,345,482	\$1,384,501	\$1,424,651	\$1,465,966
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,139	\$40,247	\$42,270	\$41,231	\$36,581
Total Income	\$10,513,425	\$9,081,055	\$9,833,648	\$9,970,578	\$9,493,541

Component

SEWER PIPELINE					
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40103 West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104 Pipeline (Airport) - Replace 25%	\$91,359	\$0	\$0	\$0	\$0
40105 Pipeline (Alameda) - Replace 25%	\$0	\$100,828	\$0	\$0	\$0
40106 Pipeline (M Village) - Replace	\$1,468,363	\$0	\$0	\$0	\$0
40107 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40108 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$531,239	\$0	\$0
40109 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$1,964,898	\$0
40110 Pipelines (RM South) - Addition	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$749,639
40111 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40112 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40113 Pipelines (Unit 6) - Repl 25%	\$262,870	\$0	\$0	\$0	\$0
40114 Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$1,713,764
40202 Asphalt - Seal/Repair	\$0	\$0	\$223,132	\$0	\$0
40203 Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204 HVAC Condensers - Repl (Maint Bldg)	\$0	\$0	\$0	\$0	\$0
40205 East DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40206 West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207 MV3 Valve - Replace	\$16,127	\$0	\$0	\$0	\$0
40208 Chlorine C Tertiary Effluent - Repl	\$0	\$0	\$0	\$0	\$0
40209 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
40210 Solar Pond Circulator - Replace	\$0	\$91,636	\$0	\$0	\$0
40211 Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212 Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$0
40213 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
40214 Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215 East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216 West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217 Reclaimed Pumping System - Rebuild	\$0	\$0	\$0	\$0	\$0
40218 Maintenance Buildings - Refurbish	\$421,318	\$0	\$0	\$0	\$0
40219 Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
40220 Drying Bed Pump & Control - Repl	\$0	\$0	\$0	\$0	\$0
40221 Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222 Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223 Chemical Storage Room - Repair	\$0	\$0	\$0	\$0	\$0
40225 Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226 Control, Switches & Devic - Rep	\$0	\$0	\$0	\$0	\$0
40227 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
40228 East DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40229 West DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40230 Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40231 Drying Bed Pump - Replace	\$0	\$0	\$17,822	\$0	\$0
40232 Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233 WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$0
40234 Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$0
40235 Drying Beds - Rebuild (1 per yr)	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
40236 East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$302,518
40237 West DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40238 Reclaimed Pump Flow Meter - Replace	\$0	\$0	\$0	\$0	\$0
40239 Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$0
40240 Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
40241 Main PLC (2008) - Replace	\$0	\$0	\$0	\$0	\$0
40242 Main PLC (2011) - Replace	\$24,190	\$0	\$0	\$0	\$0
40243 Scada System Software - Replace	\$0	\$311,453	\$0	\$0	\$0
40244 Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245 Sub Drain Pumps - Replace	\$18,815	\$0	\$0	\$0	\$0
40246 Motor control Center - Replace	\$0	\$0	\$0	\$0	\$0
40247 Chlorine Meter - Replace	\$0	\$0	\$0	\$0	\$0
40248 Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2031	2032	2033	2034	2035
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$254,000	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$21,503	\$0	\$22,812	\$0	\$24,201
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$0	\$0	\$0	\$0	\$28,739
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40303	Cantova - Major Reconstruction	\$226,450	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40311	3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$505,432	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$163,340	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$0	\$0
40326	Main Lift S Generator - Replace	\$0	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$0	\$0	\$0
40328	Greens Generator - Replace	\$0	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$22,689
40330	Cantova Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40334	3B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$0	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$21,386	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
40406	2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$0
40502	Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$7,343	\$0
40504	Shipping Containers - Replace	\$6,384	\$0	\$0	\$0	\$0
Total Expenses		\$2,818,099	\$674,177	\$1,328,952	\$1,979,583	\$2,849,114
Ending Reserve Balance		\$7,695,326	\$8,406,878	\$8,504,697	\$7,990,995	\$6,644,427

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,644,427	\$6,338,621	\$7,556,526	\$9,118,835	\$10,506,030
Annual Reserve Contribution	\$1,508,479	\$1,552,225	\$1,597,239	\$1,643,559	\$1,691,223
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,451	\$34,731	\$41,680	\$49,052	\$55,632
Total Income	\$8,185,357	\$7,925,576	\$9,195,445	\$10,811,446	\$12,252,884

Component

SEWER PIPELINE					
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40103	West Subdrain - Repair	\$23,370	\$0	\$0	\$0	\$0
40104	Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105	Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40106	Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
40107	Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40108	Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40109	Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40110	Pipelines (RM South) - Addition	\$0	\$0	\$0	\$0	\$0
40110	Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 25%	\$0	\$202,482	\$0	\$0	\$0
40112	Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$374,549
40113	Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114	Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40202	Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
40203	Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204	HVAC Condensers - Repl (Maint Bldg)	\$0	\$0	\$0	\$0	\$0
40205	East DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40206	West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207	MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40208	Chlorine C Tertiary Effluent - Repl	\$0	\$0	\$0	\$0	\$0
40209	Air Compressors - Replace	\$0	\$0	\$0	\$0	\$74,349
40210	Solar Pond Circulator - Replace	\$0	\$0	\$0	\$0	\$0
40211	Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212	Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$0
40213	Gate Operator - Replace	\$0	\$0	\$0	\$7,661	\$0
40214	Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$19,067	\$0
40215	East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216	West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217	Reclaimed Pumping System - Rebuild	\$116,848	\$0	\$0	\$0	\$0
40218	Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219	Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
40220	Drying Bed Pump & Control - Repl	\$0	\$0	\$0	\$0	\$0
40221	Filtration Valves - Replace	\$151,512	\$0	\$0	\$0	\$0
40222	Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223	Chemical Storage Room - Repair	\$48,297	\$0	\$0	\$0	\$0
40225	Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226	Control, Switches & Devic - Rep	\$218,115	\$0	\$0	\$0	\$0
40227	Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
40228	East DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40229	West DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40230	Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$43,838
40231	Drying Bed Pump - Replace	\$0	\$0	\$0	\$0	\$0
40232	Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233	WWT Holding Ponds - Repair	\$148,007	\$0	\$0	\$0	\$0
40234	Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$0
40235	Drying Beds - Rebuild (1 per yr)	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
40236	East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40237	West DAF - Repaint/Repair	\$311,593	\$0	\$0	\$0	\$0
40238	Reclaimed Pump Flow Meter - Replace	\$0	\$0	\$0	\$0	\$0
40239	Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$0
40240	Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
40241	Main PLC (2008) - Replace	\$0	\$0	\$0	\$0	\$0
40242	Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$0
40243	Scada System Software - Replace	\$0	\$0	\$0	\$0	\$0
40244	Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245	Sub Drain Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40246	Motor control Center - Replace	\$0	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$0	\$0	\$0	\$0	\$0
40248	Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2036	2037	2038	2039	2040
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$0	\$25,675	\$0	\$27,239	\$0
40255	Aerator Brush Device - Repl 50%	\$124,248	\$0	\$0	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$0	\$0	\$0	\$0	\$0
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40303	Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$105,864	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$55,230	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$90,569	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$90,569	\$0
40311	3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$27,576	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$27,576	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$312,372	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$82,884	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$66,435	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$0	\$0
40326	Main Lift S Generator - Replace	\$0	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$0	\$0	\$0
40328	Greens Generator - Replace	\$0	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40330	Cantova Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40334	3B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$0	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$38,715	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$68,345	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$45,200	\$0
40406	2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$66,435	\$0	\$0	\$0
40502	Forklift - Replace	\$46,739	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$8,512	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$0	\$8,087	\$0
Total Expenses		\$1,846,737	\$369,050	\$76,609	\$305,416	\$501,503
Ending Reserve Balance		\$6,338,621	\$7,556,526	\$9,118,835	\$10,506,030	\$11,751,381

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$11,751,381	\$10,290,776	\$11,687,370	\$13,344,469	\$14,426,807
Annual Reserve Contribution	\$1,740,268	\$1,790,736	\$1,842,667	\$1,896,104	\$1,951,091
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$55,094	\$54,934	\$62,566	\$69,414	\$69,100
Total Income	\$13,546,743	\$12,136,446	\$13,592,604	\$15,309,987	\$16,446,998

Component

SEWER PIPELINE					
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40103 West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104 Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105 Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40106 Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
40107 Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40108 Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40109 Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Addition	\$0	\$0	\$0	\$0	\$0
40110 Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111 Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40112 Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40113 Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114 Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40202 Asphalt - Seal/Repair	\$282,656	\$0	\$0	\$0	\$0
40203 Generators - Replace	\$1,490,042	\$0	\$0	\$0	\$0
40204 HVAC Condensers - Repl (Maint Bldg)	\$0	\$0	\$0	\$0	\$0
40205 East DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40206 West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$162,624
40207 MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40208 Chlorine C Tertiary Effluent - Repl	\$0	\$0	\$0	\$0	\$0
40209 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
40210 Solar Pond Circulator - Replace	\$0	\$123,152	\$0	\$0	\$0
40211 Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212 Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$0
40213 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
40214 Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215 East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216 West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217 Reclaimed Pumping System - Rebuild	\$0	\$0	\$0	\$0	\$0
40218 Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219 Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$157,887	\$0
40220 Drying Bed Pump & Control - Repl	\$0	\$0	\$0	\$0	\$34,557
40221 Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222 Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$49,340	\$0
40223 Chemical Storage Room - Repair	\$0	\$0	\$0	\$0	\$0
40225 Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226 Control, Switches & Devic - Rep	\$0	\$0	\$0	\$0	\$0
40227 Exterior Surfaces - Repaint	\$0	\$65,296	\$0	\$0	\$0
40228 East DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40229 West DAF Filters and Valves - Repl	\$0	\$0	\$0	\$0	\$0
40230 Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40231 Drying Bed Pump - Replace	\$0	\$0	\$0	\$0	\$25,410
40232 Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233 WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$0
40234 Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$0
40235 Drying Beds - Rebuild (1 per yr)	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
40236 East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40237 West DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40238 Reclaimed Pump Flow Meter - Replace	\$24,383	\$0	\$0	\$0	\$0
40239 Reclaimed PLC - Replace	\$27,092	\$0	\$0	\$0	\$0
40240 Electrical - Repair/Replace	\$56,893	\$0	\$0	\$0	\$0
40241 Main PLC (2008) - Replace	\$0	\$0	\$0	\$0	\$0
40242 Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$0
40243 Scada System Software - Replace	\$0	\$0	\$0	\$444,057	\$0
40244 Sub Drain Pumping Station - Replace	\$0	\$0	\$30,658	\$0	\$0
40245 Sub Drain Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40246 Motor control Center - Replace	\$767,597	\$0	\$0	\$0	\$0
40247 Chlorine Meter - Replace	\$23,479	\$0	\$0	\$0	\$0
40248 Fuel Tank - Replace	\$121,009	\$0	\$0	\$0	\$0

Fiscal Year		2041	2042	2043	2044	2045
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$28,898	\$0	\$30,658	\$0	\$32,525
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$34,316	\$0	\$0	\$0	\$0
40257	Aerator Control Systems - Repl	\$0	\$65,110	\$0	\$0	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$2,398,697
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$479,739
40303	Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40311	3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$98,968	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$152,953	\$0
40326	Main Lift S Generator - Replace	\$139,974	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$148,498	\$0	\$0
40328	Greens Generator - Replace	\$139,974	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40330	Cantova Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$27,092	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$29,604	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$29,604	\$0
40334	3B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$27,092	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$27,092	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$28,742	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$27,904	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$59,343	\$0	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
40406	2010 Ford Ranger - Replace 50%	\$29,349	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$84,158
40502	Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$9,868	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$3,255,967	\$449,075	\$248,135	\$883,180	\$3,227,874
Ending Reserve Balance		\$10,290,776	\$11,687,370	\$13,344,469	\$14,426,807	\$13,219,125

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$13,219,125	\$13,400,453	\$15,165,196	\$17,183,604	\$19,033,740
Annual Reserve Contribution	\$2,007,673	\$2,065,896	\$2,125,807	\$2,187,455	\$2,250,891
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$66,535	\$71,399	\$80,855	\$90,524	\$98,153
Total Income	\$15,293,333	\$15,537,747	\$17,371,858	\$19,461,583	\$21,382,785

Component

SEWER PIPELINE					
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40103	West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104	Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105	Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40106	Pipeline (M Village) - Replace	\$0	\$0	\$0	\$0	\$0
40107	Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$0	\$203,254
40108	Pipelines (N. Unit 1) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40109	Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40110	Pipelines (RM South) - Addition	\$0	\$0	\$0	\$0	\$0
40110	Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40112	Pipelines (South Newest) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40113	Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114	Sewer Jetting Unit - Replace	\$165,408	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40202	Asphalt - Seal/Repair	\$0	\$0	\$0	\$358,061	\$0
40203	Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204	HVAC Condensers - Repl (Maint Bldg)	\$0	\$53,915	\$0	\$0	\$0
40205	East DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40206	West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207	MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40208	Chlorine C Tertiary Effluent - Repl	\$0	\$0	\$0	\$0	\$0
40209	Air Compressors - Replace	\$0	\$0	\$0	\$0	\$99,918
40210	Solar Pond Circulator - Replace	\$0	\$0	\$0	\$0	\$0
40211	Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$301,876
40212	Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$0
40213	Gate Operator - Replace	\$0	\$0	\$0	\$10,296	\$0
40214	Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215	East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40216	West DAF Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40217	Reclaimed Pumping System - Rebuild	\$157,033	\$0	\$0	\$0	\$0
40218	Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219	Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
40220	Drying Bed Pump & Control - Repl	\$0	\$0	\$0	\$0	\$0
40221	Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222	Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223	Chemical Storage Room - Repair	\$64,907	\$0	\$0	\$0	\$0
40225	Hydro Tank - Replace	\$0	\$80,872	\$0	\$0	\$0
40226	Control, Switches & Devic - Rep	\$293,129	\$0	\$0	\$0	\$0
40227	Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
40228	East DAF Filters and Valves - Repl	\$68,048	\$0	\$0	\$0	\$0
40229	West DAF Filters and Valves - Repl	\$0	\$70,089	\$0	\$0	\$0
40230	Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$58,914
40231	Drying Bed Pump - Replace	\$0	\$0	\$0	\$0	\$0
40232	Chemical Control System - Replace	\$0	\$0	\$0	\$0	\$0
40233	WWT Holding Ponds - Repair	\$198,909	\$0	\$0	\$0	\$0
40234	Floating Aerators - Replace	\$359,606	\$0	\$0	\$0	\$0
40235	Drying Beds - Rebuild (1 per yr)	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
40236	East DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$471,313
40237	West DAF - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
40238	Reclaimed Pump Flow Meter - Replace	\$0	\$0	\$0	\$0	\$0
40239	Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$0
40240	Electrical - Repair/Replace	\$0	\$0	\$0	\$0	\$0
40241	Main PLC (2008) - Replace	\$0	\$38,819	\$0	\$0	\$0
40242	Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$0
40243	Scada System Software - Replace	\$0	\$0	\$0	\$0	\$0
40244	Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245	Sub Drain Pumps - Replace	\$29,313	\$0	\$0	\$0	\$0
40246	Motor control Center - Replace	\$0	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$0	\$0	\$0	\$0	\$0
40248	Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2046	2047	2048	2049	2050
40250	Solar Panel Junction Boxes - Repl	\$405,774	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Chem. Storage Tanks - Reline/Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$0	\$34,505	\$0	\$36,607	\$0
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$177,148	\$0	\$0
40256	Aerator Pumps - Repl 50%	\$0	\$40,975	\$0	\$0	\$0
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS						
40301	Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302	Main Lift N - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40303	Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40304	Cantova - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40305	FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306	FAA - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40307	6B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40309	6A - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40310	6A - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40311	3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312	3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40313	Alameda - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$0
40324	Cantova Generator - Replace	\$0	\$0	\$0	\$0	\$0
40325	6B Generator - Replace	\$0	\$0	\$0	\$0	\$0
40326	Main Lift S Generator - Replace	\$0	\$0	\$0	\$0	\$0
40327	Crest Generator - Replace	\$0	\$0	\$0	\$0	\$0
40328	Greens Generator - Replace	\$0	\$0	\$0	\$0	\$0
40329	Main Lift N Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40330	Cantova Control Panel - Replace	\$31,407	\$0	\$0	\$0	\$0
40331	FAA Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40332	6B Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40333	6A Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40334	3B Control Panel - Replace	\$0	\$32,349	\$0	\$0	\$0
40335	Alameda Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40336	Starter Shack Ctrl. Panel - Replace	\$0	\$0	\$0	\$0	\$0
40337	Main Lift S Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40338	Crest Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40339	Greens Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$108,876	\$0	\$0	\$0	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
40406	2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$0
40502	Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$11,440	\$0
40504	Shipping Containers - Replace	\$0	\$10,244	\$0	\$0	\$0
Total Expenses		\$1,892,880	\$372,551	\$188,254	\$427,842	\$1,147,058
Ending Reserve Balance		\$13,400,453	\$15,165,196	\$17,183,604	\$19,033,740	\$20,235,726

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

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 Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

SEWER PIPELINE

Comp #: 40101 Sewer/Streets - Repair

Quantity: Extensive GSF

Location: Throughout District

Funded?: No. Handled out of Operating budget. No Reserve funding necessary.

History:

Comments: When the sewer lines underground require replacement or repairs, many time it require the CSD to dig up the streets. It is their requirement to replace/repair the streets after they are done. Handled out of Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 40102 Van Vleck Sprayfield - Repair

Quantity: Extensive Sprayfield

Location: Van Vleck Sprayfield

Funded?: No. It is too difficult for us to predict the remaining useful life.

History:

Comments: We assume this will be a one time project and therefore does not require reserve funding. Update funding as future needs dictate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 40103 West Subdrain - Repair

Quantity: (5) Groundwater Wells

Location: East WWRP subdrain

Funded?: Yes.

History:

Comments: No issues reported. Testing is performed regularly to ensure that there is no seepage. This component provides funding for repairs at roughly the interval below. Update as future needs dictate.

Useful Life:
40 years

Remaining Life:
15 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Estimate Provided by Client

Comp #: 40104 Pipeline (Airport) - Replace 25%

Quantity: Approx 3,500 LF X 25%

Location: Airport

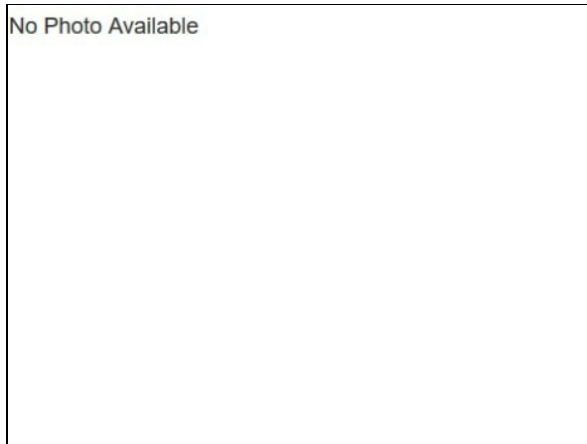
Funded?: Yes.

History: Installed approx 1982.

Comments: This component provides funding to replace the sewer pipeline running to the Airport. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 61,560

Worst Case: \$ 74,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40105 Pipeline (Alameda) - Replace 25%

Quantity: Approx 3,750 LF X 25%

Location: Alameda

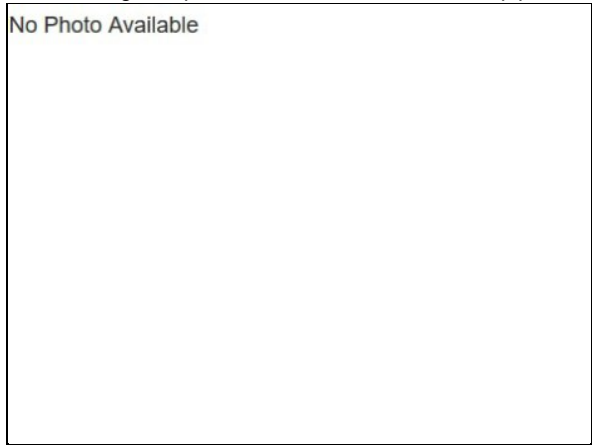
Funded?: Yes.

History: Installed approx 1974

Comments: This component provides funding to replace the Alameda Drive sewer pipeline. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 66,000

Worst Case: \$ 79,680

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40106 Pipeline (M Village) - Replace

Quantity: Approx 11,250 LF

Location: Commercial - Mobile Home Park

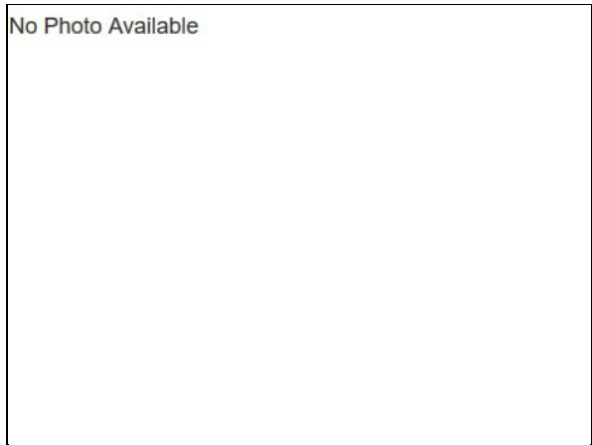
Funded?: Yes.

History: Original, Installed 1970.

Comments: Sewer pipes running to the Mobile Home Park are clay. Pipeline is in need of replacement in the near future. The CSD is deciding whether or not to repair/partially replace or abandon in place and install a completely new pipeline. This component provides funding to the replace the sewer lines running to Mobile Home Park at roughly the interval below. Update funding as future needs dictate.

Useful Life:
45 years

Remaining Life:
10 years



Best Case: \$ 988,800

Worst Case: \$ 1,196,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40107 Pipelines (M. Gardens) - Repl 25%

Quantity: Approx 4,200 LF x25%

Location: Murietta Gardens

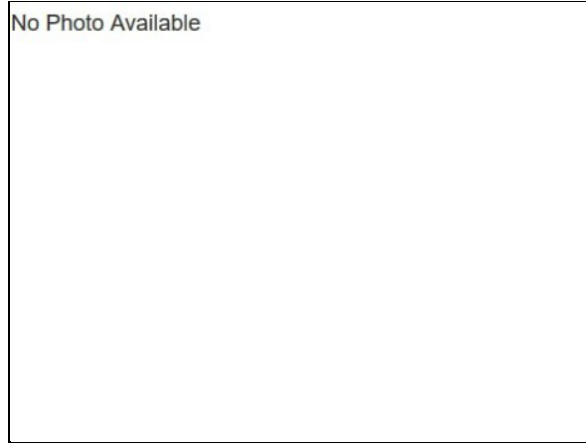
Funded?: Yes.

History: Installed 2021

Comments:

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 78,100

Worst Case: \$ 94,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40108 Pipelines (N. Unit 1) - Replace 25%

Quantity: Approx 19,200 LF X 25%

Location: Units 1-4 of RMCS D

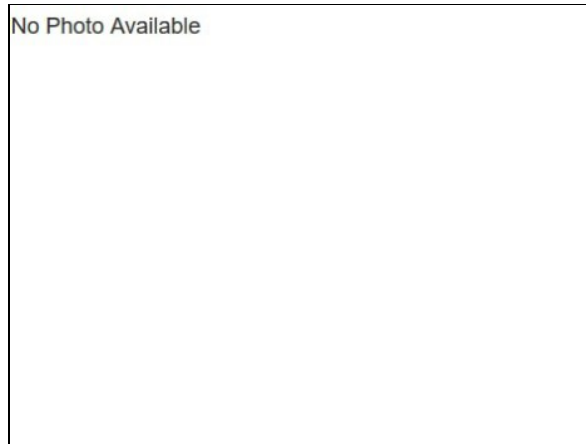
Funded?: Yes.

History: Installed 1974.

Comments: This component provides funding to replace the sewer pipeline running to Unit No. 1. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 337,200

Worst Case: \$ 408,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40109 Pipelines (N. Units 2-4) - Repl 25%

Quantity: Approx 69,000 LF X 25%

Location: North Side Units 1-4 of RMCS D

Funded?: Yes.

History: Installed between 1979-1982.

Comments: This component provides funding to replace the sewer pipeline running to Units 2-4. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 1,212,000

Worst Case: \$ 1,464,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40110 Pipelines (RM South) - Addition

Quantity: Piping to Attach New Line

Location: Rancho Murieta South

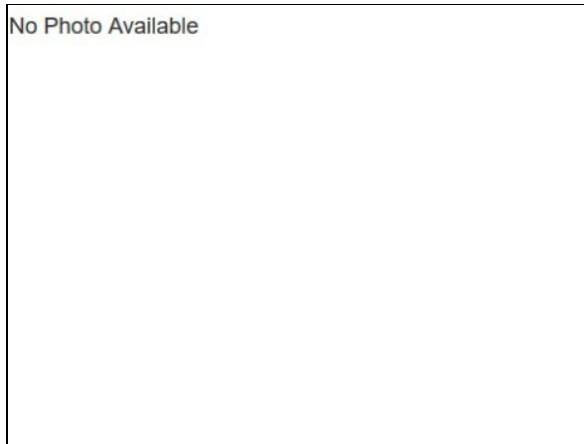
Funded?: Yes.

History:

Comments:

Useful Life:
75 years

Remaining Life:
0 years



Best Case: \$ 200,000

Worst Case: \$ 264,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40110 Pipelines (RM South) - Replace 25%

Quantity: Approx 25,500 LF X 25%

Location: Rancho Murieta South

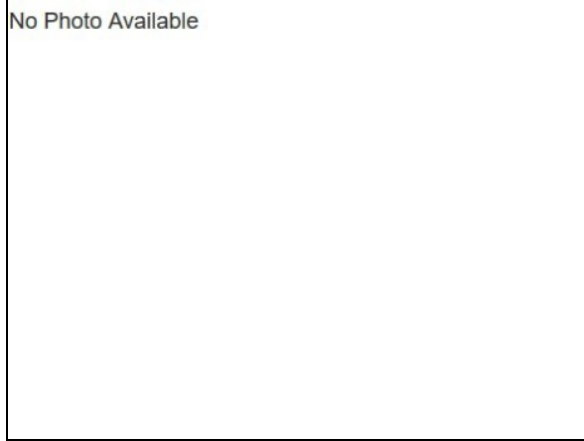
Funded?: Yes.

History: Installed between 1990-1992.

Comments: This component provides funding to replace the sewer pipeline running to Rancho Murieta South Units; 1A/B, 2A/B, 3, 4, 5, 6. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 448,800

Worst Case: \$ 542,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40111 Pipelines (South 7&8) - Replace 25%

Quantity: Approx 6,500 LF X 25%

Location: Rancho Murieta South - Units 7 & 8

Funded?: Yes.

History: Installed between 1999-2001.

Comments: This component provides funding to replace the sewer pipeline running to Rancho Murieta South Units 7 & 8. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 114,360

Worst Case: \$ 138,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40112 Pipelines (South Newest) - Repl 25%

Quantity: Approx 11,000 LF X 25%

Location: Rancho Murieta South - Unit 9 , Crest & Greens

Funded?: Yes.

History: Installed between 2002-2004.

Comments: This component provides funding to replace the sewer pipeline running to Rancho Murieta South; Unit 9 , Crest & Greens. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 193,200

Worst Case: \$ 234,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40113 Pipelines (Unit 6) - Repl 25%

Quantity: Approx 10,100 LF X 25%

Location: Rancho Murieta North - Unit 6

Funded?: Yes.

History:

Comments: This component provides funding to replace the water pipeline running to Rancho Murieta North, Unit 6. 5,600' of 14", 5,650' of 8", and 550' of 6" of class 150 C900 pipe. Update timing and cost as needed.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 177,600

Worst Case: \$ 213,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40114 Sewer Jetting Unit - Replace

Quantity: Sewer Jetting Equipment

Location: Sewer

Funded?: Yes.

History: Need re-powering by 2020

Comments: This component provides funding to replace the sewer jetting unit at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 70,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

WASTE WATER TREATMENT FACILITY

Comp #: 40201 Asphalt - Remove & Replace

Quantity: Approx 246,650 GSF

Location: WWT Facility

Funded?: Yes.

History:

Comments: We recommend having surface sealed and repaired; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.

Useful Life:
50 years

Remaining Life:
14 years



Best Case: \$ 986,000

Worst Case: \$ 1,280,000

Lower allowance to remove & replace

Higher allowance to remove & replace

Cost Source: ARSF Cost Database

Comp #: 40202 Asphalt - Seal/Repair

Quantity: Approx 246,650 GSF

Location: WWT Facility

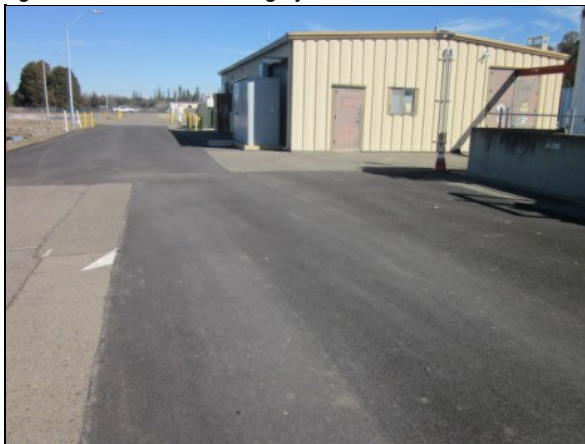
Funded?: Yes.

History: \$16k in 2018 and \$16k in 2019

Comments: We recommend having surface sealed and repaired regularly for maximum design life. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 142,000

Worst Case: \$ 171,000

Lower allowance to seal/repair

Higher allowance to seal/repair

Cost Source: ARSF Cost Database

Comp #: 40203 Generators - Replace

Quantity: Generators

Location: WWT Facility

Funded?: Yes.

History:

Comments: In fair and functional condition. No issues reported at the time of site visit. Provide regularly inspection and maintenance. We recommend setting aside funding for replacement at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
50 years

Remaining Life:
20 years



Best Case: \$ 750,000

Worst Case: \$ 900,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40204 HVAC Condensers - Repl (Maint Bldg)

Quantity: (4) HVAC Units

Location: Maint Bldg

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Handle repairs as a general operating and maintenance expense. Funding below is for eventual complete replacement.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40205 East DAF Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History: Original to the system

Comments: The life of control systems can vary depending upon system needs, the operator desires for management capabilities, manufacturers' support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 72,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40206 West DAF Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History: 2020

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 72,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 40207 MV3 Valve - Replace

Quantity: (1) Valve

Location:

Funded?: Yes.

History: 2006

Comments: Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual repairs and replacement.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 10,800

Worst Case: \$ 13,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40208 Chlorine C Tertiary Effluent - Repl

Quantity: Filtered Tert. Effluent

Location: Effluent Into EQ Basin, Chlorine contact chamber for Tertiary effluent

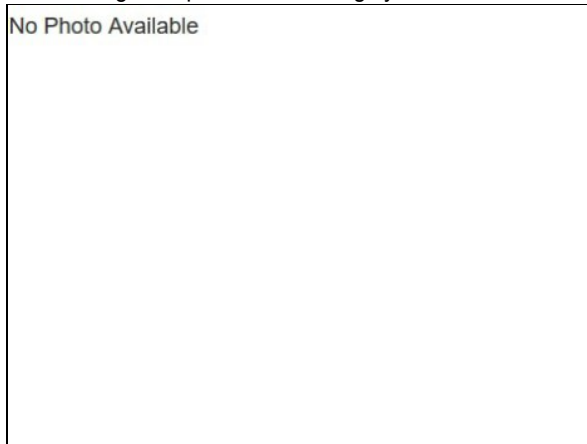
Funded?: Yes.

History:

Comments: Filtered Tertiary Effluent into Equalization Basin. Effluent reported to be in fair condition and functional during our site inspection. This component provides funding for replacement at roughly the interval below. Update as future needs dictate.

Useful Life:
80 years

Remaining Life:
0 years



Best Case: \$ 23,600

Worst Case: \$ 35,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40209 Air Compressors - Replace

Quantity: (4) Air Compressors

Location:

Funded?: Yes.

History: 2021

Comments: Good condition with no issues reported. This component provides funding to replace air compressors at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 35,300

Worst Case: \$ 49,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 40210 Solar Pond Circulator - Replace

Quantity: (1) Solar Pond Circulator

Location: WWT Facility - Pond 4

Funded?: Yes.

History:

Comments: Unable to inspect closely. Assume functional. Due to technology, we recommend replacement of the pond circulators at roughly the interval below. Update as future needs dictate.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 60,300

Worst Case: \$ 72,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40211 Tertiary Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History: 2020

Comments:

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 115,300

Worst Case: \$ 140,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40212 Fencing - Replace/Repair

Quantity: Approx 4,900 LF

Location: Perimeter of WWT Facility

Funded?: Yes.

History:

Comments: Fencing surrounds the WWT Facility with (1) vehicle entrance gate operated by a barcode reader system. Fencing is in good condition with no major damage or gaps noted. Plan for repairs/ partial replacement at roughly the interval below.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 127,000

Worst Case: \$ 185,000

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: ARSF Cost Database

Comp #: 40213 Gate Operator - Replace

Quantity: (1) Operator

Location:

Funded?: Yes.

History: 2019

Comments: New and in good condition noted with no functional/operational problems observed during our site inspection and no reported ongoing problems. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40214 Automated Gate & Sensors - Replace

Quantity: (1) Automated Gate

Location: WWT Facility Entrance Gate

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 10,000

Worst Case: \$ 12,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 40215 East DAF Hydro Tank - Replace

Quantity: (1) Tank

Location:

Funded?: Yes.

History: 2020

Comments:

Useful Life:
50 years

Remaining Life:
49 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40216 West DAF Hydro Tank - Replace

Quantity: (1) Tank

Location:

Funded?: Yes.

History: 2019

Comments:

Useful Life:
50 years

Remaining Life:
48 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40217 Reclaimed Pumping System - Rebuild

Quantity: (2) 100HP Pumps

Location:

Funded?: Yes.

History:

Comments: Water pumps and control system should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40218 Maintenance Buildings - Refurbish

Quantity: Approx 7,730 GSF

Location: Maintenance

Funded?: Yes.

History:

Comments: (2) Storage buildings in the WWT Facility. One enclosed storage building and one open-air storage shed structure. No expectation to replace either building completely. This component provides funding for general refurbishment at roughly the interval below.

Useful Life:
35 years

Remaining Life:
10 years



Best Case: \$ 284,000

Worst Case: \$ 343,000

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

Comp #: 40219 Tertiary Pumps - Rebuild/Replace

Quantity: (3) 50HP Pumps

Location: Near the tertiary systems

Funded?: Yes.

History: (2) of the (3) pumps have been rebuilt, however, unsure of exact dates

Comments: Pumps and motors can often be repaired or rebuilt rather than completely replaced. Small component repairs should be considered an Operating expense. Pumps and motors need to be serviced regularly by maintenance personnel to ensure proper function.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 60,000

Worst Case: \$ 100,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 40220 Drying Bed Pump & Control - Repl

Quantity: (1) Controller

Location: Common area

Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a professional to help ensure the system continues to function properly. Funding for replacement at the interval below.

Useful Life:
24 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 19,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40221 Filtration Valves - Replace

Quantity: (3) Filtration Valves

Location: WWT Facility

Funded?: Yes.

History:

Comments: No problems reported at the time of site visit. This component provides funding to replace the valves at roughly the interval below. Update timing and funding as future needs dictate.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 88,500

Worst Case: \$ 106,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40222 Reclaimed Irrigation System - Repl

Quantity: (1) Irrigation System

Location: At reclaimed pumping system. This irrigation system is to water the landscaping around the Admin building

Funded?: Yes.

History: 2019

Comments: Irrigation system to Water Admin Area. No problems observed or reported during our inspection. If properly installed and bedded without defect, the lines themselves are expected to be long-lived with no predictable expectation for replacement. In our experience however, as the community ages, large system renovations, repairs, zone reconfiguration, etc... become necessary. This component provides a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs and replacements. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 40223 Chemical Storage Room - Repair

Quantity: (1) Chem. Storage Room

Location: WWT Facility

Funded?: Yes.

History:

Comments: Chemical storage facility holds various tanks, containers and equipment for the chemicals used for treatment at the Waste Water Treatment Facility. The storage room is good condition. All materials are secured in the locked facility. This component provides funding to repair the room and chemical connections as needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 22,000

Worst Case: \$ 40,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 40224 Chlorine Contact Tanks - Repair

Quantity: (1) Set of Tanks

Location: WWT Facility

Funded?: No. Replaced with bleach tanks and system. These tanks will no longer be needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 40225 Hydro Tank - Replace

Quantity: (1) Saturation Vessel

Location: WWT Facility

Funded?: Yes.

History: Replaced in 2017

Comments: Good condition. This component provides funding to replace the tank at roughly the interval below. Update funding and timing as future needs dictate.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 35,000

Worst Case: \$ 40,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40226 Control, Switches & Devic - Rep

**Quantity: Reading
Devices/Equipment**

Location: WWT Facility

Funded?: Yes.

History:

Comments: Functional with no issues. The Waste Water Treatment Facility office requires numerous reading devices, equipment, meters, recorders, etc. Association with operating the Facility. This component provides general funding to replace the necessary equipment at roughly the interval below. Update timing and funding as future needs dictate.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 100,000

Worst Case: \$ 180,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40227 Exterior Surfaces - Repaint

Quantity: Approx 2,000 GSF

Location: WWT Facility

Funded?: Yes.

History: Repainted in 2011.

Comments: Functional and intact. No significant chipping or peeling. The exterior surfaces are in fair condition at this time. We recommend repainting every 12-15 years to maintain the appearance of the facility and to protect exterior surfaces.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 31,900

Worst Case: \$ 38,300

Lower allowance to paint

Higher allowance to paint

Cost Source: ARSF Cost Database

Comp #: 40228 East DAF Filters and Valves - Repl

Quantity: (3) Filters, (18) Valves

Location:

Funded?: Yes.

History: 2007

Comments:

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 25,000

Worst Case: \$ 40,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40229 West DAF Filters and Valves - Repl

Quantity: (3) Filters, (18) Valves

Location:

Funded?: Yes.

History: 2008

Comments:

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 25,000

Worst Case: \$ 40,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40230 Chemical System Pumps - Replace

Quantity: (4) Bonfiglioli Pumps

Location:

Funded?: Yes.

History:

Comments: No problems reported at this time. Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40231 Drying Bed Pump - Replace

Quantity: (1) Pump

Location:

Funded?: Yes.

History:

Comments: Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40232 Chemical Control System - Replace

Quantity: (2) Chem. Tanks

Location:

Funded?: Yes.

History: 2021

Comments: In most cases, chemical controller systems can be repaired in sections and individual replacement parts do not meet threshold for Reserve funding.

Useful Life:
40 years

Remaining Life:
39 years



Best Case: \$ 180,000

Worst Case: \$ 220,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40233 WWT Holding Ponds - Repair

Quantity: Approx 1.6m GSF

Location: WWT Facility

Funded?: Yes.

History:

Comments: (4) Ponds, (2) Reservoirs. Approx 364,765 GSF - Ponds. EQ Basin is funded separately in Comp #1904. Approx 1,202,355 GSF of Reservoir. A series of (5) ponds treats wastewater daily. Wastewater is moved from one pond to the next in order of treatment. Treated wastewater is then stored in (2) reservoirs until needed for reclamation use by RMCC during summer months. No expectation for replacement. This component provides funding for periodic repairs for the ponds as needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 70,000

Worst Case: \$ 120,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 40234 Floating Aerators - Replace

Quantity: (12) Floating Aerators

Location: WWT Facility - (3) Pond 1, (1) Pond 2, (2) Each in Ponds 3, 4 & 5

Funded?: Yes.

History: 2006, a few of them might have been replaced or repaired more recently.

Comments: Assume functional, no issues reported. This component provides funding for replacement at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 157,000

Worst Case: \$ 186,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40235 Drying Beds - Rebuild (1 per yr)

Quantity: (1 of 7) Drying Beds

Location:

Funded?: Yes.

History:

Comments: Funding to rebuild (1) drying bed per year.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower allowance to rebuild

Higher allowance to rebuild

Cost Source: Estimate Provided by Client

Comp #: 40236 East DAF - Repaint/Repair

Quantity: Approx 700 GSF

Location:

Funded?: Yes.

History: 2021

Comments:

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 150,000

Worst Case: \$ 250,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40237 West DAF - Repaint/Repair

Quantity: Approx 700 GSF

Location:

Funded?: Yes.

History: 2022

Comments:

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 150,000

Worst Case: \$ 250,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40238 Reclaimed Pump Flow Meter - Replace

Quantity: (2) Each

Location:

Funded?: Yes.

History: 2008

Comments:

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40239 Reclaimed PLC - Replace
Location: Near the reclaimed pumping station
Funded?: Yes.
History: 2008
Comments:

Quantity: (1) PLC

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 40240 Electrical - Repair/Replace

Quantity: Extensive Wiring

Location:

Funded?: Yes.

History:

Comments: Assessing the electrical systems is beyond the scope of our services. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our report. This component provides an allowance for repairs every couple of years.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 25,000

Worst Case: \$ 38,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 40241 Main PLC (2008) - Replace

Quantity: (1) PLC

Location:

Funded?: Yes.

History: 2008

Comments: Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40242 Main PLC (2011) - Replace

Quantity: (1) PLC

Location:

Funded?: Yes.

History: 2011

Comments: Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40243 Scada System Software - Replace

Quantity: (1) System

Location:

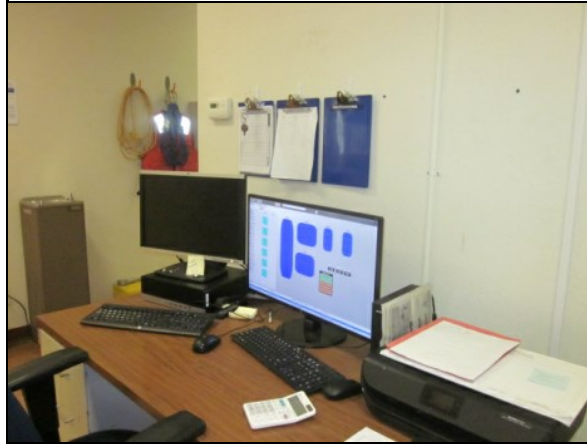
Funded?: Yes.

History: 2021

Comments: Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 200,000

Worst Case: \$ 250,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40244 Sub Drain Pumping Station - Replace

Quantity: (1) Panel

Location: South WWRP

Funded?: Yes.

History: 2017

Comments:

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 14,500

Worst Case: \$ 17,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40245 Sub Drain Pumps - Replace

Quantity: (3) Pumps

Location:

Funded?: Yes.

History:

Comments: Pump systems can have a highly variable life expectancy depending on level of use. Should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40246 Motor control Center - Replace

Quantity: (1) Center w/ Control

Location:

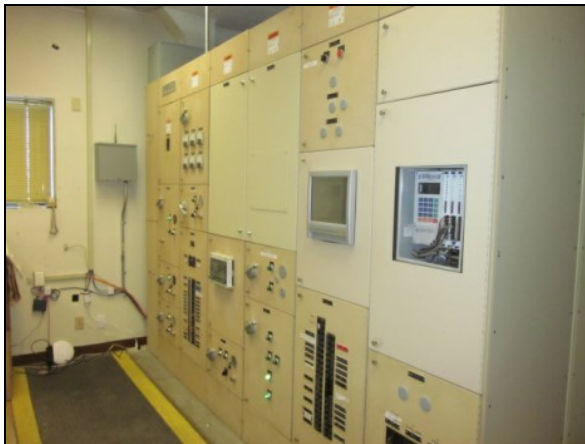
Funded?: Yes.

History:

Comments:

Useful Life:
50 years

Remaining Life:
20 years



Best Case: \$ 350,000

Worst Case: \$ 500,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40247 Chlorine Meter - Replace

Quantity: (1) Metering System

Location: At Reclaimed pumping system

Funded?: Yes.

History:

Comments: Reported to be in functional condition.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40248 Fuel Tank - Replace

Quantity: (1) Fuel Tank

Location: WWT Facility

Funded?: Yes.

History:

Comments: No problems reported at the time of site visit. Appears to be in good condition with no rusting or leaking noted. This component provides funding for disposal and replacement of the fuel tank at roughly the interval listed below. Update timing and cost as future needs dictate.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 59,000

Worst Case: \$ 75,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40249 Solar Panels (electric) - Replace

Quantity: Panels

Location:

Funded?: No. Leased. No Reserve funding allocated.

History:

Comments: We recommend regular service and maintenance by a licensed professional to ensure the solar panels continues to function properly.

Useful Life:

Remaining Life:

Best Case:



Worst Case:

Cost Source:

Comp #: 40250 Solar Panel Junction Boxes - Repl

Quantity: (3) Junction Boxes

Location:

Funded?: Yes.

History: 2016

Comments: We recommend regular service and maintenance by a licensed professional to ensure the solar panel inverters continues to function properly.

Useful Life:

30 years

Remaining Life:

25 years



Best Case: \$ 174,400

Worst Case: \$ 213,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40251 EQ Basin - Repair

Quantity: Approx 48,000 GSF

Location: WWT Facility

Funded?: Yes.

History:

Comments: No leaks or cracking noted. Basin appears to be in good condition. This component provides funding to repair the EQ Basin structure and tubing as needed at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 177,000

Worst Case: \$ 224,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 40252 EQ Contact Pipe - Replace

Quantity: Approx 5,880 LF

Location: WWT Facility

Funded?: Yes.

History:

Comments: The current PVC piping is temporary and will need to be replaced with a concrete piping system.

Useful Life:
50 years

Remaining Life:
5 years



Best Case: \$ 665,000

Worst Case: \$ 1,000,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Based on estimate from 2014

Comp #: 40253 Chem. Storage Tanks - Reline/Repair

Quantity: (3) Storage Containers

Location: WWT Facility

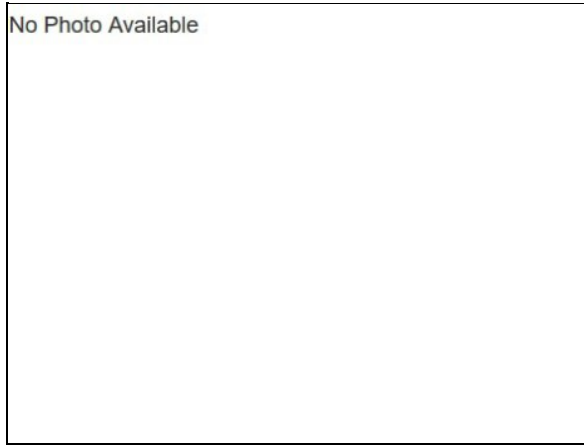
Funded?: Yes.

History:

Comments: No leaks or major issues noted. No expectation to fully replace the storage bunkers. This component provides funding to reline and/or repair at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 142,000

Worst Case: \$ 236,000

Lower allowance to reline/repair

Higher allowance to reline/repair

Cost Source: ARSF Cost Database

Comp #: 40254 Aerator Valves - Replace 15%

Quantity: (2) Valves per cycle

Location:

Funded?: Yes.

History:

Comments: Routine maintenance should be performed to maximize useful life. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life:
2 years

Remaining Life:
0 years



Best Case: \$ 14,400

Worst Case: \$ 17,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40255 Aerator Brush Device - Repl 50%

Quantity: (5) Aerated Brush

Location: WWT Facility - (2) Pond 1, (2) Pond 2, and (1) Pond 3

Funded?: Yes.

History: 2018

Comments: Some aerator brushes appear to be in better/new condition than others. Some show signs of significant build-up. Reported that at least one was replaced in recent years. For budgeting purposes we have anticipated the need to replace 2-3 of the 5 every 20 years.

Useful Life:
12 years

Remaining Life:
15 years



Best Case: \$ 70,900

Worst Case: \$ 88,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40256 Aerator Pumps - Repl 50%

Quantity: (8) Pumps, 10hp

Location: WWT Facility

Funded?: Yes.

History:

Comments: Several pumps have been replaced in recent years. We recommend funding to replace 2 of the 4 pumps every 6 years.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 17,000

Worst Case: \$ 21,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40257 Aerator Control Systems - Repl

Quantity: (2) Aerator Controls

Location: WWT Facility

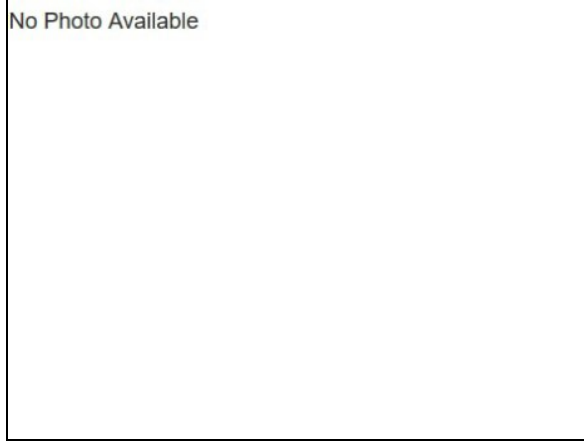
Funded?: Yes.

History:

Comments: No expectation to replace all controllers at anyone time. This component provides funding to replace 1 every 10-yrs. Update timing and cost as future needs dictate.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Client Cost History

LIFT STATIONS

Comp #: 40301 Main Lift N - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Near Gas Station and Fire House

Funded?: Yes.

History: Rebuilt in 2014

Comments: Main Lift North (MLN). 12" Force Main of approx 7,067LF. Lift Station pumps directly to the Wastewater Facility. Average monthly flow of 345,000 gallons per day. Control panels enclosed inside locked, protected building. (1) Air scrubber, (2) Wet well, (2) Influent wet well grinders, sewage pumps, motor control center, backup generator, and above-ground fuel storage tank. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
24 years



Best Case: \$ 650,000

Worst Case: \$ 1,710,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: Client Cost History

Comp #: 40302 Main Lift N - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: Near Gas Station and Fire House

Funded?: Yes.

History: Rebuilt in 2014

Comments: Main Lift North (MLN). 12" Force Main of approx 7,067LF. Lift Station pumps directly to the Wastewater Facility. Average monthly flow of 345,000 gallons per day. Control panels enclosed inside locked, protected building. (1) Air scrubber, (2) Wet well, (2) Influent wet well grinders, sewage pumps, motor control center, backup generator. This component provides funding for minor reconstruction, including repair/replacement of pumps every 15 years.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 177,000

Worst Case: \$ 295,000

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40303 Cantova - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Murieta Drive at Cantova Way - Near Airport

Funded?: Yes.

History: Built approx 1987

Comments: The Cantova sewage lift station serves to pump sewage to Main Lift North. There is one 6" gravity sanitary sewer inlet from the rear of the mobile home park and one 10" gravity sewer from Cantova Way. The Airport's pump station and the FAA lift station both pump into the Cantova pump station. Station has a 4" Force Main with approx 2,488 LF of piping. Equipment includes; (2) 5HP submersible, clog-free centrifugal sewage pumps; Tesco L2000 control panel, Microtel auto-dialer, submersed concrete weighted bubbler bell, 116 HP diesel generator, and a 59 gallon diesel storage tank mounted under the generator. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 142,000

Worst Case: \$ 195,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40304 Cantova - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: Murieta Drive at Cantova Way - Near Airport

Funded?: Yes.

History: Built approx 1987

Comments: The Cantova sewage lift station serves to pump sewage to Main Lift North. There is one 6" gravity sanitary sewer inlet from the rear of the mobile home park and one 10" gravity sewer from Cantova Way. The Airport's pump station and the FAA lift station both pump into the Cantova pump station. Station has a 4" Force Main with approx 2,488 LF of piping. Equipment includes; (2) 5HP submersible, clog-free centrifugal sewage pumps; Tesco L2000 control panel, Microtel auto-dialer, submersed concrete weighted bubbler bell, 116 HP diesel generator, and a 59 gallon diesel storage tank mounted under the generator. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 47,300

Worst Case: \$ 88,600

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40305 FAA - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Cantova Way Near Baseball Diamond

Funded?: Yes.

History:

Comments: The FAA Lift Station is a dual-function facility. The station serves to pump sewage to the Cantova Lift Station and to pump storm water runoff from the Cantova Way Business Park area over the levee into the local farm diversion ditch. The station has a 4" Force Main with approx 740LF of piping. Equipment includes; (2) 5 hp submersible, centrifugal sewage pumps, wet well, Tesco Liq. IV control panel, and Microtel auto-dialer. No fuel tank at the station. Generator is brought from Cantova as needed. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 47,300

Worst Case: \$ 82,700

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40306 FAA - Minor Reconstruction

Quantity: (1) Sewer/Stormwater Lift

Location: Cantova Way Near Baseball Diamond

Funded?: Yes.

History:

Comments: The FAA Lift Station is a dual-function facility. The station serves to pump sewage to the Cantova Lift Station and to pump storm water runoff from the Cantova Way Business Park area over the levee into the local farm diversion ditch. The station has a 4" Force Main with approx 740LF of piping. Equipment includes; (2) 5 hp submersible, centrifugal sewage pumps; Tesco Liq. IV control panel, and Microtel auto-dialer. No fuel tank at the station. Generator is brought from Cantova as needed. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 29,500

Worst Case: \$ 41,400

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40307 6B - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, North Side of River, Near Granlees Estate

Funded?: Yes.

History:

Comments: The 6-B Lift Station is a single function sewage pumping facility. Station has (2) Force Mains, 10" and 4" of approx 3,005LF each. Force main pump station feeding directly to the Wastewater plant. Average flow is 17,000 gallons a day. Equipment includes; (2) 5HP submersible sewage pumps; 6" Sparling magnetic flow meter; (2) sewage grinders; Tesco Liq. IV control panel, and a Sensaphone II auto-dialer. Automated generator back-up power through propane generator, which is shared with 6A. No fuel tank on site. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 142,000

Worst Case: \$ 223,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40308 6B - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, North Side of River, Near Granlees Estate

Funded?: Yes.

History:

Comments: The 6-B Lift Station is a single function sewage pumping facility. Station has (2) Force Mains, 10" and 4" of approx 3,005LF each. Force main pump station feeding directly to the Wastewater plant. Average flow is 17,000 gallons a day. Equipment includes; (2) 5HP submersible sewage pumps; 6" Sparling magnetic flow meter; (2) sewage grinders; Tesco Liq. IV control panel, and a Sensaphone II auto-dialer. Automated generator back-up power through propane generator, which is shared with 6A. No fuel tank on site. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 47,300

Worst Case: \$ 59,100

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40309 6A - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Near End of De La Cruz Way, on Golf Course

Funded?: Yes.

History:

Comments: The 6-A Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 1,690 LF of piping. Equipment includes; (2) 5HP submersible pumps; Tesco Liq. IV control panel, and a portable generator, which is shared with 6B. No fuel tank on site. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 142,000

Worst Case: \$ 171,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40310 6A - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: Near End of De La Cruz Way, on Golf Course

Funded?: Yes.

History:

Comments: The 6-A Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 1,690 LF of piping. Equipment includes; (2) 5HP submersible pumps; Tesco Liq. IV control panel, and a portable generator, which is shared with 6B. No fuel tank on site. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 47,300

Worst Case: \$ 59,100

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40311 3B - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Camino De Lago at Clemntia Cir, Near Lake Chesbro

Funded?: Yes.

History:

Comments: The 3-B Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 390 LF of piping. Equipment includes; (2) 2HP submersible pumps. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 142,000

Worst Case: \$ 171,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40312 3B - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: Camino De Lago at Clemntia Cir, Near Lake Chesbro
Funded?: Yes.

History:

Comments: The 3-B Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 390 LF of piping. Equipment includes; (2) 2HP submersible pumps. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 47,300

Worst Case: \$ 59,100

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40313 Alameda - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, Near Clubhouse
Funded?: Yes.

History:

Comments: The Alameda Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 464 LF of piping. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 59,100

Worst Case: \$ 82,700

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40314 Alameda - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, Near Clubhouse

Funded?: Yes.

History:

Comments: The Alameda Lift Station is a single function sewage pumping facility. Station has (1) 4" Force Main with approx 464 LF of piping. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 11,800

Worst Case: \$ 23,600

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40315 Starter Shack- Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: Off Hwy 16 on South Side of River

Funded?: Yes.

History:

Comments: The Starter Shack Lift Station is a single function sewage pumping facility. Station has (1) 2" Force Main with approx 18 LF of piping. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 59,100

Worst Case: \$ 82,700

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40316 Starter Shack- Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: Off Hwy 16 on South Side of River

Funded?: Yes.

History:

Comments: The Starter Shack Lift Station is a single function sewage pumping facility. Station has (1) 2" Force Main with approx 18 LF of piping. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 11,800

Worst Case: \$ 23,600

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40317 Main Lift S - Major Reconstruction

Quantity: (1) Sewer/Stormwater Lift

Location: On Golf Course, South side of River Near Reynosa Dr

Funded?: Yes.

History:

Comments: The Main Lift South Lift Station has (1) 10" Force Main with approx 3,005LF of piping. Lift Station pumps directly to the Wastewater facility. Average monthly flow of 140,000 gallons per day. Equipment includes; control panels, motor control center, PLC & Meter readouts, (1) backup generator, (2) sewage grinders, (3) sewage pumps, and (1) above ground 2,000 gallon diesel storage tank. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 532,000

Worst Case: \$ 886,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40318 Main Lift S - Minor Reconstruction

Quantity: (1) Sewer/Stormwater Lift

Location: On Golf Course, South Side of River Near Reynosa Dr
Funded?: Yes.

History:

Comments: The Main Lift South Lift Station is a dual-function facility. Station has (1) 10" Force Main with approx 3,005LF of piping. Lift Station pumps directly to the Wastewater facility. Average monthly flow of 140,000 gallons per day. Equipment includes; control panels, motor control center, PLC & Meter readouts, (1) backup generator, (2) sewage grinders, (3) sewage pumps, and (1) above ground 2,000 gallon diesel storage tank. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 177,000

Worst Case: \$ 224,000

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40319 Crest - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, Near Lake #10
Funded?: Yes.

History: Built approx 2002.

Comments: The Crest sewage lift station serves to pump sewage to Main Lift South. The pump station has (2) 8" sanitary sewer inlets and (1) 6" force main that runs up Murieta South parkway ultimately into Main Lift South with approx 1,490LF of piping. Equipment includes; (2) 10HP submersible pumps; a Tesco L2000 controller; a Cummins transfer switch; Microtel DialStat auto-dialer; a 6" Sparling magnetic flow meter; a 68hp diesel generator; and a 113 Gallon Fuel Tank. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 295,000

Worst Case: \$ 414,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40320 Crest - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: On Golf Course, Near Lake #10

Funded?: Yes.

History: Built approx 2002.

Comments: The Crest sewage lift station serves to pump sewage to Main Lift South. The pump station has (2) 8" sanitary sewer inlets and (1) 6" force main that runs up Murieta South parkway ultimately into Main Lift South with approx 1,490LF of piping. Equipment includes; (2) 10HP submersible pumps; a Tesco L2000 controller; a Cummins transfer switch; Microtel DialStat auto-dialer; a 6" Sparling magnetic flow meter; a 68hp diesel generator; and a 113 Gallon Fuel Tank. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 47,300

Worst Case: \$ 59,100

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

Comp #: 40321 Greens - Major Reconstruction

Quantity: (1) Sewer Lift Station

Location: At End of Bent Grass Court

Funded?: Yes.

History: Built approx 2001.

Comments: The Greens sewage lift station serves to pump sewage to Main Lift South. Station has (1) 6" inch sanitary sewer inlets and (1) 4" force main that runs up Bent Grass Court, north on Colbert Drive and ultimately flows into Main Lift South with approx 670LF of piping. Equipment includes; (2) 3HP submersible pumps; Tesco L2000 controller, a Cummins transfer switch; a Sensaphone auto-dialer; 24.3 HP diesel generator; and a 106 gallon diesel storage tank. This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 106,000

Worst Case: \$ 130,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: ARSF Cost Database

Comp #: 40322 Greens - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: At End of Bent Grass Court

Funded?: Yes.

History: Built approx 2001.

Comments: The Greens sewage lift station serves to pump sewage to Main Lift South. Station has (1) 6" inch sanitary sewer inlets and (1) 4" force main that runs up Bent Grass Court, north on Colbert Drive and ultimately flows into Main Lift South with approx 670LF of piping. Equipment includes; (2) 3HP submersible pumps; Tesco L2000 controller, a Cummins transfer switch; a Sensaphone auto-dialer; 24.3 HP diesel generator; and a 106 gallon diesel storage tank. This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 35,500

Worst Case: \$ 47,300

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: ARSF Cost Database

LIFT STATION EQUIPMENT

Comp #: 40323 Main Lift N Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
46 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40324 Cantova Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
30 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40325 6B Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
23 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40326 Main Lift S Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
20 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40327 Crest Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
22 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40328 Greens Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: Have service vendor assess overall condition and if predictable basis for replacement or overhaul is determined, include funding within future reserve study update(s).

Useful Life:
50 years

Remaining Life:
20 years



Best Case: \$ 67,000

Worst Case: \$ 88,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40329 Main Lift N Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40330 Cantova Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, the operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40331 FAA Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40332 6B Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40333 6A Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40334 3B Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40335 Alameda Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40336 Starter Shack Ctrl. Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40337 Main Lift S Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40338 Crest Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40339 Greens Control Panel - Replace

Quantity: (1) Control Panel

Location:

Funded?: Yes.

History:

Comments: Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40340 Minor Lift Stations - Repair

Quantity: (2) Sewage Lift Stations

Location: Admin and Safety Center

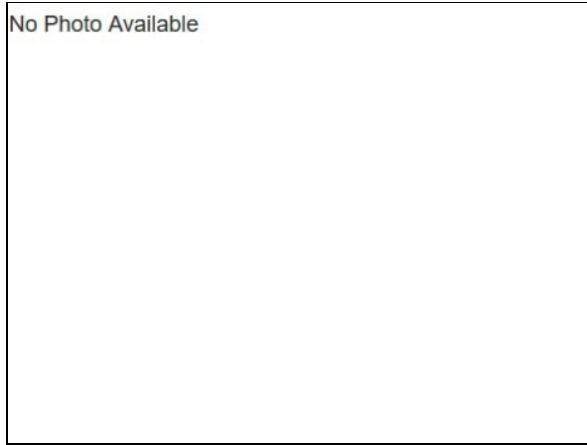
Funded?: Yes.

History:

Comments: District's small sewage pumping station for the administration building and Safety Center. Each station consists of two submersible sewage pumps and control floats. This component provides funding for repairs, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 14,200

Worst Case: \$ 35,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

VEHICLES

Comp #: 40401 1994 Ford Dump Truck - Replace

Quantity: (1) Ford F250, V#1665

Location: Sewer

Funded?: Yes.

History:

Comments: 1994 Ford F250 Dump Truck. Current mileage: 36,447. In fair condition. Lots of rust noted on the interior and exterior of car. Does not seem to be used frequently due to condition and low-mileage. We recommend running the engine on the vehicles periodically to keep in working order.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 47,300

Worst Case: \$ 56,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 40402 2001 Ford F250 - Replace

Quantity: (1) Ford F250, V#8523

Location: Sewer

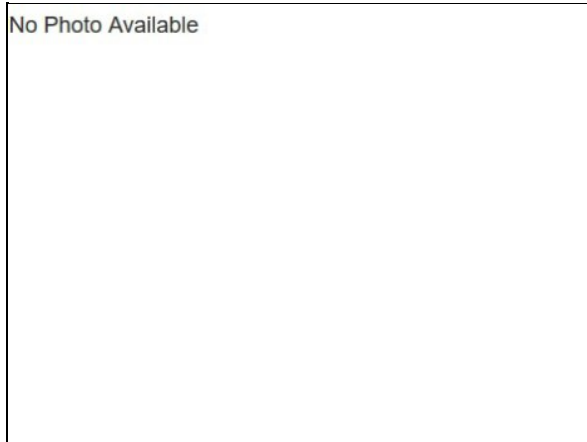
Funded?: Yes.

History:

Comments: 2001 Ford F250 V#8523. Current mileage: 92,362. In fair condition. Dents are noted on the bed of the truck along with rust. Some areas of paint chipping can be seen.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 37,800

Worst Case: \$ 44,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 40403 2002 Ford F550 - Replace

Quantity: (1) Ford F550, V#7090

Location: Sewer

Funded?: No. The CSD is planning to sell this vehicle as surplus. No Reserve funding needed.

History:

Comments: 2002 Ford F550. In fair to poor condition. The CSD is planning to sell this vehicle as surplus. No Reserve funding needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 40404 2003 Ford F150 - Replace

Quantity: (1) Ford F150, V#1750

Location: Sewer

Funded?: Yes.

History:

Comments: 2003 Ford F150 STD Cab. Current mileage: 70,240. In good condition. One of the back tires seems to be a little low. We recommend a routine maintenance like tire pressure and break checks to maximize useful life of the vehicle. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 29,500

Worst Case: \$ 34,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 40405 2008 Ford F350 - Replace 50%

Quantity: (1) Ford F350, V#0663

Location: Sewer

Funded?: Yes.

History:

Comments: 2008 Ford F350 STD Cab. Diesel. Current mileage: 47,387. In good condition. 50% of this vehicle is funded out of Sewer and 50% out of Water. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 23,600

Worst Case: \$ 29,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 40406 2010 Ford Ranger - Replace 50%

Quantity: (1) Ford Ranger, V#8210

Location: Sewer

Funded?: Yes.

History:

Comments: 2010 Ford Ranger. Current mileage: 12,946. 50% of this vehicle is funded out of Sewer and 50% out of Water. In good condition. No signs of dents or scratches. Ford no longer makes the Ranger, so replacement cost is for a comparable size vehicle. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 14,800

Worst Case: \$ 17,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

EQUIPMENT

Comp #: 40501 Mechanical Equipment - Replace**Quantity: Various Equipment**

Location: Sewer

Funded?: Yes.

History:

Comments: No expectation replace all at one time. This component provides funding to replace equipment as needed at roughly the interval listed below.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 35,500

Worst Case: \$ 47,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40502 Forklift - Replace**Quantity: (1) Forklift**

Location:

Funded?: Yes.

History:

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle, either new or lightly used.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Lower allowance

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40503 Mower - Replace

Quantity: (1) Mower

Location:

Funded?: Yes.

History:

Comments: Maintenance equipment is typically replaced on an ongoing basis as an Operating expense. If a pattern of larger expenses develops, or costs rise dramatically, this component should be re-evaluated during future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40504 Shipping Containers - Replace

Quantity: (1) of (3) Containers

Location:

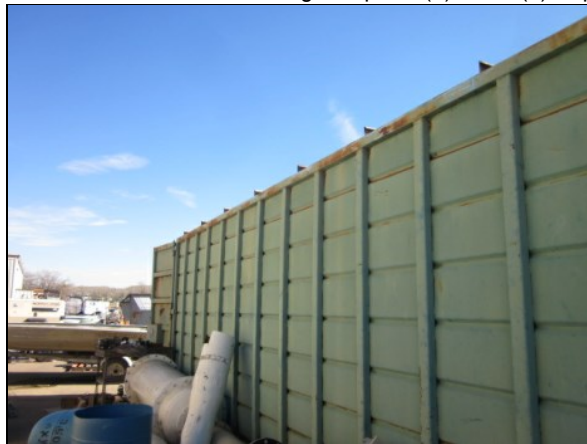
Funded?: Yes.

History:

Comments: With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure to the elements. Funding to replace (1) of the (3) shipping containers every 6 years.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



Update "With-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Drainage Rancho Murieta, CA

Report #: 27003-1
For Period Beginning: July 1, 2021
Expires: June 30, 2022

Date Prepared: June 1, 2021



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:

415-694-8931



ASSOCIATION
RESERVES™

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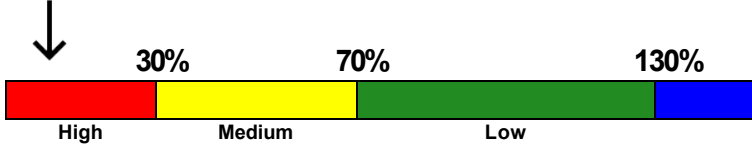
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #:** 27003-1
Drainage
Location: Rancho Murieta, CA **# of Units:** 1
Report Period: July 1, 2021 through June 30, 2022

Projected Starting Reserve Balance	\$219,739
Current Fully Funded Reserve Balance	\$2,625,276
Average Reserve Deficit (Surplus) Per Unit	\$2,405,537
Percent Funded	8.4 %
Recommended 2021/22 "Annual Fully Funding Contributions"	\$150,000
Recommended 2021/22 Special Assessments for Reserves	\$1,900,000
2020/21 Annual Contribution Rate	\$0

Reserves % Funded: 8.4%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Capital Plan Reserve Study.
- The information in this Reserve Study is based on our site inspection on 2/22/2021.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 8.4 % Funded, this means the client's special assessment & deferred maintenance risk is currently High.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$150,000/Annual.
- We are also recommending a one-time Special Assessment of \$1,900,000 to help build Reserves and pay for upcoming projects.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Drainage				
20101	Storm Water Outfall Struct. Repair	50	20	\$963,000
20102	Levees - Repair	100	50	\$473,000
20103	60" Drain Valve - Replace	30	15	\$65,000
20104	Equipment - Replace	10	4	\$19,500
20105	Drainage Culverts - Repair/Replace	5	0	\$70,000
20107	Main Lift South - Repair/Replace	20	17	\$147,500
20108	FAA Storm Water - Repair/Replace	20	5	\$35,450
20109	Laguna Juaquin - Silt Removal	15	0	\$1,500,000
20110	Basin 5 - Maintenance & Repair	25	10	\$224,550
20113	Drainage Zone 5, Channel A	15	5	\$20,000

10 Total Funded Components

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

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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

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) 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.

Site Inspection Notes

During our site visit on 2/22/2021, we started with a brief meeting with [Tom Hennig](#) (General Manager). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

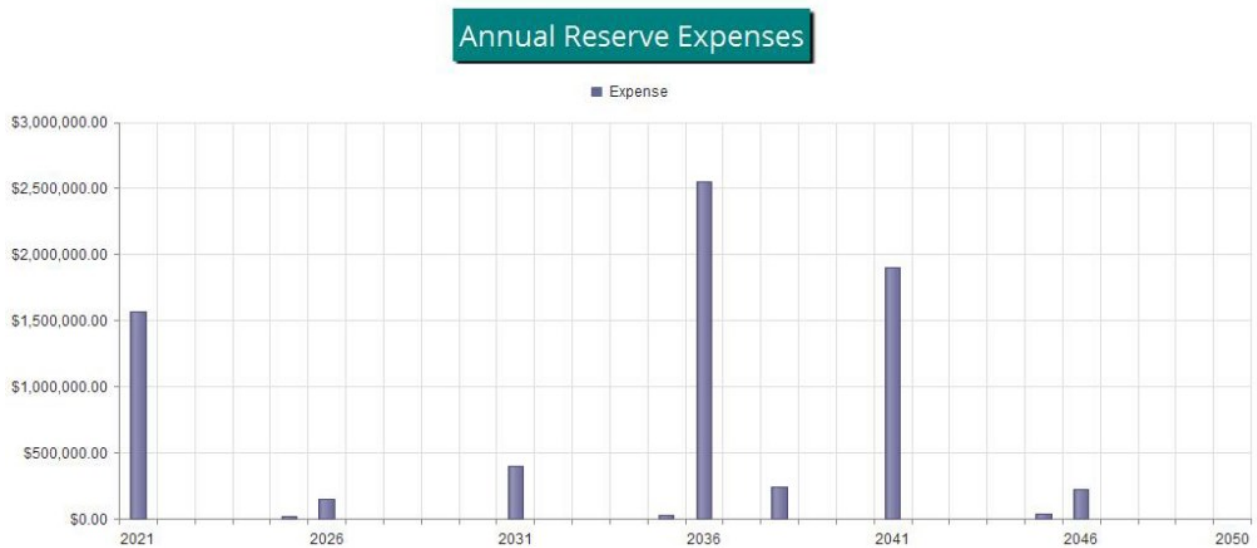


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$219,739 as-of the start of your fiscal year. This is based on your actual balance on 6/30/2020 of \$219,739 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2021, your Fully Funded Balance is computed to be \$2,625,276. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 8.4 % 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 \$150,000/Annual 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.

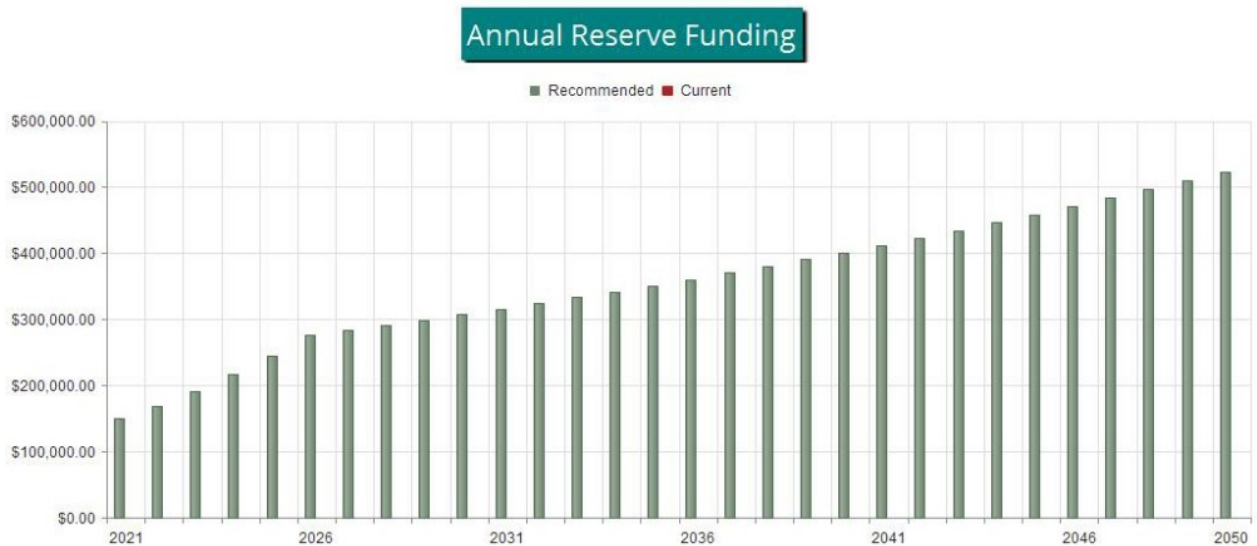


Figure 2

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.

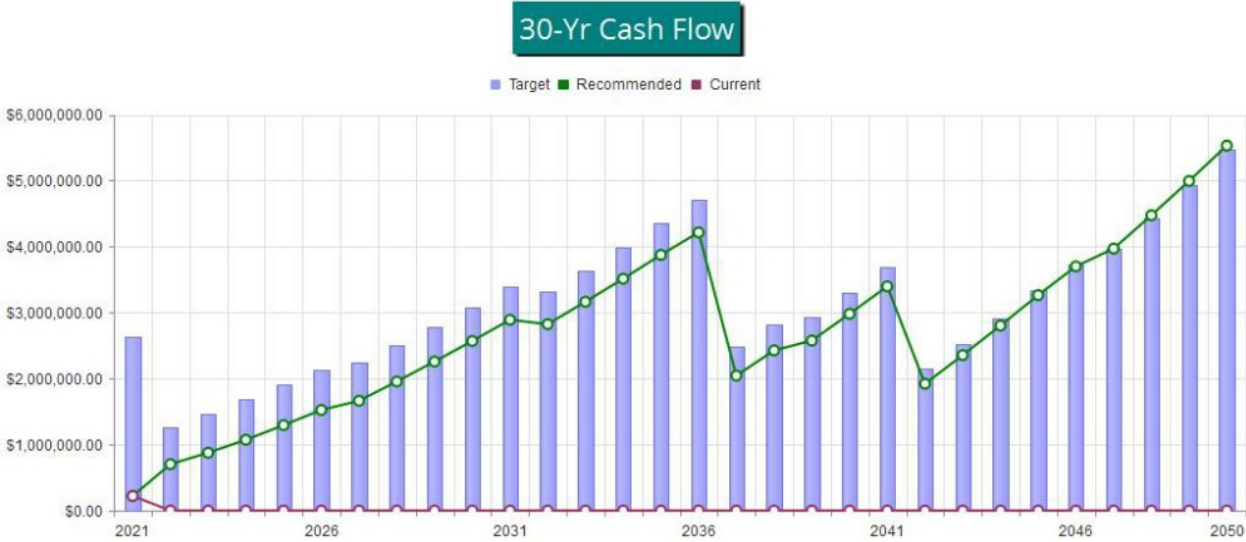


Figure 3

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.

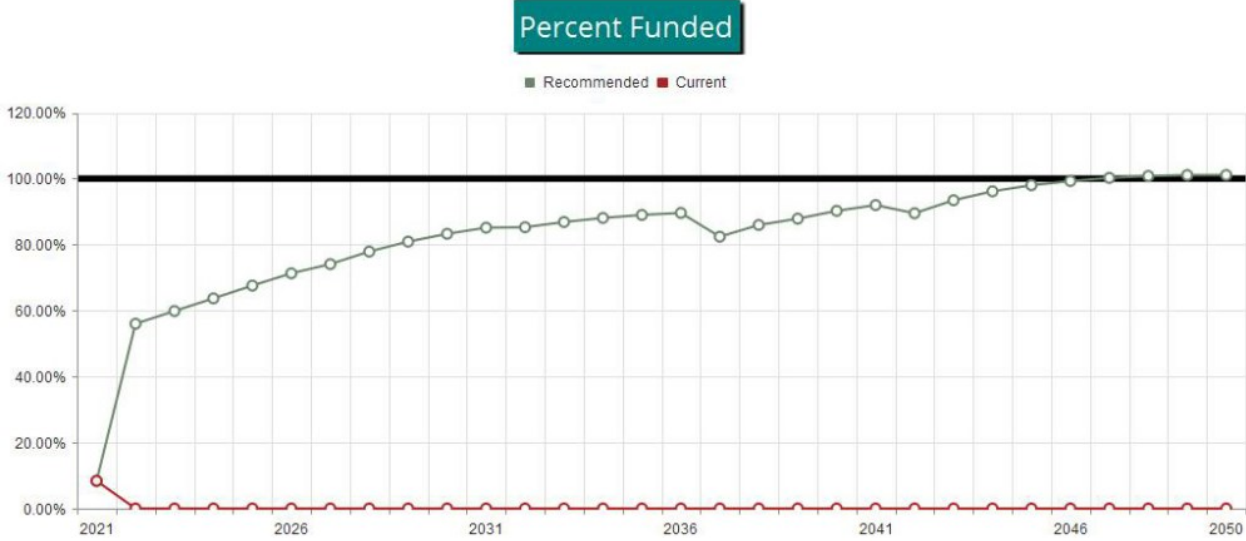


Figure 4

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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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
Drainage						
20101	Storm Water Outfall Struct. Repair	River Outfall Structure	50	20	\$876,000	\$1,050,000
20102	Levees - Repair	Approx 12,900 LF, Levees	100	50	\$355,000	\$591,000
20103	60" Drain Valve - Replace	(1) 60" Drain Valve	30	15	\$59,100	\$70,900
20104	Equipment - Replace	Drainage Equipment	10	4	\$17,700	\$21,300
20105	Drainage Culverts - Repair/Replace	(52) Drainage Culverts	5	0	\$50,000	\$90,000
20107	Main Lift South - Repair/Replace	Storm water Pump Station	20	17	\$118,000	\$177,000
20108	FAA Storm Water - Repair/Replace	Storm water Pump Station	20	5	\$23,600	\$47,300
20109	Laguna Juaquin - Silt Removal	Allowance	15	0	\$1,000,000	\$2,000,000
20110	Basin 5 - Maintenance & Repair	Approx 27,206 GSF, Basin	25	10	\$59,100	\$390,000
20113	Drainage Zone 5, Channel A	Approx 600 LF	15	5	\$15,000	\$25,000

10 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Drainage								
20101	Storm Water Outfall Struct. Repair	\$963,000	X	30	/	50	=	\$577,800
20102	Levees - Repair	\$473,000	X	50	/	100	=	\$236,500
20103	60" Drain Valve - Replace	\$65,000	X	15	/	30	=	\$32,500
20104	Equipment - Replace	\$19,500	X	6	/	10	=	\$11,700
20105	Drainage Culverts - Repair/Replace	\$70,000	X	5	/	5	=	\$70,000
20107	Main Lift South - Repair/Replace	\$147,500	X	3	/	20	=	\$22,125
20108	FAA Storm Water - Repair/Replace	\$35,450	X	15	/	20	=	\$26,588
20109	Laguna Juaquin - Silt Removal	\$1,500,000	X	15	/	15	=	\$1,500,000
20110	Basin 5 - Maintenance & Repair	\$224,550	X	15	/	25	=	\$134,730
20113	Drainage Zone 5, Channel A	\$20,000	X	10	/	15	=	\$13,333
								\$2,625,276

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Drainage					
20101	Storm Water Outfall Struct. Repair	50	\$963,000	\$19,260	11.92 %
20102	Levees - Repair	100	\$473,000	\$4,730	2.93 %
20103	60" Drain Valve - Replace	30	\$65,000	\$2,167	1.34 %
20104	Equipment - Replace	10	\$19,500	\$1,950	1.21 %
20105	Drainage Culverts - Repair/Replace	5	\$70,000	\$14,000	8.67 %
20107	Main Lift South - Repair/Replace	20	\$147,500	\$7,375	4.56 %
20108	FAA Storm Water - Repair/Replace	20	\$35,450	\$1,773	1.10 %
20109	Laguna Juaquin - Silt Removal	15	\$1,500,000	\$100,000	61.89 %
20110	Basin 5 - Maintenance & Repair	25	\$224,550	\$8,982	5.56 %
20113	Drainage Zone 5, Channel A	15	\$20,000	\$1,333	0.83 %
10 Total Funded Components				\$161,570	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
Drainage							
20101	Storm Water Outfall Struct. Repair	50	20	\$963,000	\$577,800	\$0	\$17,881
20102	Levees - Repair	100	50	\$473,000	\$236,500	\$0	\$4,391
20103	60" Drain Valve - Replace	30	15	\$65,000	\$32,500	\$0	\$2,012
20104	Equipment - Replace	10	4	\$19,500	\$11,700	\$0	\$1,810
20105	Drainage Culverts - Repair/Replace	5	0	\$70,000	\$70,000	\$70,000	\$12,998
20107	Main Lift South - Repair/Replace	20	17	\$147,500	\$22,125	\$0	\$6,847
20108	FAA Storm Water - Repair/Replace	20	5	\$35,450	\$26,588	\$0	\$1,646
20109	Laguna Juaquin - Silt Removal	15	0	\$1,500,000	\$1,500,000	\$149,739	\$92,839
20110	Basin 5 - Maintenance & Repair	25	10	\$224,550	\$134,730	\$0	\$8,339
20113	Drainage Zone 5, Channel A	15	5	\$20,000	\$13,333	\$0	\$1,238
10 Total Funded Components					\$2,625,276	\$219,739	\$150,000

30-Year Reserve Plan Summary

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Fiscal Year Start: 2021

Interest:

0.50 %

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 Contribs.	Reserve Contribs.	Loan or Special Funding Needs		Interest Income	Reserve Expenses
							Special	Interest		
2021	\$219,739	\$2,625,276	8.4 %	High	0.00 %	\$150,000	\$1,900,000	\$2,304	\$1,570,000	
2022	\$702,043	\$1,253,351	56.0 %	Medium	13.00 %	\$169,500	\$0	\$3,943	\$0	
2023	\$875,486	\$1,462,360	59.9 %	Medium	13.00 %	\$191,535	\$0	\$4,867	\$0	
2024	\$1,071,888	\$1,682,782	63.7 %	Medium	13.00 %	\$216,435	\$0	\$5,914	\$0	
2025	\$1,294,237	\$1,915,114	67.6 %	Medium	13.00 %	\$244,571	\$0	\$7,044	\$21,947	
2026	\$1,523,904	\$2,137,265	71.3 %	Low	13.00 %	\$276,365	\$0	\$9,965	\$145,431	
2027	\$1,662,804	\$2,244,511	74.1 %	Low	2.70 %	\$283,827	\$0	\$9,044	\$0	
2028	\$1,955,675	\$2,510,557	77.9 %	Low	2.70 %	\$291,490	\$0	\$10,531	\$0	
2029	\$2,257,697	\$2,790,545	80.9 %	Low	2.70 %	\$299,361	\$0	\$12,065	\$0	
2030	\$2,569,122	\$3,085,073	83.3 %	Low	2.70 %	\$307,443	\$0	\$13,645	\$0	
2031	\$2,890,211	\$3,394,761	85.1 %	Low	2.70 %	\$315,744	\$0	\$14,283	\$395,851	
2032	\$2,824,389	\$3,312,527	85.3 %	Low	2.70 %	\$324,270	\$0	\$14,967	\$0	
2033	\$3,163,625	\$3,642,263	86.9 %	Low	2.70 %	\$333,025	\$0	\$16,689	\$0	
2034	\$3,513,339	\$3,988,801	88.1 %	Low	2.70 %	\$342,016	\$0	\$18,464	\$0	
2035	\$3,873,819	\$4,352,853	89.0 %	Low	2.70 %	\$351,251	\$0	\$20,220	\$29,495	
2036	\$4,215,794	\$4,704,779	89.6 %	Low	2.70 %	\$360,735	\$0	\$15,648	\$2,547,277	
2037	\$2,044,901	\$2,481,499	82.4 %	Low	2.70 %	\$370,475	\$0	\$11,176	\$0	
2038	\$2,426,552	\$2,822,993	86.0 %	Low	2.70 %	\$380,477	\$0	\$12,503	\$243,795	
2039	\$2,575,737	\$2,931,635	87.9 %	Low	2.70 %	\$390,750	\$0	\$13,887	\$0	
2040	\$2,980,375	\$3,302,898	90.2 %	Low	2.70 %	\$401,300	\$0	\$15,942	\$0	
2041	\$3,397,617	\$3,693,797	92.0 %	Low	2.70 %	\$412,136	\$0	\$13,294	\$1,901,835	
2042	\$1,921,211	\$2,146,288	89.5 %	Low	2.70 %	\$423,263	\$0	\$10,689	\$0	
2043	\$2,355,163	\$2,520,260	93.4 %	Low	2.70 %	\$434,691	\$0	\$12,892	\$0	
2044	\$2,802,747	\$2,914,739	96.2 %	Low	2.70 %	\$446,428	\$0	\$15,165	\$0	
2045	\$3,264,339	\$3,330,619	98.0 %	Low	2.70 %	\$458,482	\$0	\$17,409	\$39,639	
2046	\$3,700,590	\$3,728,000	99.3 %	Low	2.70 %	\$470,861	\$0	\$19,172	\$220,789	
2047	\$3,969,834	\$3,960,866	100.2 %	Low	2.70 %	\$483,574	\$0	\$21,106	\$0	
2048	\$4,474,514	\$4,438,585	100.8 %	Low	2.70 %	\$496,630	\$0	\$23,668	\$0	
2049	\$4,994,813	\$4,941,402	101.1 %	Low	2.70 %	\$510,039	\$0	\$26,309	\$0	
2050	\$5,531,162	\$5,470,393	101.1 %	Low	2.70 %	\$523,810	\$0	\$29,032	\$0	

30-Year Income/Expense Detail (yrs 0 through 4)

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Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$219,739	\$702,043	\$875,486	\$1,071,888	\$1,294,237
Annual Reserve Contribution	\$150,000	\$169,500	\$191,535	\$216,435	\$244,571
Recommended Special Assessments	\$1,900,000	\$0	\$0	\$0	\$0
Interest Earnings	\$2,304	\$3,943	\$4,867	\$5,914	\$7,044
Total Income	\$2,272,043	\$875,486	\$1,071,888	\$1,294,237	\$1,545,852
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$0	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$0	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$21,947
20105 Drainage Culverts - Repair/Replace	\$70,000	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$1,500,000	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,570,000	\$0	\$0	\$0	\$21,947
Ending Reserve Balance	\$702,043	\$875,486	\$1,071,888	\$1,294,237	\$1,523,904

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,523,904	\$1,662,804	\$1,955,675	\$2,257,697	\$2,569,122
Annual Reserve Contribution	\$276,365	\$283,827	\$291,490	\$299,361	\$307,443
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,965	\$9,044	\$10,531	\$12,065	\$13,645
Total Income	\$1,808,235	\$1,955,675	\$2,257,697	\$2,569,122	\$2,890,211
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$0	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$0	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$0
20105 Drainage Culverts - Repair/Replace	\$81,149	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$41,096	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$0	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$23,185	\$0	\$0	\$0	\$0
Total Expenses	\$145,431	\$0	\$0	\$0	\$0
Ending Reserve Balance	\$1,662,804	\$1,955,675	\$2,257,697	\$2,569,122	\$2,890,211

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,890,211	\$2,824,389	\$3,163,625	\$3,513,339	\$3,873,819
Annual Reserve Contribution	\$315,744	\$324,270	\$333,025	\$342,016	\$351,251
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,283	\$14,967	\$16,689	\$18,464	\$20,220
Total Income	\$3,220,239	\$3,163,625	\$3,513,339	\$3,873,819	\$4,245,290
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$0	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$0	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$29,495
20105 Drainage Culverts - Repair/Replace	\$94,074	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$0	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$301,776	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$395,851	\$0	\$0	\$0	\$29,495
Ending Reserve Balance	\$2,824,389	\$3,163,625	\$3,513,339	\$3,873,819	\$4,215,794

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$4,215,794	\$2,044,901	\$2,426,552	\$2,575,737	\$2,980,375
Annual Reserve Contribution	\$360,735	\$370,475	\$380,477	\$390,750	\$401,300
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,648	\$11,176	\$12,503	\$13,887	\$15,942
Total Income	\$4,592,177	\$2,426,552	\$2,819,532	\$2,980,375	\$3,397,617
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$0	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$101,268	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$0
20105 Drainage Culverts - Repair/Replace	\$109,058	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$243,795	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$2,336,951	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,547,277	\$0	\$243,795	\$0	\$0
Ending Reserve Balance	\$2,044,901	\$2,426,552	\$2,575,737	\$2,980,375	\$3,397,617

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$3,397,617	\$1,921,211	\$2,355,163	\$2,802,747	\$3,264,339
Annual Reserve Contribution	\$412,136	\$423,263	\$434,691	\$446,428	\$458,482
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,294	\$10,689	\$12,892	\$15,165	\$17,409
Total Income	\$3,823,047	\$2,355,163	\$2,802,747	\$3,264,339	\$3,740,230
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$1,739,285	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$0	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$39,639
20105 Drainage Culverts - Repair/Replace	\$126,428	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$0	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$36,122	\$0	\$0	\$0	\$0
Total Expenses	\$1,901,835	\$0	\$0	\$0	\$39,639
Ending Reserve Balance	\$1,921,211	\$2,355,163	\$2,802,747	\$3,264,339	\$3,700,590

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$3,700,590	\$3,969,834	\$4,474,514	\$4,994,813	\$5,531,162
Annual Reserve Contribution	\$470,861	\$483,574	\$496,630	\$510,039	\$523,810
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,172	\$21,106	\$23,668	\$26,309	\$29,032
Total Income	\$4,190,623	\$4,474,514	\$4,994,813	\$5,531,162	\$6,084,004
# Component					
Drainage					
20101 Storm Water Outfall Struct. Repair	\$0	\$0	\$0	\$0	\$0
20102 Levees - Repair	\$0	\$0	\$0	\$0	\$0
20103 60" Drain Valve - Replace	\$0	\$0	\$0	\$0	\$0
20104 Equipment - Replace	\$0	\$0	\$0	\$0	\$0
20105 Drainage Culverts - Repair/Replace	\$146,564	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$74,224	\$0	\$0	\$0	\$0
20109 Laguna Juaquin - Silt Removal	\$0	\$0	\$0	\$0	\$0
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$220,789	\$0	\$0	\$0	\$0
Ending Reserve Balance	\$3,969,834	\$4,474,514	\$4,994,813	\$5,531,162	\$6,084,004

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

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 Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Drainage

Comp #: 20101 Storm Water Outfall Struct. Repair

Quantity: River Outfall Structure

Location: Adjacent to Main Lift South
 Funded?: Yes.

History: Minor repairs in 2014

Comments: Storm water Outfall Structure is located near Main Lift South on the golf course. Storm water pumps out to here from the Drainage Pumping Station at Main Lift South, then from here into the drainage ditch. No leaking, cracking or rusting noted. This component provides funding to repair the pumping station at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life:
 50 years

Remaining Life:
 20 years



Best Case: \$ 876,000

Worst Case: \$ 1,050,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 20102 Levees - Repair

Quantity: Approx 12,900 LF, Levees

Location: Commercial Area, Michigan Bar, and WWT Facility Levees
 Funded?: Yes.

History: Accredited in 2011

Comments: Commercial Area Levee: Approx 6,527LF; Michigan Bar Levee: Approx 2,840LF; WWT Facility Levees: Approx 3,533LF. We don't anticipate the need for complete replacement. This component provides funding for repairs as needed.

Useful Life:
 100 years

Remaining Life:
 50 years



Best Case: \$ 355,000

Worst Case: \$ 591,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database



Comp #: 20103 60" Drain Valve - Replace

Quantity: (1) 60" Drain Valve

Location: Murieta Parkway by airport

Funded?: Yes.

History:

Comments: No issues with valve reported. In protected location and regularly serviced/maintained.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 59,100

Worst Case: \$ 70,900

Lower allowance for replacement

Higher allowance for replacement

Cost Source: ARSF Cost Database

Comp #: 20104 Equipment - Replace

Quantity: Drainage Equipment

Location: Drainage, (1) Portable Valve Operator \$7,600; Weed whackers, trailer, connex box, etc.

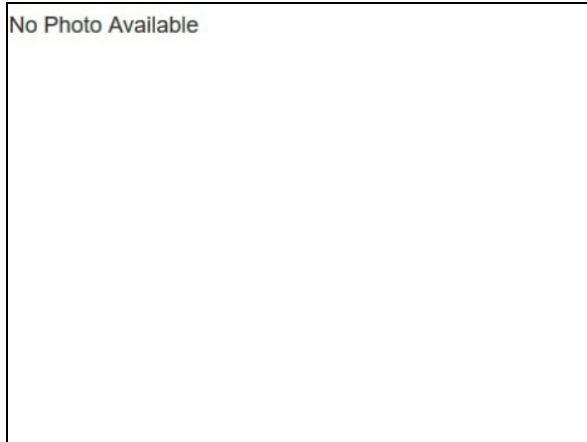
Funded?: Yes.

History:

Comments: The CSD has various equipment associated with drainage. This component provides funding to replace equipment as needed at roughly the interval below. Update timing and allowance as future needs dictate.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 17,700

Worst Case: \$ 21,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 20105 Drainage Culverts - Repair/Replace

Quantity: (52) Drainage Culverts

Location: Throughout District

Funded?: Yes.

History:

Comments: The CSD has performed repairs on an as-needed basis in previous years. This component provides funding to repair drainage culverts as needed at roughly the interval below. Update timing and allowance and future projects dictate.

1 park lagoon z1-J / drain A 12" cmp 164'

Lagoon - Colina z2 I 15" & 18" tbd RCP - 60' cmp from Laguna

1 park pera drain C 10" cmp 153'
 6929 lindero drain D 12" cmp 60'
 15020 guadalupe drain G 10" cmp 120'
 14869 guadalupe drain I 10" cmp 245'
 guadalupe @ pera drain C & I 36" cmp 195'
 15018 guadalupe drain K 42" cmp 234'
 14954 guadalupe drain L 54" cmp 164'
 14801 guadalupe drain A 12" cmp 140'
 6642camino del sol drain B 10" cmp 114'
 14941 trinidad drain C 24" cmp 260'
 6840 domingo drain I 15" cmp 86'
 14708 guadalupe drain E 24" cmp 195'
 6742 terreno drain L 10" cmp 92'
 6704 terreno drain M 15" 18" cmp 249'
 6856 terreno drain N 12" cmp 100'
 14945 anillo drain O 12" cmp 167'
 6412 via del cerrito 3A 12" cmp 30'
 6549 puerto drain B 12" cmp 100'
 6401 puerto drain C 12" cmp 90'
 6251 puerto drain H 12" cmp 110'
 14964 fuente de paz drain L 18" cmp 64'
 15018 venado drain W 15" cmp 55'
 14970 venado drain X 12" cmp 100'
 6425 orilla drain DD 12" cmp 10'
 6318 agua vista drain EE 12" cmp 150'

NORTH

Hole 17 North culvert
 Hole 15 North culvert
 Hole 14 North
 Hole 13 North - east end
 Hole 13 North - west end
 Hole 12 North Drop Inlet (DI)
 Hole 9 North
 Hole 8 North - north
 Hole 8 North - south end
 Hole 6 to 5 North to Bass lake
 Hole 3 North
 Hole 2 outlet valve & overflow to river

SOUTH

Hole 1 South - from highway to river
 Hole 5 south
 Hole 6 south
 Hole 8 south
 Hole 11 south
 Hole 13 south
 Hole 14 south
 Hole 15 south
 Hole 16 south

Useful Life:
 5 years

Remaining Life:
 0 years



Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 20107 Main Lift South - Repair/Replace

Quantity: Storm water Pump Station

Location: On Golf Course, South side of River Near Reynosa Dr

Funded?: Yes.

History: 2017/2018

Comments: (5) 150HP Storm water pumps. No expectation to replace completely. This component provides funding to repair the storm water component and replace the pumps at the Main Lift Station as needed at roughly the interval listed below.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 118,000

Worst Case: \$ 177,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 20108 FAA Storm Water - Repair/Replace

Quantity: Storm water Pump Station

Location: Cantova Way Near Baseball Diamond

Funded?: Yes.

History:

Comments: The FAA Lift Station is a dual-function facility. It pumps storm water runoff from the Cantova Way Business Park area over the levee into the local farm diversion ditch. Equipment includes; (3) 30HP storm water pumps; a 3/4 horsepower submersible sump pump; and (3) flap valves. This component provides funding to repair/replace the storm water components at roughly the interval listed below.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 23,600

Worst Case: \$ 47,300

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 20109 Laguna Juaquin - Silt Removal

Quantity: Allowance

Location:

Funded?: Yes.

History:

Comments: Dredging and silt removal is performed by specialists. The client may want to budget an "allowance" for dredging.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,000,000

Worst Case: \$ 2,000,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 20110 Basin 5 - Maintenance & Repair

Quantity: Approx 27,206 GSF, Basin

Location: Reynosa Drive at Respeto Court

Funded?: Yes.

History:

Comments: A major portion of South Community storm drain run-off flows here. High flow and low flow overflow structures and piping to Main Lift South. HOA maintains the fountains, District owns aeration system. This component provides funding for larger repairs that extend beyond the maintenance scope of the HOA.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 59,100

Worst Case: \$ 390,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 20113 Drainage Zone 5, Channel A

Quantity: Approx 600 LF

Location: Drainage from Laguna Joaquin to Lone Pine Dr

Funded?: Yes.

History: 2011

Comments:

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Client Cost History

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Update "With-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Security Rancho Murieta, CA

Report #: 27003-1
For Period Beginning: July 1, 2021
Expires: June 30, 2022

Date Prepared: June 1, 2021



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:

415-694-8931



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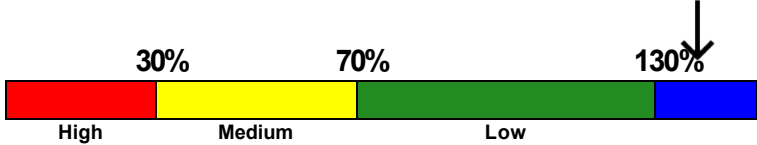
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-1**
Security
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2021 through June 30, 2022

Projected Starting Reserve Balance	\$655,254
Current Fully Funded Reserve Balance	\$263,265
Average Reserve Deficit (Surplus) Per Unit	(\$391,989)
Percent Funded	248.9 %
Recommended 2021/22 "Annual Fully Funding Contributions"	\$33,000
Recommended 2021/22 Special Assessments for Reserves	\$0
2020/21 Annual Contribution Rate	\$0

Reserves % Funded: 248.9%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Capital Plan Reserve Study.
- The information in this Reserve Study is based on our site inspection on 2/22/2021.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 248.9 % Funded, this means the client's special assessment & deferred maintenance risk is currently Low.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$33,000/Annual.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
JAMES L. NOLLER SAFETY CENTER				
30101	Radios - Replace/Upgrade	7	5	\$13,000
30102	Security Systems - Replace	8	4	\$73,850
30104	Interior - Remodel	15	1	\$12,500
30105	Bathroom - Refurbish	20	5	\$7,500
30108	Safety Center - Repair/Upgrade	20	5	\$14,150
30109	Sewer Lift Station - Replace	15	7	\$8,250
30110	HVAC - Replace (Safety Center)	18	17	\$18,000
SOUTH GATE				
30201	Generator - Replace (South)	40	20	\$47,500
30202	HVAC (South Gate) - Replace	20	5	\$6,750
30203	Gate Operator (South) - Repl (new)	10	9	\$8,000
30204	Gate Operator (South) - Repl (old)	10	1	\$16,000
30206	South Gate Sec. Bldg. - Repair	30	5	\$9,000
30207	Barcode Reader (South) - Repl	7	5	\$9,000
NORTH GATE				
30301	Generator - Replace (North)	40	35	\$52,500
30302	HVAC (North Gate) - Replace	20	15	\$6,750
30303	Intercoms (North) - Replace	18	13	\$17,150
30304	Gate Operator (North) - Replace	10	5	\$55,000
30306	Barcode Reader (North) - Replace	7	2	\$22,500
VEHICLES				
30401	2005 Ford Ranger VIPS - Replace	20	3	\$27,150
30404	2015 Jeep Patriots - Replace (a)	20	0	\$28,500
30404	2015 Jeep Patriots - Replace (b)	20	1	\$28,500

21 Total Funded Components

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

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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a 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 property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

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) 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.*

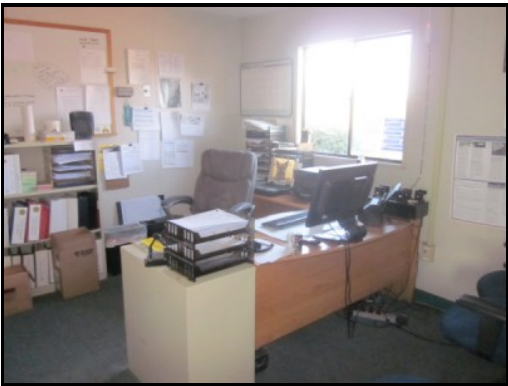


FUNDING OBJECTIVES

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.

Site Inspection Notes

During our site visit on 2/22/2021, we started with a brief meeting with [Tom Hennig](#) (General Manager). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

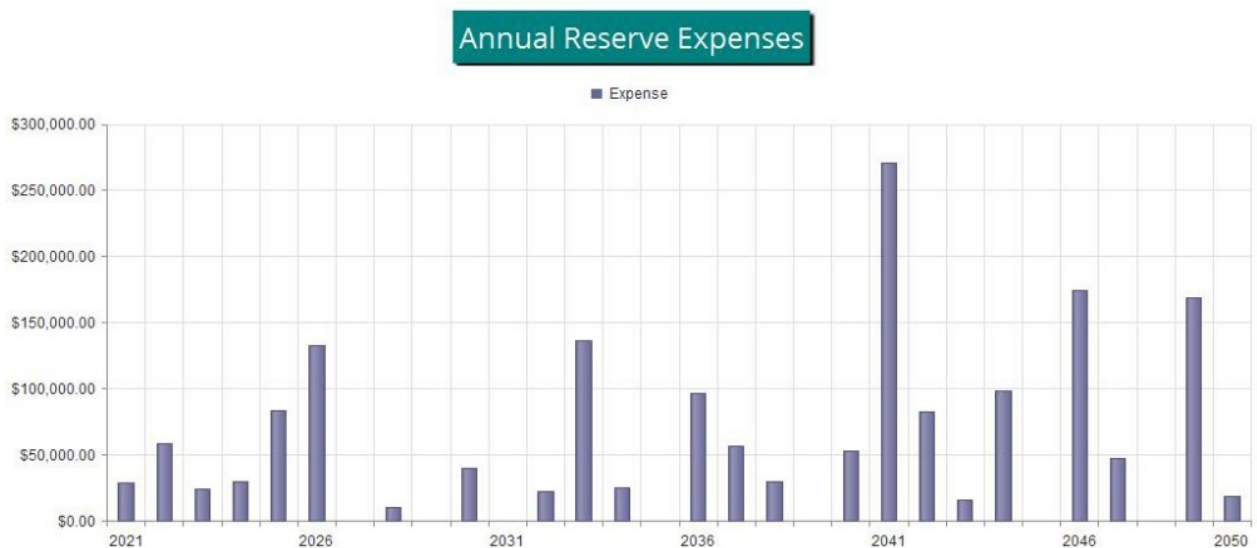


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$655,254 as-of the start of your fiscal year. This is based on your actual balance on 6/30/2020 of \$655,254 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2021, your Fully Funded Balance is computed to be \$263,265. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 248.9 % 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 \$33,000/Annual 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.

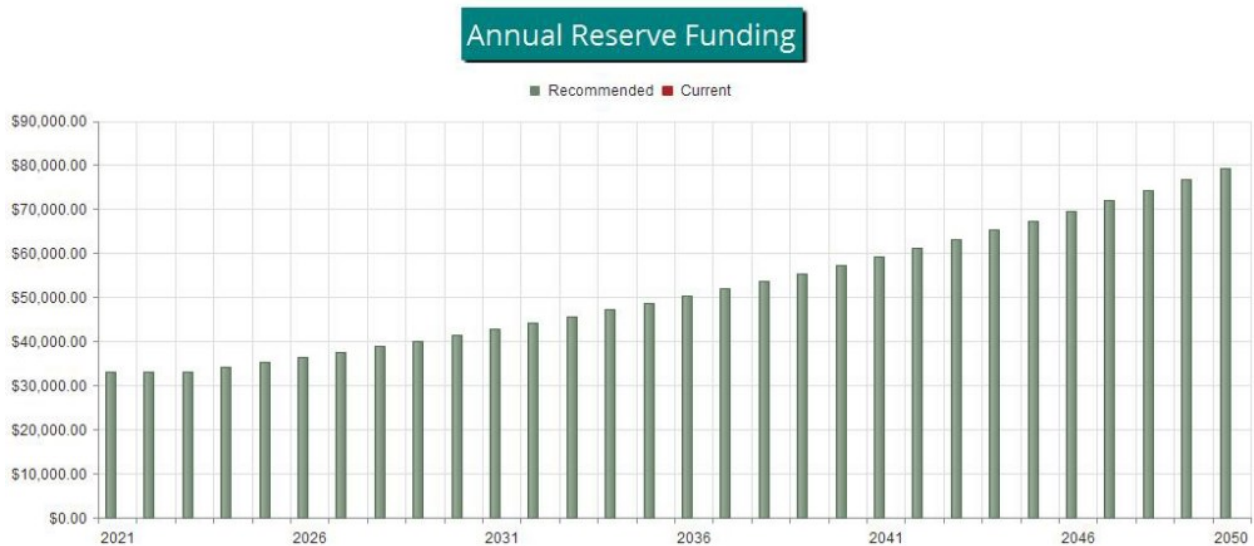


Figure 2

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.

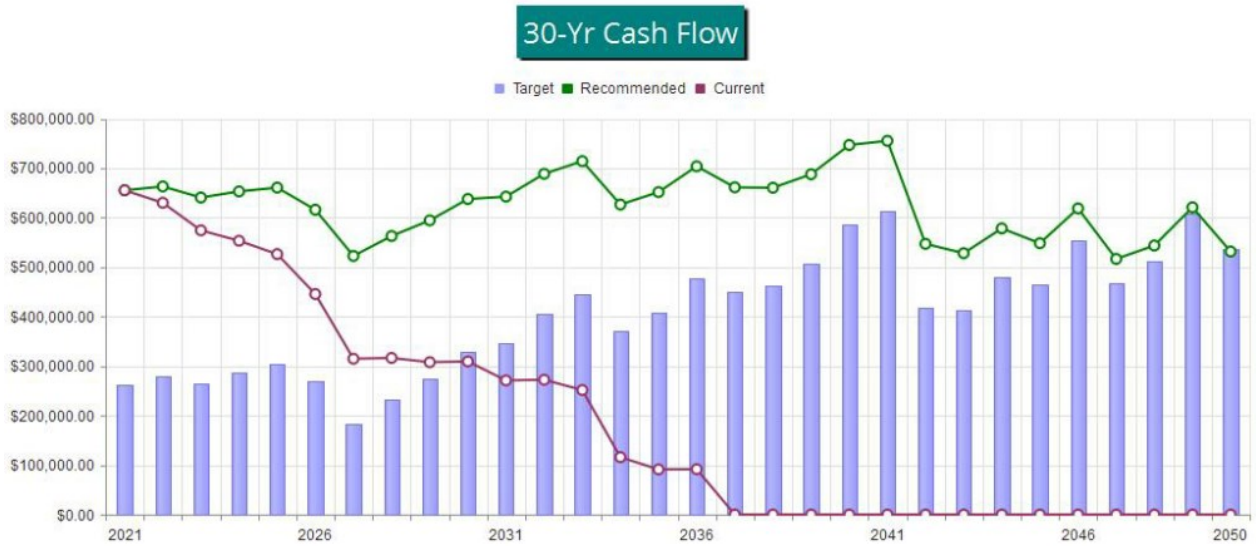


Figure 3

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

Budget Summary is a management and accounting tool, summarizing groupings 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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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.

Budget Summary

27003-1
WSV

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	07/01/2021 Current Fund Balance	07/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
JAMES L. NOLLER SAFETY CENTER	7	20	1	17	\$147,250	\$0	\$184,042	\$73,943	\$(36,792)	\$13,495
SOUTH GATE	7	40	1	20	\$96,250	\$0	\$134,612	\$54,084	\$(38,362)	\$5,110
NORTH GATE	7	40	2	35	\$153,900	\$0	\$140,838	\$56,585	\$13,062	\$10,494
VEHICLES	20	20	0	3	\$84,150	\$28,500	\$195,762	\$78,653	\$(111,612)	\$3,901
					\$481,550	\$28,500	\$655,254	\$263,265	\$(173,704)	\$33,000
Percent Funded:									248.9%	

Reserve Component List Detail

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WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
JAMES L. NOLLER SAFETY CENTER						
30101	Radios - Replace/Upgrade	(5) Radios	7	5	\$11,800	\$14,200
30102	Security Systems - Replace	(3) Systems	8	4	\$59,100	\$88,600
30104	Interior - Remodel	(1) Building	15	1	\$10,000	\$15,000
30105	Bathroom - Refurbish	(1) Bathroom	20	5	\$5,000	\$10,000
30108	Safety Center - Repair/Upgrade	Approx 3,250 GSF	20	5	\$10,600	\$17,700
30109	Sewer Lift Station - Replace	(1) Station	15	7	\$6,500	\$10,000
30110	HVAC - Replace (Safety Center)	(2) HVAC	18	17	\$16,000	\$20,000
SOUTH GATE						
30201	Generator - Replace (South)	(1) Diesel Generator	40	20	\$40,000	\$55,000
30202	HVAC (South Gate) - Replace	(1) Unit	20	5	\$6,000	\$7,500
30203	Gate Operator (South) - Repl (new)	(1) Gate Operator	10	9	\$7,000	\$9,000
30204	Gate Operator (South) - Repl (old)	(2) Gate Operators	10	1	\$14,000	\$18,000
30206	South Gate Sec. Bldg. - Repair	Approx 250 GSF	30	5	\$7,000	\$11,000
30207	Barcode Reader (South) - Repl	(2) Barcode Reader	7	5	\$8,000	\$10,000
NORTH GATE						
30301	Generator - Replace (North)	(1) Generator	40	35	\$45,000	\$60,000
30302	HVAC (North Gate) - Replace	(1) Unit	20	15	\$6,000	\$7,500
30303	Intercoms (North) - Replace	(3) Intercoms	18	13	\$15,400	\$18,900
30304	Gate Operator (North) - Replace	(6) Gate Operators	10	5	\$50,000	\$60,000
30306	Barcode Reader (North) - Replace	(5) Barcode Readers	7	2	\$20,000	\$25,000
VEHICLES						
30401	2005 Ford Ranger VIPS - Replace	(1) Ford Ranger, V#9157	20	3	\$24,800	\$29,500
30404	2015 Jeep Patriots - Replace (a)	(1) Jeep Patriots	20	0	\$25,000	\$32,000
30404	2015 Jeep Patriots - Replace (b)	(1) Jeep Patriots	20	1	\$25,000	\$32,000

21 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
JAMES L. NOLLER SAFETY CENTER								
30101	Radios - Replace/Upgrade	\$13,000	X	2	/	7	=	\$3,714
30102	Security Systems - Replace	\$73,850	X	4	/	8	=	\$36,925
30104	Interior - Remodel	\$12,500	X	14	/	15	=	\$11,667
30105	Bathroom - Refurbish	\$7,500	X	15	/	20	=	\$5,625
30108	Safety Center - Repair/Upgrade	\$14,150	X	15	/	20	=	\$10,613
30109	Sewer Lift Station - Replace	\$8,250	X	8	/	15	=	\$4,400
30110	HVAC - Replace (Safety Center)	\$18,000	X	1	/	18	=	\$1,000
SOUTH GATE								
30201	Generator - Replace (South)	\$47,500	X	20	/	40	=	\$23,750
30202	HVAC (South Gate) - Replace	\$6,750	X	15	/	20	=	\$5,063
30203	Gate Operator (South) - Repl (new)	\$8,000	X	1	/	10	=	\$800
30204	Gate Operator (South) - Repl (old)	\$16,000	X	9	/	10	=	\$14,400
30206	South Gate Sec. Bldg. - Repair	\$9,000	X	25	/	30	=	\$7,500
30207	Barcode Reader (South) - Repl	\$9,000	X	2	/	7	=	\$2,571
NORTH GATE								
30301	Generator - Replace (North)	\$52,500	X	5	/	40	=	\$6,563
30302	HVAC (North Gate) - Replace	\$6,750	X	5	/	20	=	\$1,688
30303	Intercoms (North) - Replace	\$17,150	X	5	/	18	=	\$4,764
30304	Gate Operator (North) - Replace	\$55,000	X	5	/	10	=	\$27,500
30306	Barcode Reader (North) - Replace	\$22,500	X	5	/	7	=	\$16,071
VEHICLES								
30401	2005 Ford Ranger VIPS - Replace	\$27,150	X	17	/	20	=	\$23,078
30404	2015 Jeep Patriots - Replace (a)	\$28,500	X	20	/	20	=	\$28,500
30404	2015 Jeep Patriots - Replace (b)	\$28,500	X	19	/	20	=	\$27,075
								\$263,265

Component Significance

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WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
JAMES L. NOLLER SAFETY CENTER					
30101	Radios - Replace/Upgrade	7	\$13,000	\$1,857	5.22 %
30102	Security Systems - Replace	8	\$73,850	\$9,231	25.94 %
30104	Interior - Remodel	15	\$12,500	\$833	2.34 %
30105	Bathroom - Refurbish	20	\$7,500	\$375	1.05 %
30108	Safety Center - Repair/Upgrade	20	\$14,150	\$708	1.99 %
30109	Sewer Lift Station - Replace	15	\$8,250	\$550	1.55 %
30110	HVAC - Replace (Safety Center)	18	\$18,000	\$1,000	2.81 %
SOUTH GATE					
30201	Generator - Replace (South)	40	\$47,500	\$1,188	3.34 %
30202	HVAC (South Gate) - Replace	20	\$6,750	\$338	0.95 %
30203	Gate Operator (South) - Repl (new)	10	\$8,000	\$800	2.25 %
30204	Gate Operator (South) - Repl (old)	10	\$16,000	\$1,600	4.50 %
30206	South Gate Sec. Bldg. - Repair	30	\$9,000	\$300	0.84 %
30207	Barcode Reader (South) - Repl	7	\$9,000	\$1,286	3.61 %
NORTH GATE					
30301	Generator - Replace (North)	40	\$52,500	\$1,313	3.69 %
30302	HVAC (North Gate) - Replace	20	\$6,750	\$338	0.95 %
30303	Intercoms (North) - Replace	18	\$17,150	\$953	2.68 %
30304	Gate Operator (North) - Replace	10	\$55,000	\$5,500	15.45 %
30306	Barcode Reader (North) - Replace	7	\$22,500	\$3,214	9.03 %
VEHICLES					
30401	2005 Ford Ranger VIPS - Replace	20	\$27,150	\$1,358	3.81 %
30404	2015 Jeep Patriots - Replace (a)	20	\$28,500	\$1,425	4.00 %
30404	2015 Jeep Patriots - Replace (b)	20	\$28,500	\$1,425	4.00 %
21 Total Funded Components				\$35,590	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
JAMES L. NOLLER SAFETY CENTER							
30101	Radios - Replace/Upgrade	7	5	\$13,000	\$3,714	\$9,245	\$1,722
30102	Security Systems - Replace	8	4	\$73,850	\$36,925	\$91,904	\$8,560
30104	Interior - Remodel	15	1	\$12,500	\$11,667	\$29,038	\$773
30105	Bathroom - Refurbish	20	5	\$7,500	\$5,625	\$14,000	\$348
30108	Safety Center - Repair/Upgrade	20	5	\$14,150	\$10,613	\$26,414	\$656
30109	Sewer Lift Station - Replace	15	7	\$8,250	\$4,400	\$10,951	\$510
30110	HVAC - Replace (Safety Center)	18	17	\$18,000	\$1,000	\$2,489	\$927
SOUTH GATE							
30201	Generator - Replace (South)	40	20	\$47,500	\$23,750	\$59,113	\$1,101
30202	HVAC (South Gate) - Replace	20	5	\$6,750	\$5,063	\$12,600	\$313
30203	Gate Operator (South) - Repl (new)	10	9	\$8,000	\$800	\$1,991	\$742
30204	Gate Operator (South) - Repl (old)	10	1	\$16,000	\$14,400	\$35,841	\$1,484
30206	South Gate Sec. Bldg. - Repair	30	5	\$9,000	\$7,500	\$18,667	\$278
30207	Barcode Reader (South) - Repl	7	5	\$9,000	\$2,571	\$6,400	\$1,192
NORTH GATE							
30301	Generator - Replace (North)	40	35	\$52,500	\$6,563	\$16,334	\$1,217
30302	HVAC (North Gate) - Replace	20	15	\$6,750	\$1,688	\$4,200	\$313
30303	Intercoms (North) - Replace	18	13	\$17,150	\$4,764	\$11,857	\$883
30304	Gate Operator (North) - Replace	10	5	\$55,000	\$27,500	\$68,446	\$5,100
30306	Barcode Reader (North) - Replace	7	2	\$22,500	\$16,071	\$40,001	\$2,980
VEHICLES							
30401	2005 Ford Ranger VIPS - Replace	20	3	\$27,150	\$23,078	\$57,439	\$1,259
30404	2015 Jeep Patriots - Replace (a)	20	0	\$28,500	\$28,500	\$70,935	\$1,321
30404	2015 Jeep Patriots - Replace (b)	20	1	\$28,500	\$27,075	\$67,388	\$1,321
21 Total Funded Components					\$263,265	\$655,254	\$33,000

30-Year Reserve Plan Summary































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WSV

Fiscal Year Start: 2021

Interest: 0.50 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting	Fully	Percent	Special Funding Needs	Risk	% Increase	Reserve	Reserve	Loan or	Interest	Reserve
	Reserve	Funded				In Annual					
	Balance	Balance	Funded			Contribs.	Contribs.	Funding			
2021	\$655,254	\$263,265	248.9 %		Low	0.00 %	\$33,000	\$0	\$3,295	\$28,500	
2022	\$663,049	\$278,465	238.1 %		Low	0.00 %	\$33,000	\$0	\$3,258	\$58,710	
2023	\$640,597	\$264,105	242.6 %		Low	0.00 %	\$33,000	\$0	\$3,233	\$23,870	
2024	\$652,960	\$286,331	228.0 %		Low	3.30 %	\$34,089	\$0	\$3,283	\$29,668	
2025	\$660,665	\$304,420	217.0 %		Low	3.30 %	\$35,214	\$0	\$3,191	\$83,119	
2026	\$615,951	\$269,198	228.8 %		Low	3.30 %	\$36,376	\$0	\$2,846	\$132,621	
2027	\$522,552	\$183,170	285.3 %		Low	3.30 %	\$37,576	\$0	\$2,713	\$0	
2028	\$562,841	\$232,436	242.1 %		Low	3.30 %	\$38,816	\$0	\$2,893	\$10,146	
2029	\$594,404	\$274,042	216.9 %		Low	3.30 %	\$40,097	\$0	\$3,079	\$0	
2030	\$637,580	\$328,699	194.0 %		Low	3.30 %	\$41,421	\$0	\$3,199	\$39,796	
2031	\$642,405	\$345,400	186.0 %		Low	3.30 %	\$42,787	\$0	\$3,327	\$0	
2032	\$688,519	\$405,026	170.0 %		Low	3.30 %	\$44,199	\$0	\$3,506	\$22,148	
2033	\$714,076	\$445,107	160.4 %		Low	3.30 %	\$45,658	\$0	\$3,351	\$136,659	
2034	\$626,426	\$369,966	169.3 %		Low	3.30 %	\$47,165	\$0	\$3,194	\$25,185	
2035	\$651,599	\$408,956	159.3 %		Low	3.30 %	\$48,721	\$0	\$3,388	\$0	
2036	\$703,708	\$476,672	147.6 %		Low	3.30 %	\$50,329	\$0	\$3,412	\$96,204	
2037	\$661,244	\$448,992	147.3 %		Low	3.30 %	\$51,990	\$0	\$3,303	\$56,165	
2038	\$660,373	\$463,437	142.5 %		Low	3.30 %	\$53,705	\$0	\$3,369	\$29,751	
2039	\$687,696	\$507,285	135.6 %		Low	3.30 %	\$55,478	\$0	\$3,585	\$0	
2040	\$746,760	\$584,910	127.7 %		Low	3.30 %	\$57,309	\$0	\$3,754	\$52,605	
2041	\$755,217	\$612,552	123.3 %		Low	3.30 %	\$59,200	\$0	\$3,255	\$270,646	
2042	\$547,026	\$418,371	130.8 %		Low	3.30 %	\$61,153	\$0	\$2,687	\$82,783	
2043	\$528,083	\$413,848	127.6 %		Low	3.30 %	\$63,171	\$0	\$2,765	\$15,808	
2044	\$578,212	\$480,221	120.4 %		Low	3.30 %	\$65,256	\$0	\$2,816	\$97,989	
2045	\$548,295	\$466,045	117.6 %		Low	3.30 %	\$67,409	\$0	\$2,917	\$0	
2046	\$618,621	\$554,543	111.6 %		Low	3.30 %	\$69,634	\$0	\$2,837	\$174,621	
2047	\$516,472	\$468,072	110.3 %		Low	3.30 %	\$71,932	\$0	\$2,650	\$47,445	
2048	\$543,608	\$512,300	106.1 %		Low	3.30 %	\$74,306	\$0	\$2,910	\$0	
2049	\$620,824	\$609,095	101.9 %		Low	3.30 %	\$76,758	\$0	\$2,880	\$168,963	
2050	\$531,499	\$537,205	98.9 %		Low	3.30 %	\$79,291	\$0	\$2,815	\$18,853	

30-Year Income/Expense Detail (yrs 0 through 4)

**27003-1
WSV**

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$655,254	\$663,049	\$640,597	\$652,960	\$660,665
Annual Reserve Contribution	\$33,000	\$33,000	\$33,000	\$34,089	\$35,214
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,295	\$3,258	\$3,233	\$3,283	\$3,191
Total Income	\$691,549	\$699,307	\$676,831	\$690,333	\$699,070
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$83,119
30104 Interior - Remodel	\$0	\$12,875	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$0	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$0	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$0	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$0
30204 Gate Operator (South) - Repl (old)	\$0	\$16,480	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$0	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$0	\$23,870	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$29,668	\$0
30404 2015 Jeep Patriots - Replace (a)	\$28,500	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$29,355	\$0	\$0	\$0
Total Expenses	\$28,500	\$58,710	\$23,870	\$29,668	\$83,119
Ending Reserve Balance	\$663,049	\$640,597	\$652,960	\$660,665	\$615,951

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$615,951	\$522,552	\$562,841	\$594,404	\$637,580
Annual Reserve Contribution	\$36,376	\$37,576	\$38,816	\$40,097	\$41,421
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,846	\$2,713	\$2,893	\$3,079	\$3,199
Total Income	\$655,173	\$562,841	\$604,550	\$637,580	\$682,200
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$15,071	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$8,695	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$16,404	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$10,146	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$0	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$0	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$7,825	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$10,438
30204 Gate Operator (South) - Repl (old)	\$0	\$0	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$10,433	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$10,433	\$0	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$63,760	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$0	\$29,357
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (a)	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$132,621	\$0	\$10,146	\$0	\$39,796
Ending Reserve Balance	\$522,552	\$562,841	\$594,404	\$637,580	\$642,405

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$642,405	\$688,519	\$714,076	\$626,426	\$651,599
Annual Reserve Contribution	\$42,787	\$44,199	\$45,658	\$47,165	\$48,721
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,327	\$3,506	\$3,351	\$3,194	\$3,388
Total Income	\$688,519	\$736,224	\$763,085	\$676,785	\$703,708
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$18,535	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$105,292	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$0	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$0	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$0	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$0
30204 Gate Operator (South) - Repl (old)	\$0	\$22,148	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$0	\$12,832	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$25,185	\$0
30304 Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (a)	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$22,148	\$136,659	\$25,185	\$0
Ending Reserve Balance	\$688,519	\$714,076	\$626,426	\$651,599	\$703,708

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$703,708	\$661,244	\$660,373	\$687,696	\$746,760
Annual Reserve Contribution	\$50,329	\$51,990	\$53,705	\$55,478	\$57,309
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,412	\$3,303	\$3,369	\$3,585	\$3,754
Total Income	\$757,449	\$716,538	\$717,448	\$746,760	\$807,822
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$22,796
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$20,059	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$0	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$29,751	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$0	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$14,028
30204 Gate Operator (South) - Repl (old)	\$0	\$0	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$0	\$0	\$0	\$15,782
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$10,516	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$85,688	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$36,106	\$0	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (a)	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$96,204	\$56,165	\$29,751	\$0	\$52,605
Ending Reserve Balance	\$661,244	\$660,373	\$687,696	\$746,760	\$755,217

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$755,217	\$547,026	\$528,083	\$578,212	\$548,295
Annual Reserve Contribution	\$59,200	\$61,153	\$63,171	\$65,256	\$67,409
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,255	\$2,687	\$2,765	\$2,816	\$2,917
Total Income	\$817,672	\$610,867	\$594,020	\$646,284	\$618,621
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$133,381	\$0	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$15,808	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$0	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$85,790	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$0
30204 Gate Operator (South) - Repl (old)	\$0	\$29,765	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$0	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$44,406	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$53,583	\$0
30404 2015 Jeep Patriots - Replace (a)	\$51,474	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$53,018	\$0	\$0	\$0
Total Expenses	\$270,646	\$82,783	\$15,808	\$97,989	\$0
Ending Reserve Balance	\$547,026	\$528,083	\$578,212	\$548,295	\$618,621

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$618,621	\$516,472	\$543,608	\$620,824	\$531,499
Annual Reserve Contribution	\$69,634	\$71,932	\$74,306	\$76,758	\$79,291
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,837	\$2,650	\$2,910	\$2,880	\$2,815
Total Income	\$691,093	\$591,053	\$620,824	\$700,462	\$613,605
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$28,036	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$168,963	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$15,703	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$29,627	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$0	\$0	\$0	\$0
30110 HVAC - Replace (Safety Center)	\$0	\$0	\$0	\$0	\$0
SOUTH GATE					
30201 Generator - Replace (South)	\$0	\$0	\$0	\$0	\$0
30202 HVAC (South Gate) - Replace	\$14,133	\$0	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$18,853
30204 Gate Operator (South) - Repl (old)	\$0	\$0	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$19,409	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$0
30303 Intercoms (North) - Replace	\$0	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$115,158	\$0	\$0	\$0	\$0
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (a)	\$0	\$0	\$0	\$0	\$0
30404 2015 Jeep Patriots - Replace (b)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$174,621	\$47,445	\$0	\$168,963	\$18,853
Ending Reserve Balance	\$516,472	\$543,608	\$620,824	\$531,499	\$594,752

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

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 Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

JAMES L. NOLLER SAFETY CENTER

Comp #: 30101 Radios - Replace/Upgrade

Quantity: (5) Radios

Location:

Funded?: Yes.

History: 2019

Comments: Radios are in good condition, no issues. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating Expense.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 11,800

Worst Case: \$ 14,200

Lower allowance to replace/upgrade

Higher allowance to replace/upgrade

Cost Source: ARSF Cost Database

Comp #: 30102 Security Systems - Replace

Quantity: (3) Systems

Location: North and south entrance gates

Funded?: Yes.

History:

Comments: Good condition. Life of control systems can vary depending upon system needs, operator desires for management capabilities, manufacturers support, parts obsolescence, etc. Plan for replacement around the typical life expectancy as indicated below. Discuss system needs/efficiencies and current functionality with your mechanical vendor or consultant.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 59,100

Worst Case: \$ 88,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30103 Fiber Optics Security - Replace

Quantity: (1) Security System

Location: North and south entrance gates

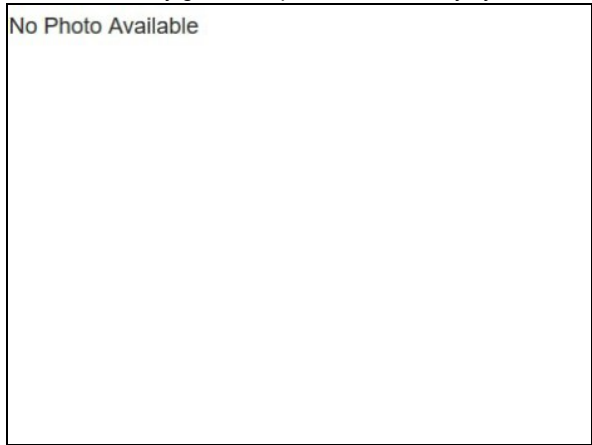
Funded?: No. This was a onetime project, no expectation to need to complete this again.

History:

Comments: Ran fiber optics cables to the security gates to operate the security system.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30104 Interior - Remodel

Quantity: (1) Building

Location:

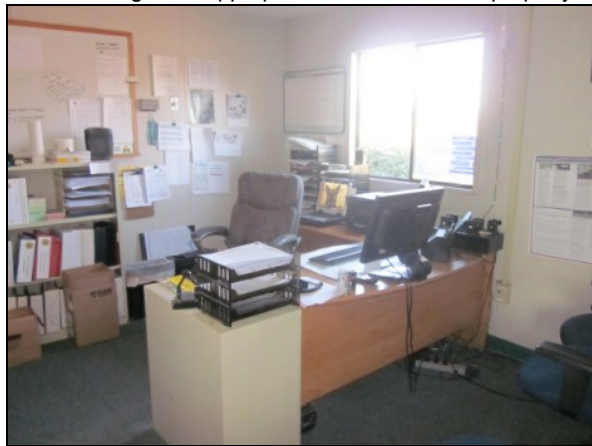
Funded?: Yes.

History:

Comments: Safety interiors should be remodeled periodically to maintain good quality, desirable assets for the property. Costs can vary greatly based on the scope of work and types/quality of replacement materials. Life estimate can vary greatly depending on level of wear and preferences of client. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this property.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

Comp #: 30105 Bathroom - Refurbish

Quantity: (1) Bathroom

Location:

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, counter tops, lighting, flooring, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

Comp #: 30106 Kitchenette - Refurbish

Quantity: (1) Kitchenette

Location:

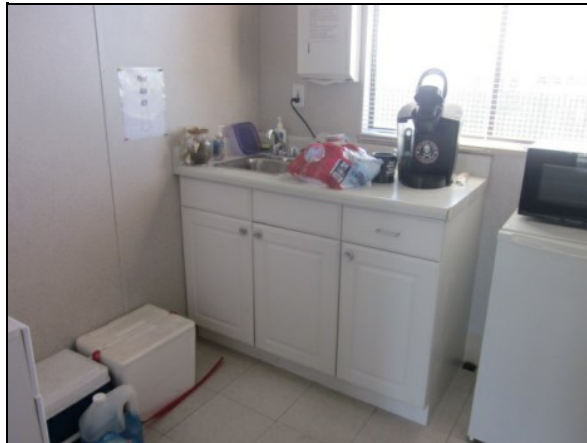
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Kitchen materials typically have an extended useful life. However, many properties choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets, and counter tops, replacement of sinks, installation/replacement of under-cabinet lighting, etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30107 Lockers - Replace

Quantity: (2) Sets

Location:

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30108 Safety Center - Repair/Upgrade

Quantity: Approx 3,250 GSF

Location: James L. Noller Safety Center

Funded?: Yes.

History:

Comments: The security center is currently in fair condition with no expectation for a complete replacement. This component provides funding for periodic physical repairs and upgrades to the building as needed.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 10,600

Worst Case: \$ 17,700

Lower allowance to repair/upgrade

Higher allowance to repair/upgrade

Cost Source: ARSF Cost Database

Comp #: 30109 Sewer Lift Station - Replace

Quantity: (1) Station

Location: Garage

Funded?: Yes.

History:

Comments: Lift station pump systems can have a highly variable life expectancy depending on level of use. Should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 6,500

Worst Case: \$ 10,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30110 HVAC - Replace (Safety Center)

Quantity: (2) HVAC

Location: Security buildings

Funded?: Yes.

History: 2021

Comments: HVACs are in poor condition and both need to be replaced. With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life:
18 years

Remaining Life:
17 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

SOUTH GATE

Comp #: 30201 Generator - Replace (South)

Quantity: (1) Diesel Generator

Location: South Gate entrance

Funded?: Yes.

History: Installed June 2000

Comments: S/N: 2056338. Diesel 25Kw. Fair condition and functional. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years, sometimes 40-50 years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the system as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested and evaluated regularly to ensure proper function.

Useful Life:

40 years

Remaining Life:

20 years



Best Case: \$ 40,000

Worst Case: \$ 55,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30202 HVAC (South Gate) - Replace

Quantity: (1) Unit

Location:

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 7,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30203 Gate Operator (South) - Repl (new)

Quantity: (1) Gate Operator

Location: South Entrance

Funded?: Yes.

History: 2020

Comments: Functional condition noted with no functional/operational problems observed during our site inspection and no reported ongoing problems. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Client Cost History

Comp #: 30204 Gate Operator (South) - Repl (old)

Quantity: (2) Gate Operators

Location: South Entrance

Funded?: Yes.

History:

Comments: Functional condition noted with no functional/operational problems observed during our site inspection and no reported ongoing problems. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Client Cost History

Comp #: 30205 Gate Arms - Replace

Quantity: (5) Gate Arms

Location:

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30206 South Gate Sec. Bldg. - Repair

Quantity: Approx 250 GSF

Location: South entrance

Funded?: Yes.

History:

Comments: South gate security building is a stucco building with tile roof. Currently in good condition. No expectation to replace this building. This component provides funding to replace the tile roof underlayment, replace broken tiles, provide repairs to the stucco, door and other physical repairs or upgrades to the building as needed.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 11,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 30207 Barcode Reader (South) - Repl

Quantity: (2) Barcode Reader

Location: South entrance

Funded?: Yes.

History: 2020

Comments: New and functional condition. No issues at this time. Due to technology innovation, anticipate the need for future replacement.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: Cost History, plus Inflation

NORTH GATE

Comp #: 30301 Generator - Replace (North)

Quantity: (1) Generator

Location: At the north security gate

Funded?: Yes.

History: 2015

Comments: Fair, functional condition. Diesel 40Kw. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years, sometimes 40-50 years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the system as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested and evaluated regularly to ensure proper function.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 45,000

Worst Case: \$ 60,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30302 HVAC (North Gate) - Replace

Quantity: (1) Unit

Location:

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 6,000

Worst Case: \$ 7,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30303 Intercoms (North) - Replace

Quantity: (3) Intercoms

Location: North entrance gates

Funded?: Yes.

History:

Comments: Intercoms are in good condition and functional. Located in an unprotected location exposed to the elements. There are normal signs of wear evident including scratches, scuffs and fading. No premature wear or abuse detected. Fund at the interval below for future replacement.

Useful Life:
18 years

Remaining Life:
13 years



Best Case: \$ 15,400

Worst Case: \$ 18,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30304 Gate Operator (North) - Replace

Quantity: (6) Gate Operators

Location: North Entrance

Funded?: Yes.

History: 2015

Comments: Gate operators are in good condition, intact and functional. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Client Cost History

Comp #: 30305 North Gate Sec. Bldg. - Repair

Quantity: (1) Main Building

Location:

Funded?: No. RMA responsibility. No funding at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30306 Barcode Reader (North) - Replace

Quantity: (5) Barcode Readers

Location: North entrance

Funded?: Yes.

History: 2015

Comments: Functional condition. No issues at this time. Due to technology innovation, anticipate the need for future replacement.

Useful Life:
7 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

VEHICLES

Comp #: 30401 2005 Ford Ranger VIPS - Replace

Quantity: (1) Ford Ranger, V#9157

Location:

Funded?: Yes.

History:

Comments: 2005 Ford Ranger. V#9157 VIPS. Mileage - 69,189. Unable to inspect during site visit as it was in use. Ford no longer makes the Ranger, so replacement cost is for a comparable size vehicle. The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
3 years

No Photo Available

Best Case: \$ 24,800

Worst Case: \$ 29,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30402 2006 Ford Explorer XLT #517 - Repl.

Quantity: (1) Ford Explorer #517

Location:

Funded?: No. No plans to replace, no reserve funding at this time.

History:

Comments: 2006 Ford Explorer XLT. VIN#4732. Current mileage: 156,760. In fair condition. No major damage or issues reported. The useful life varies on use and should be updated in future reports. Due to mileage, we recommend planning to replace this vehicle in the near future.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 30404 2015 Jeep Patriots - Replace (a)

Quantity: (1) Jeep Patriots

Location:

Funded?: Yes.

History: 2015

Comments: The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 25,000

Worst Case: \$ 32,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 30404 2015 Jeep Patriots - Replace (b)

Quantity: (1) Jeep Patriots

Location:

Funded?: Yes.

History: 2015

Comments: The useful life varies on use and should be updated in future reports. Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 25,000

Worst Case: \$ 32,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

MEMORANDUM

Date: June 2, 2021
To: Board of Directors
From: Paula O'Keefe, Director of Administration
Subject: Presentation of Retained Revenue Analysis and Recommendations for Transfers

RECOMMENDED ACTION

Review presentation of reserve fund balance analysis and determine next steps for reserve account transfers.

BACKGROUND

At the April 1, 2021 Special Board meeting, the Board tasked the District with a thorough review of the reserves. Staff worked with an independent consultation to evaluate and complete analysis of the District's reserve accounts.

Attached are the spreadsheets displaying the ending available balance of the District's restricted and unrestricted reserve accounts. At this time staff do not have recommendations on transfer amounts as the reserve policy dictates the use of existing reserves. Staff are bringing forward an updated reserve policy to address the deficiencies and will bring recommendations for transfer amounts after Board policy approval.

Reserve Analysis

	Water				Unrestricted Net Position			
	Restricted Net Position			200-2513 WTP Construction Fund Reserves	200-2505-99	200-2510-99	200-2800	Total Water Fund
200-2505 Capital Replacement Reserve	200-2511 Water Aug Fees Resr Liabilities	200-2510 Capital Improve Reserve Fees	200-2505-99 Capital Repl Reserve Admin		200-2510-99 Capital Impr Resr Admin Alloc	200-2800 Unreserved Fund Balance		
Balance June 30, 2016	\$ 826,443	\$ 1,758,673	\$ (248,710)	\$ (281,547)	\$ 22,238	\$ 217,726	\$ 63,350	\$ 2,358,173
Connection fees		14,896	4,131					
Capital fees charged to customers	300,054			187,373				
Interest earnings on LAIF	4,449	9,281	(625)	(2,288)				
Interfund loan repayments		49,968		(199,572)				
FY 15/16 WC transfer								
CFD #1 closure funds								
Transfer prop taxes								
Adjustments			(385)		23,340	57		
Net operating income (loss)							399,939	
Expenditures:								
Other projects	(22,864)	(129,812)		(375,760)				
Balance June 30, 2017	1,108,082	1,703,006	(245,589)	(671,794)	45,578	217,783	463,289	2,620,355
Connection fees		8,246	1,836					
Capital fees charged to customers	258,954			187,241				
Interest earnings on LAIF	20,512	28,191	(600)	(11,236)				
Interfund loan repayments		51,650		(206,598)				
Transfer prop taxes								
Adjustments					(5,588)	(7,780)		
Net operating income (loss)							348,969	
Expenditures:								
Coastland fee study		(28,350)	(11,028)					
Cameras								
Radios								
Security assessment								
Other projects	(11,773)	(17,805)	(2,171)					
Balance June 30, 2018	1,375,775	1,744,938	(257,552)	(702,387)	39,990	210,003	812,258	3,223,025
Connection fees		16,228	8,894					
Capital fees charged to customers	260,079			187,537				
Interest earnings on LAIF	36,481	43,328	(1,246)	(13,793)				
Interfund loan repayments		53,893		(219,411)				
Transfer prop taxes								
Adjustments								
Net operating income (loss)							299,017	
Expenditures:								
Pumps	(31,138)							
Other projects	(52,692)	(127,688)	(12,711)					
Balance June 30, 2019	1,588,505	1,730,699	(262,615)	(748,054)	39,990	210,003	1,111,275	3,669,803
Connection fees		321,911	127,254					
Capital fees charged to customers	263,954			188,221				
Interest earnings on LAIF	35,365	27,015	553	(15,816)				
Interfund loan repayments		52,767		(211,127)				
Transfer prop taxes								
Repayment with grant funds		444,687						
Net operating income (loss)							557,463	
Expenditures:								
Grant funded project		(478,723)						
Recycle water lines		(193,692)						
Chemical feed skid								
Fire hydrants	(40,719)							
Pump and dam inundation	(50,797)							
Other projects		(17,818)						
Balance June 30, 2020	\$ 1,796,308	\$ 1,886,846	\$ (134,808)	\$ (786,776)	\$ 39,990	\$ 210,003	\$ 1,668,738	\$ 4,680,301

Reserves funded by charges included in customer rates \$4,680,301
 Reserves funded by connection fees \$ 3,715,039

Reserve Analysis

	Sewer						Total Sewer Fund
	Restricted Net Position		Unrestricted Net Position				
	250-2505 Capital Replacement Reserve	250-2510 Capital Impr Resr Fees	250-2500 Capital Impr Conn Reserve	250-2505-99 Capital Repl Reserve Admin	250-2510-99 Capital Impr Resr Admin Alloc	250-2800 Unreserved Fund Balance	
Balance June 30, 2016	\$ 1,915,904	\$ (52,607)	\$ 4,045	\$ 16,587	\$ 166,233	\$ 2,196,103	\$ 4,246,265
Connection fees		3,154					
Capital fees charged to customers	209,747						
Interest earnings on LAIF	10,343	263	22				
Interfund loan repayments	149,604						
FY 15/16 WC transfer	217,820						
CFD #1 closure funds	13,448						
Transfer prop taxes							
Adjustments	(16,566)	(373)		17,820	44		
Net operating income (loss)						(199,632)	
Expenditures:							
Other projects	(38,655)						
Balance June 30, 2017	2,461,645	(49,563)	4,067	34,407	166,277	1,996,471	4,613,304
Connection fees		1,402					
Capital fees charged to customers	225,378						
Interest earnings on LAIF	42,228	1,815	67				
Interfund loan repayments	154,948						
Transfer prop taxes							
Adjustments				(5,171)	(7,200)		
Net operating income (loss)						(59,473)	
Expenditures:							
Coastland fee study		(8,420)					
Cameras							
Radios							
Security assessment							
Other projects	(138,277)						
Balance June 30, 2018	2,745,922	(54,766)	4,134	29,236	159,077	1,936,998	4,820,601
Connection fees		9,752					(4,820,601)
Capital fees charged to customers	227,308		102				
Interest earnings on LAIF	69,066	2,688					
Interfund loan repayments	173,379						
Transfer prop taxes							
Adjustments							
Net operating income (loss)						(66,635)	
Expenditures:							
Pumps							
Other projects	(363,812)						
Balance June 30, 2019	2,851,863	(42,326)	4,236	29,236	159,077	1,870,363	4,872,449
Connection fees		97,888					
Capital fees charged to customers	230,796						
Interest earnings on LAIF	61,471	3,690	88				
Interfund loan repayments	158,360						
Transfer prop taxes							
Repayment with grant funds							
Net operating income (loss)						(420,909)	
Expenditures:							
Grant funded project							
Recycle water lines							
Chemical feed skid	(90,270)						
Fire hydrants							
Pump and dam inundation							
Other projects	(59,409)						
Balance June 30, 2020	\$ 3,152,811	\$ 59,252	\$ 4,324	\$ 29,236	\$ 159,077	\$ 1,449,454	\$ 4,854,154

\$ 4,794,902

Reserves funded by charges included in customer rates

Reserves funded by connection fees

Reserve Analysis

	Drainage					Total Drainage Fund
	Restricted NP	Designated NP	Unrestricted Net Position			
	260-2510 Capital Improvement Reserve Fees	260-2505 Capital Replacement Reserve	260-2505-99 Capital Repl Reserve Admin	260-2510-99 Capital Impr Resr Admin Alloc	260-2800 Unreserved Fund Balance	
Balance June 30, 2016	\$ 211,754	\$ 71,593	\$ 3,866	\$ 35,262	\$ 162,276	\$ 484,751
Connection fees	669					
Capital fees charged to customers						
Interest earnings on LAIF	1,317	399				
Interfund loan repayments	23,396					
FY 15/16 WC transfer		3,660				
CFD #1 closure funds						
Transfer prop taxes						
Adjustments						
Net operating income (loss)					(26,284)	
Expenditures:						
Other projects						
Balance June 30, 2017	237,136	75,652	3,866	35,262	135,992	487,908
Connection fees	297					
Capital fees charged to customers						
Interest earnings on LAIF	4,680	1,579				
Interfund loan repayments	23,538					
Transfer prop taxes		31,540				
Adjustments						
Net operating income (loss)					(74,336)	
Expenditures:						
Coastland fee study	(1,786)					
Cameras						
Radios						
Security assessment						
Other projects						
Balance June 30, 2018	263,865	108,771	3,866	35,262	61,656	456,413
Connection fees	650					
Capital fees charged to customers						
Interest earnings on LAIF	7,635	1,902				
Interfund loan repayments	23,501					
Transfer prop taxes		1/				
Adjustments						
Net operating income (loss)					81,794	
Expenditures:						
Pumps						
Other projects		(81,508)				
Balance June 30, 2019	295,651	29,165	3,866	35,262	143,450	490,387
Connection fees	19,578					
Capital fees charged to customers						
Interest earnings on LAIF	7,344	333				
Interfund loan repayments	17,737					
Transfer prop taxes		66,000				
Repayment with grant funds						
Net operating income (loss)					(41,308)	
Expenditures:						
Grant funded project						
Recycle water lines						
Chemical feed skid						
Fire hydrants						
Pump and dam inundation						
Other projects		(17,029)				
Balance June 30, 2020	\$ 340,310	\$ 78,469	\$ 3,866	\$ 35,262	\$ 102,142	\$ 560,049

1/ Budget showed a transfer of property taxes of \$33,000 that was not reflected in the general led \$ 219,739 Corrected in FY 19/20.

Reserves funded by charges included in customer rates

Reserves funded by connection fees

Reserve Analysis

	Solid Waste		
	Unrestricted Net Position		Total Solid Waste Fund
	400-2505-99 Capital Repl Reserve Admin	400-2800 Unreserved Fund Balance	
Balance June 30, 2016	\$ 3,175	\$ 193,509	\$ 196,684
Connection fees			
Capital fees charged to customers			
Interest earnings on LAIF			
Interfund loan repayments			
FY 15/16 WC transfer			
CFD #1 closure funds			
Transfer prop taxes			
Adjustments	3,026		
Net operating income (loss)		14,855	
Expenditures:			
Other projects			
Balance June 30, 2017	6,201	208,364	214,565
Connection fees			
Capital fees charged to customers			
Interest earnings on LAIF			
Interfund loan repayments			
Transfer prop taxes			
Adjustments	102		
Net operating income (loss)		16,402	
Expenditures:			
Coastland fee study			
Cameras			
Radios			
Security assessment			
Other projects			
Balance June 30, 2018	6,303	224,766	231,069
Connection fees			
Capital fees charged to customers			
Interest earnings on LAIF			
Interfund loan repayments			
Transfer prop taxes			
Adjustments	115		
Net operating income (loss)		21,428	
Expenditures:			
Pumps			
Other projects			
Balance June 30, 2019	6,418	246,194	252,612
Connection fees			
Capital fees charged to customers			
Interest earnings on LAIF			
Interfund loan repayments			
Transfer prop taxes			
Repayment with grant funds			
Net operating income (loss)		(1,718)	
Expenditures:			
Grant funded project			
Recycle water lines			
Chemical feed skid			
Fire hydrants			
Pump and dam inundation			
Other projects			
Balance June 30, 2020	\$ 6,418	\$ 244,476	\$ 250,894

Reserve Analysis

	Security						Total Security Fund	Total All Funds
	Restricted Net Position		Designated NP	Unrestricted Net Position				
	500-2513 Capital Impact Fee Reserve	500-2510 Capital Improvement Reserve Fees	500-2505 Capital Replacement Reserve Fees	500-2505-99 Capital Repl Reserve Admin	500-2510-99 Capital Impr Resr Admin Alloc	500-2800 Unreserved Fund Balance		
Balance June 30, 2016	\$ 13,214	\$ (138,698)	\$ 90,972	\$ 11,307	\$ 140,486	\$ 420,521	\$ 537,802	\$ 7,823,675
Connection fees	21,900	2,666						47,416
Capital fees charged to customers								697,174
Interest earnings on LAIF	177	(299)	509					23,548
Interfund loan repayments			(23,396)					-
FY 15/16 WC transfer			62,180					283,660
CFD #1 closure funds								13,448
Transfer prop taxes			45,680					45,680
Adjustments								26,963
Net operating income (loss)						(22,772)		166,106
Expenditures:								
Other projects			(15,600)					(582,691)
Balance June 30, 2017	35,291	(136,331)	160,345	11,307	140,486	397,749	608,847	8,544,979
Connection fees	3,600	1,185						16,566
Capital fees charged to customers								671,573
Interest earnings on LAIF	406	(16)	2,429					90,055
Interfund loan repayments			(23,538)					-
Transfer prop taxes			45,680					77,220
Adjustments				(3,606)	(5,020)			(34,263)
Net operating income (loss)						103,161		334,723
Expenditures:								
Coastland fee study		(7,116)						(56,700)
Cameras			(23,849)					(23,849)
Radios			(12,341)					(12,341)
Security assessment	(49,266)							(49,266)
Other projects			(26,857)					(230,895)
Balance June 30, 2018	(9,969)	(142,278)	121,869	7,701	135,466	500,910	596,694	9,327,802
Connection fees	2,700	2,885						(4,779,492)
Capital fees charged to customers								675,026
Interest earnings on LAIF	(229)	(148)	2,973					148,657
Interfund loan repayments			(23,501)					7,861
Transfer prop taxes								-
Adjustments								115
Net operating income (loss)						60,650		396,254
Expenditures:								
Pumps								(31,138)
Other projects								(638,411)
Balance June 30, 2019	(7,498)	(139,541)	101,341	7,701	135,466	561,560	642,024	9,927,275
Connection fees	45,150	81,573						693,354
Capital fees charged to customers								-
Interest earnings on LAIF	373	969	2,043					682,971
Interfund loan repayments			(17,737)					123,428
Transfer prop taxes			98,000					-
Repayment with grant funds								164,000
Net operating income (loss)						(233,120)		444,687
Expenditures:								(139,592)
Grant funded project								-
Recycle water lines								(478,723)
Chemical feed skid								(193,692)
Fire hydrants								(90,270)
Pump and dam inundation								(40,719)
Other projects								(50,797)
								(94,256)
Balance June 30, 2020	\$ 38,025	\$ (56,999)	\$ 183,647	\$ 7,701	\$ 135,466	\$ 328,440	\$ 636,280	\$ 10,981,678

2/ Budget showed a transfer of property taxes of \$49,000 that was not reflected in the general ledger. Corrected in FY 19/20

Reserves funded by charges included in customer rates

Reserves funded by connection fees

6. Evaluate Previously Approved Capital Projects -Pending

MEMORANDUM

Date: June 2, 2021
To: Board of Directors
From: Paula O'Keefe, Director of Administration
Subject: Review Proposed District Policy P2021-06, District Operating Fund and Reserve Fund Policy

RECOMMENDED ACTION

Review District Policy P2021-06, District Operating Fund and Reserve Fund Policy. Once approved, this policy supersedes District Policy 2012-07.

BACKGROUND

District Policy 2012-07 was approved by the Board in July of 2012.

The current policy does not speak appropriately to the usage of development impact fees, reserve contributions and unrestricted fund balance. Updates to the policy will clearly define the collection and usage of reserves and ensure all reserve accounts are appropriately designated within the general ledger. Attached is the policy for review.

RECOMMENDATION

We are requesting the Board to discuss this policy change and to direct staff to modify based on today's discussion and present to the Finance Committee in August 2021.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # P2021-06
Title:	District Operating Fund and Reserve Fund Policy	

PURPOSE

This statement is intended to provide policy and direction concerning the District's comprehensive operating fund and reserve policy.

BASIC POLICY AND OBJECTIVES

The Rancho Murieta Community Services District reserve fund policy is a financial policy guided by sound accounting principles of public fund management. The policy establishes several reserve funds to minimize adverse annual budgetary impacts from anticipated and unanticipated District expenses.

The adequacy of the target reserve year-end balance ranges and/or annual contributions will be reviewed annually during the budgeting and rate setting process and may be revised accordingly as necessary. The following District categories are established:

1. Capital Improvement Fee Reserve (Water, Sewer, Drainage and Security)

- 1.1. Purpose: Fees are collected through reserve contributions in rate collections for capital improvement projects affecting the future replacement or improvement of existing facilities and major equipment that will enhance the facilities' overall value, prolongs its useful life or adapt it to new uses.
- 1.2. Target Balance: The target balance continually fluctuates with the addition and replacement of new facilities and equipment. As new facilities and equipment are built, acquired or purchased, the target balance will increase in order to provide for the ultimate replacement of these facilities at the end of their life-cycle. As such, the current target reserve balance is the amount that should be funded at the end of each fiscal year according to the replacement reserve study, which is reviewed annually.
- 1.3. Methodology/Rational: The District records depreciation using the straight-line method over the estimated useful lives of facilities and equipment. The fee is collected to replace District facilities and equipment as they reach the end of their useful life and to handle unanticipated repairs during the life-cycle.
- 1.4. Use of Funds: The funds will be used to improve or replace facilities and major equipment as necessary to continue District Water, Sewer, Drainage and Security services.
- 1.5. Funding: Annual contributions from user fees are currently based upon annual projected requirements in conjunction with the overall budget and replacement

reserve study. Interest earnings will be accrued and added to fund balance, using the District's earnings rate on investments. In addition, the Board of Directors may approve the designation of available fund balance as Capital Improvement Reserves provided, however, that sufficient Operating Fund balances are preserved.

2. District Improvement Development Impact Fee

- 2.1. Purpose: To provide funds for the orderly and timely expansion of the District facilities to meet future demand and improve upon the District's existing level of service.
- 2.2. Target Balance: AB1600 does not designate a target reserve balance. A Government Code 66000 Compliance Report identifies the proposed capital projects necessary to maintain and/or improve services and the amount needed to fund those capital projects. In accordance with Government Code 66000, the balance shall not exceed the amount specified by that law.
- 2.3. Methodology/Rational: Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This fee is established to ensure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.
- 2.4. Use of Funds: The funds generated by the fee will be used to acquire and/or construct various capital facilities, plant and equipment for the provision of water, wastewater, drainage, security and administrative services.
- 2.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

3. Security Development Impact Fee

- 2.1. Purpose: To provide funds for the orderly and timely expansion of the District Security Services to meet future demand and improve upon the District's existing level of service.
- 2.2. Target Balance: AB1600 does not designate a target reserve balance. A Government Code 66000 Compliance Report identifies the proposed capital projects necessary to maintain and/or improve services and the amount needed to fund projects. In accordance with Government Code 66000, the balance shall not exceed the amount specified by that law.
- 2.3. Methodology/Rational: Established in 1998 through Measure J, the District provides security services to all residents within the community. This fee is established to ensure the adequacy and reliability of such services and provides funding for capital projects.
- 2.4. Use of Funds: The funds generated by the fee will be used to acquire and/or construct various capital facilities and equipment for the provision of security services.

- 2.5 Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

4. Water Augmentation Development Impact Fee Reserve

- 3.1. Purpose: To provide funds for the orderly and timely augmentation of the District's water supply system to meet future demands of the undeveloped lands within the District's existing boundaries during an equivalent 1976-77 drought event.
- 3.2. Target Balance: This reserve fund is based on a project comprised of a combination of on-site and off-site well systems and a raw water irrigation system which is identified in a Government Code 66000 Compliance Report. In 1997 the estimated costs of this project was \$11,713,000 and is escalated each year by the U.S. Consumer Price Index (CPI).
- 3.3. Methodology/Rational: Virtually all development that occurs within the District requires a potable water supply, as well as a non-potable supply for fire suppression. The current water supply facilities of the District are adequate to serve existing development, but additional water supply facilities are required to serve future development within the District. Specifically, this fee applies on an equitable basis only to those future developments that require water service, and the funds generated from this fee will be used to develop water supply facilities that will be capable of meeting the water supply needs of said future development. This fee is established to ensure the adequacy and reliability of the District's water supply as development of undeveloped lands occurs.
- 3.4. Use of Funds: The funds generated by the fee will be used to develop a Water Supply Augmentation Project which is currently anticipated to consist of a system of water wells, construction of transmission facilities, construction of irrigation facilities and the performance of various studies and other miscellaneous management and administrative functions.
- 3.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

5. Water Treatment Plant Construction Fee Reserve (Water)

- 4.1. Purpose: Fees are collected through reserve contributions in rate collections as a primary source of funds to offset the cost of an additional water treatment plant.
- 4.2. Target Balance: The target balance is not needed as these funds are to pay down the interfund loan needed to construct the water treatment plant.
- 4.3. Methodology/Rational: Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This fee is established to ensure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.
- 4.4. Use of Funds: The funds will be used to pay off the inter-fund loan.

- 4.5. Funding: Annual contributions from user fees are currently based upon annual projected requirements in conjunction with the overall interfund loan repayment schedule. Interest earnings will be accrued and added to fund balance, using the District's earnings rate on investments. If the fund carries a negative fund balance, all interested allocations will be charged rather than interest income and will result in additional negative fund balance.

6. Rate Stabilization Fund Reserve (Water, Sewer, Drainage and Security)

- 5.1. Purpose: To ensure cash resources are available to fund excess administration, operations and maintenance of providing water, wastewater, security and drainage services and offset revenue shortages due to economic hardships and/or unanticipated major expenses.
- 5.2. Target Balance: A minimum of six months of cash to fund District expenditures. The maximum balances will be periodically reviewed by the Board and are to be maintained based upon the level of next year's revenue. The minimum level is no less than the percentage increase of the expenditures in each fund. The maximum limit will be no greater than 50 percent of next year's fund revenue.
- 5.3. Methodology/Rational: The District is required to have sufficient cash flow to meet the next six months of budgeted District expenditures (Government Code Section 53646(b)(3)). The next six months of projected cash revenues can be included as a source of cash flow to satisfy this requirement. An economic hardship or unforeseen event could cause a loss of revenue for the District. If such an event occurs, the District could use these funds to stabilize revenues while adjusting rates as necessary to compensate for the fluctuation.
- 5.4. Use of Funds: These funds will be used to supplement differences in revenue projections resulting from economic hardships and unforeseen events.
- 5.5. Funding: Additional contributions will not be required unless future events cause the reserve to fall below the target balance. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

7. Unrestricted Fund Balance (Administration, Water, Sewer, Drainage and Security)

- 6.1. Purpose: To capture excess revenues at the end of the fiscal year that can be used for any purpose.
- 6.2. Target Balance: Because the excess revenues are calculated at the close of a fiscal year, there is no designated target balance.
- 6.3. Methodology/Rational: Revenues in excess of reserve contributions and expenditures resulting from expenditure savings or timing differences are reflected in this fund.
- 6.4. Use of Funds: These funds will be used to pay for expenditures according to budget and expenditure authority.

6.5. Funding: Annual contributions will vary, depending upon other reserve requirements and current year expenditure requirements. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

Approved by Rancho Murieta Community Services District Board of Directors	Adopted
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DRAFT

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # 20 21 12-06 7
Title:	District Operating Fund and Reserve Fund Policy	

PURPOSE

This statement is intended to provide policy and direction concerning the District's comprehensive operating fund and reserve policy.

BASIC POLICY AND OBJECTIVES

The Rancho Murieta Community Services District reserve fund policy is a financial policy guided by sound accounting principles of public fund management. The policy establishes several reserve funds to minimize adverse annual budgetary impacts from anticipated and unanticipated District expenses.

The adequacy of the target reserve year-end balance ranges and/or annual contributions will be reviewed annually during the budgeting and rate setting process and may be revised accordingly as necessary. The following District reserve fund categories are established:

1. **Capital Replacement-Improvement Fee Reserve (Water, Sewer, Drainage and Security)**
 - 1.1. Purpose: Fees are collected through reserve contributions in rate collections for capital improvement projects affecting the future replacement or improvement of existing facilities and major equipment that will enhance the facilities' overall value, prolongs its useful life or adapt it to new uses.
 - 1.2. Target Balance: The target balance continually fluctuates with the addition and replacement of new facilities and equipment. As new facilities and equipment are built, acquired or purchased, the target balance will increase in order to provide for the ultimate replacement of these facilities at the end of their life-cycle. As such, the current target reserve balance is the amount that should be funded at the end of each fiscal year according to the replacement reserve study, which is reviewed annually.
 - 1.3. Methodology/Rational: The District records depreciation using the straight-line method over the estimated useful lives of facilities and equipment. The fee is collected to replace District facilities and equipment as they reach the end of their useful life and also to handle unanticipated repairs during the life-cycle.
 - 1.4. Use of Funds: The funds will be used to improve or replace facilities and major equipment as necessary to continue District Wwater, Sewer, Drainage and Security services.

- 1.5. Funding: Annual contributions from user fees are currently based upon annual projected requirements in conjunction with the overall budget and replacement reserve study. Interest earnings will be accrued ~~on~~ and added to fund balance, using the District's earnings rate on investments. In addition, the Board of Directors may approve the designation of available fund balance as Capital Improvement Replacement Reserves provided, however, that sufficient Operating Fund balances are preserved.

2. ~~Capital Improvement Fee Reserve~~ District Improvement Development Impact Fee

- 2.1. Purpose: To provide funds for the orderly and timely expansion of the District facilities to meet future demand and ~~to maintain and/or~~ improve upon the District's existing level of service.
- 2.2. Target Balance: AB1600 does not designate a target reserve balance. A Government Code 66000 Compliance Report identifies the proposed capital projects necessary to maintain and/or improve services and the amount needed to fund those capital projects. In accordance with Government Code 66000, the balance shall not exceed the amount specified by that law.
- 2.3. Methodology/Rational: Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This fee is established to ensure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.
- 2.4. Use of Funds: The funds generated by the fee will be used to acquire and/or construct various capital facilities, plant and equipment for the provision of water, wastewater, drainage, security and administrative services.
- 2.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

3. Security Development Impact Fee

- 2.1. Purpose: To provide funds for the orderly and timely expansion of the District Security Services to meet future demand and improve upon the District's existing level of service.
- 2.2. Target Balance: AB1600 does not designate a target reserve balance. A Government Code 66000 Compliance Report identifies the proposed capital projects necessary to maintain and/or improve services and the amount needed to fund projects. In accordance with Government Code 66000, the balance shall not exceed the amount specified by that law.
- 2.3. Methodology/Rational: Established in 1998 through Measure J, the District provides security services to all residents within the community. This fee is established to ensure the adequacy and reliability of such services and provides funding for capital projects.

2.4. Use of Funds: The funds generated by the fee will be used to acquire and/or construct various capital facilities and equipment for the provision of security services.

2.5 Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

4. ~~3.~~ Water Augmentation ~~Development Impact~~ Fee Reserve

3.1. Purpose: To provide funds for the orderly and timely augmentation of the District's water supply system to meet future demands of the undeveloped lands within the District's existing boundaries during an equivalent 1976-77 drought event.

3.2. Target Balance: This reserve fund is based on a project comprised of a combination of on-site and off-site well systems and a raw water irrigation system which is identified in a Government Code 66000 Compliance Report. In 1997 the estimated costs of this project was \$11,713,000 and is escalated each year by the U.S. Consumer Price Index (CPI).

3.3. Methodology/Rational: Virtually all development that occurs within the District requires a potable water supply, as well as a non-potable supply for fire suppression. The current water supply facilities of the District are adequate to serve existing development, but additional water supply facilities are required to serve future development within the District. Specifically, this fee applies on an equitable basis only to those future developments that require water service, and the funds generated from this fee will be used to develop water supply facilities that will be capable of meeting the water supply needs of said future development. This fee is established to ~~insure~~ensure the adequacy and reliability of the District's water supply as development of undeveloped lands occurs.

3.4. Use of Funds: The funds generated by the fee will be used to develop a Water Supply Augmentation Project which is currently anticipated to consist of a system of water wells, construction of transmission facilities, construction of irrigation facilities and the performance of various studies and other miscellaneous management and administrative functions.

3.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

4.5. Water Treatment Plant Construction Capital Improvement Connection Fee Reserve (Water and Sewer)

4.1. Purpose: Fees ~~previously are collected through reserve contributions in rate collections~~ as a primary source of funds ~~for the development of to offset the cost of an additional water treatment plant and wastewater capacity, and is set at a level which will defray the costs of providing additional treatment and/or reclamation facilities, major trunk and transmission pipelines and facilities for pumping when such facilities are needed.~~

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- 4.2. Target Balance: ~~The target balance will no longer increase since fees are not collected. Hence, there is no target balance is not needed as these funds are to pay down the interfund loan needed to construct the water treatment plant.~~
- 4.3. Methodology/Rational: ~~In the past, connection fees generated from new development were segregated in this reserve. Contributions are no longer made to this reserve. Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This fee is established to ensure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.~~
- 4.4. Use of Funds: ~~The funds will be used to acquire and enhance system water and wastewater capacity and delivery. pay off the inter-fund loan.~~
- 4.5. Funding: ~~This fee is no longer collected. However, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments. Annual contributions from user fees are currently based upon annual projected requirements in conjunction with the overall interfund loan repayment schedule. Interest earnings will be accrued and added to fund balance, using the District's earnings rate on investments. If the fund carries a negative fund balance, all interested allocations will be charged rather than interest income and will result in additional negative fund balance.~~

5.6. Rate Stabilization Fund Reserve (Water, Sewer, Drainage and Security)

- 5.1. Purpose: ~~To ensure cash resources are available to fund excess administration, operations and maintenance of providing water, wastewater, security and drainage services and To offset revenue shortages due to economic hardships and/or unanticipated/unforeseen major expenses.~~
- 5.2. Target Balance: ~~A minimum of six months of cash to fund District expenditures. The minimum and maximum balances will be periodically reviewed by the Board and are to be maintained based upon the level of next year's revenue. The minimum level is no less than the percentage increase of the expenditures in each fund. The maximum limit will be no greater than 50 percent of next year's fund revenue.~~
- 5.3. Methodology/Rational: ~~The District is required to have sufficient cash flow to meet the next six months of budgeted District expenditures (Government Code Section 53646(b)(3)). The next six months of projected cash revenues can be included as a source of cash flow to satisfy this requirement. An economic hardship or unforeseen event could cause a loss of revenue for the District. If such an event occurs, the District could use these funds to stabilize revenues while adjusting rates as necessary to compensate for the fluctuation.~~
- 5.4. Use of Funds: ~~These funds will be used to supplement differences in revenue projections resulting from economic hardships and unforeseen events.~~
- 5.5. Funding: ~~Additional contributions will not be required unless future events cause the reserve to fall below the target balance. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.~~

6.7. Unrestricted Fund Balance Operating Fund (Administration, Water, Sewer, Drainage and Security)

- 6.1. Purpose: ~~To capture excess revenues at the end of the fiscal year that can be used for any purpose. To ensure cash resources are available to fund daily administration, operations and maintenance of providing water, wastewater, security and drainage services.~~
- 6.2. Target Balance: ~~A minimum of six months of cash to fund District expenditures. Because the excess revenues are calculated at the close of a fiscal year, there is no designated target balance.~~
- 6.3. Methodology/Rational: ~~The District is required to have sufficient cash flow to meet the next six months of budgeted District expenditures (Government Code Section 53646(b)(3)). The next six months of projected cash revenues can be included as a source of cash flow to satisfy this requirement. Revenues in excess of reserve contributions and expenditures resulting from expenditure savings or timing differences are also reflected in this fund.~~
- 6.4. Use of Funds: These funds will be used to pay for expenditures according to budget and expenditure authority.
- 6.5. Funding: Annual contributions will vary, depending upon other reserve requirements and current year expenditure requirements. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

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Approved by Rancho Murieta Community Services District Board of Directors
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Adopted July 18, 2012
