

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CALIFORNIA 95683



SPECIAL BOARD MEETING

March 28, 2022

Call to Closed Session 12:30 p.m./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 March 28, 2022 at 2:00 p.m. at the Rancho Murieta Community Services District Board Room at 15160 Jackson Road, Rancho Murieta.

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. **CLOSED SESSION**
 - A. *Public Employee Performance Evaluation/Discipline/Dismissal/Release, Pursuant to Cal. Government Code §54957(b)(1)*
5. **OPEN SESSION/REPORT ACTION FROM CLOSED SESSION**
6. **RECEIVE AND FILE RESERVE STUDY PREPARED BY ASSOCIATION RESERVES, INC.** (Receive and File)
7. **PRESENTATION OF RESERVE ANALYSIS** (Discussion/Action)
8. **REVIEW RESERVE POLICY RECOMMENDED CHANGES** (Discussion/Action)
9. **DIRECTOR COMMENTS/SUGGESTIONS**
10. **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 March 17, 2022. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

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Update "No-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Admin Rancho Murieta, CA

Report #: 27003-2
For Period Beginning: July 1, 2022
Expires: June 30, 2023

Date Prepared: March 23, 2022



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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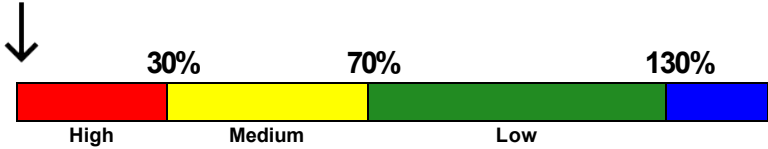
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-2**
Admin
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2022 through June 30, 2023

Projected Starting Reserve Balance	\$1
Current Fully Funded Reserve Balance	\$325,115
Average Reserve Deficit (Surplus) Per Unit	\$325,114
Percent Funded	0.0 %
Recommended 2022/23 "Annual Fully Funding Contributions"	\$67,090
Recommended 2022/23 Special Assessments for Reserves	\$50,000

Reserves % Funded: 0.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 0.50 %
 Annual Inflation Rate 4.00 %

- This is an Update "No-Site-Visit" Capital Plan.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 0.0 % Funded, this means the association’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 to \$67,090/Annual.
- In addition, we are recommending a one-time special assessment amounting to \$50,000 to help supplement the Reserves for upcoming expenses.
- 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
SITES AND GROUNDS				
10101	Asphalt - Resurface	25	10	\$143,000
10102	Asphalt - Seal/Repair	5	2	\$6,930
10103	Street/Pole Lights - Replace	45	16	\$13,650
10105	Office - Remodel	20	4	\$21,000
BUILDING EXTERIORS & HVAC				
10201	HVAC Condensers - Repl (new)	25	22	\$8,140
10202	HVAC Condensers - Repl (original)	25	2	\$32,550
10203	Trellis - Replace	25	4	\$15,500
10204	Exteriors - Repaint/Repair	10	2	\$7,880
10205	Tile Roof - Replace Underlayment	30	2	\$81,400
10206	Gutters/Downspouts - Replace	30	2	\$5,935
BUILDING INTERIORS				
10301	Carpet - Replace	15	2	\$24,500
10302	Bathroom - Refurbish	25	6	\$12,625
10303	Kitchen - Refurbish	25	6	\$5,255
EQUIPMENT, SOFTWARE & SAFETY				
10404	Fire Alarm System - Replace	15	4	\$14,200
10405	Video/Sound Systems - Replace 50%	10	4	\$10,525
10406	Accounting Software - Replace	10	9	\$262,500

16 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 No-Site-Visit Capital Plan](#), we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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.

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.

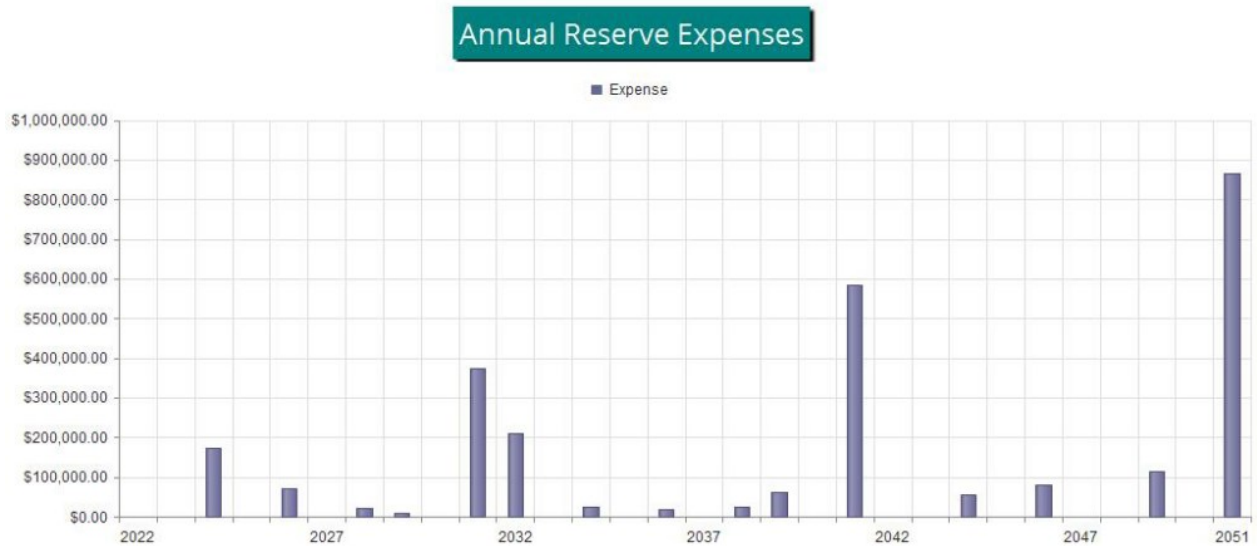


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1 as-of the start of your fiscal year. This is based on your actual balance on 3/18/2022 of \$1 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2022, your Fully Funded Balance is computed to be \$325,115. (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 \$67,090/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.

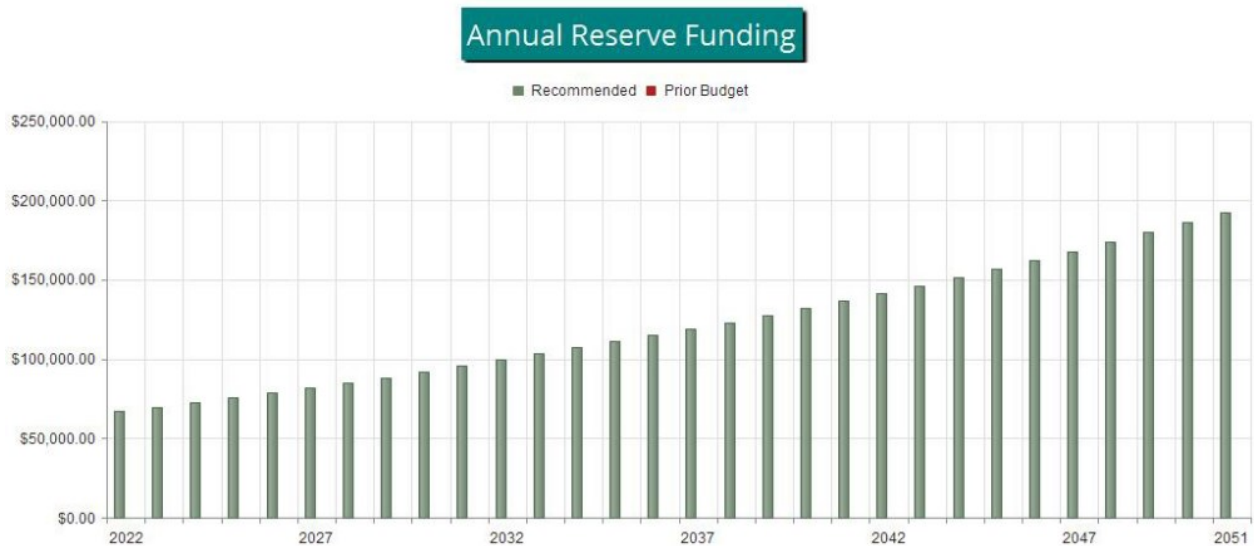


Figure 2

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.

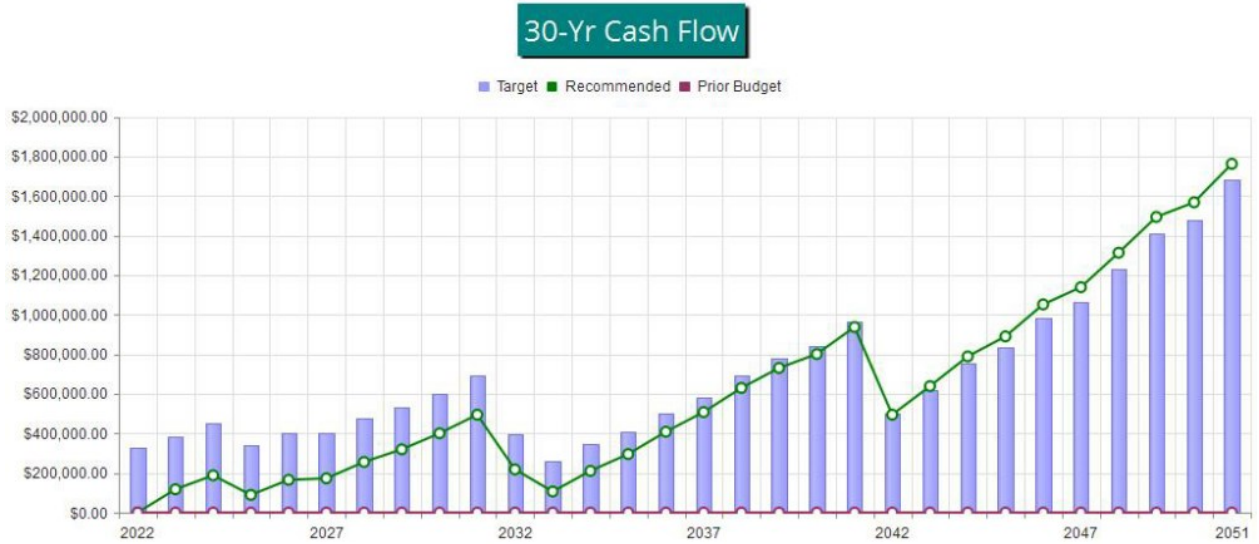


Figure 3

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.

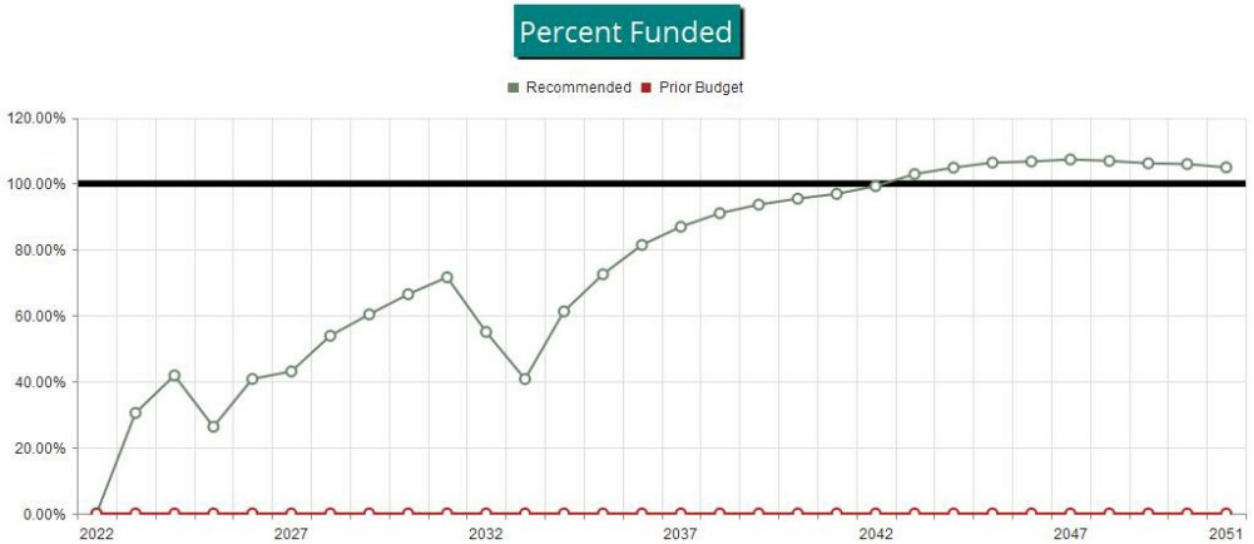


Figure 4

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.

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

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

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

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

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

Budget Summary

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NSV

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	07/01/2022 Current Fund Balance	07/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
SITES AND GROUNDS	5	45	2	16	\$184,580	\$0	\$1	\$115,555	\$184,579	\$12,611
BUILDING EXTERIORS & HVAC	10	30	2	22	\$151,405	\$0	\$0	\$131,759	\$151,405	\$8,865
BUILDING INTERIORS	15	25	2	6	\$42,380	\$0	\$0	\$34,822	\$42,380	\$3,501
EQUIPMENT, SOFTWARE & SAFETY	10	15	4	9	\$287,225	\$0	\$0	\$42,978	\$287,225	\$42,113
					\$665,590	\$0	\$1	\$325,115	\$665,589	\$67,090
Percent Funded:									0.0%	

#	Component	Current		Effective	Age	/	Useful	Life	=	Fully Funded Balance
		Cost	X							
SITES AND GROUNDS										
10101	Asphalt - Resurface	\$143,000	X	15	/	25	=	\$85,800		
10102	Asphalt - Seal/Repair	\$6,930	X	3	/	5	=	\$4,158		
10103	Street/Pole Lights - Replace	\$13,650	X	29	/	45	=	\$8,797		
10105	Office - Remodel	\$21,000	X	16	/	20	=	\$16,800		
BUILDING EXTERIORS & HVAC										
10201	HVAC Condensers - Repl (new)	\$8,140	X	3	/	25	=	\$977		
10202	HVAC Condensers - Repl (original)	\$32,550	X	23	/	25	=	\$29,946		
10203	Trellis - Replace	\$15,500	X	21	/	25	=	\$13,020		
10204	Exteriors - Repaint/Repair	\$7,880	X	8	/	10	=	\$6,304		
10205	Tile Roof - Replace Underlayment	\$81,400	X	28	/	30	=	\$75,973		
10206	Gutters/Downspouts - Replace	\$5,935	X	28	/	30	=	\$5,539		
BUILDING INTERIORS										
10301	Carpet - Replace	\$24,500	X	13	/	15	=	\$21,233		
10302	Bathroom - Refurbish	\$12,625	X	19	/	25	=	\$9,595		
10303	Kitchen - Refurbish	\$5,255	X	19	/	25	=	\$3,994		
EQUIPMENT, SOFTWARE & SAFETY										
10404	Fire Alarm System - Replace	\$14,200	X	11	/	15	=	\$10,413		
10405	Video/Sound Systems - Replace 50%	\$10,525	X	6	/	10	=	\$6,315		
10406	Accounting Software - Replace	\$262,500	X	1	/	10	=	\$26,250		
										\$325,115

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	\$143,000	\$5,720	12.71 %
10102	Asphalt - Seal/Repair	5	\$6,930	\$1,386	3.08 %
10103	Street/Pole Lights - Replace	45	\$13,650	\$303	0.67 %
10105	Office - Remodel	20	\$21,000	\$1,050	2.33 %
BUILDING EXTERIORS & HVAC					
10201	HVAC Condensers - Repl (new)	25	\$8,140	\$326	0.72 %
10202	HVAC Condensers - Repl (original)	25	\$32,550	\$1,302	2.89 %
10203	Trellis - Replace	25	\$15,500	\$620	1.38 %
10204	Exteriors - Repaint/Repair	10	\$7,880	\$788	1.75 %
10205	Tile Roof - Replace Underlayment	30	\$81,400	\$2,713	6.03 %
10206	Gutters/Downspouts - Replace	30	\$5,935	\$198	0.44 %
BUILDING INTERIORS					
10301	Carpet - Replace	15	\$24,500	\$1,633	3.63 %
10302	Bathroom - Refurbish	25	\$12,625	\$505	1.12 %
10303	Kitchen - Refurbish	25	\$5,255	\$210	0.47 %
EQUIPMENT, SOFTWARE & SAFETY					
10404	Fire Alarm System - Replace	15	\$14,200	\$947	2.10 %
10405	Video/Sound Systems - Replace 50%	10	\$10,525	\$1,053	2.34 %
10406	Accounting Software - Replace	10	\$262,500	\$26,250	58.33 %
16 Total Funded Components				\$45,004	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
SITES AND GROUNDS							
10101	Asphalt - Resurface	25	10	\$143,000	\$85,800	\$0	\$8,527
10102	Asphalt - Seal/Repair	5	2	\$6,930	\$4,158	\$1	\$2,066
10103	Street/Pole Lights - Replace	45	16	\$13,650	\$8,797	\$0	\$452
10105	Office - Remodel	20	4	\$21,000	\$16,800	\$0	\$1,565
BUILDING EXTERIORS & HVAC							
10201	HVAC Condensers - Repl (new)	25	22	\$8,140	\$977	\$0	\$485
10202	HVAC Condensers - Repl (original)	25	2	\$32,550	\$29,946	\$0	\$1,941
10203	Trellis - Replace	25	4	\$15,500	\$13,020	\$0	\$924
10204	Exteriors - Repaint/Repair	10	2	\$7,880	\$6,304	\$0	\$1,175
10205	Tile Roof - Replace Underlayment	30	2	\$81,400	\$75,973	\$0	\$4,045
10206	Gutters/Downspouts - Replace	30	2	\$5,935	\$5,539	\$0	\$295
BUILDING INTERIORS							
10301	Carpet - Replace	15	2	\$24,500	\$21,233	\$0	\$2,435
10302	Bathroom - Refurbish	25	6	\$12,625	\$9,595	\$0	\$753
10303	Kitchen - Refurbish	25	6	\$5,255	\$3,994	\$0	\$313
EQUIPMENT, SOFTWARE & SAFETY							
10404	Fire Alarm System - Replace	15	4	\$14,200	\$10,413	\$0	\$1,411
10405	Video/Sound Systems - Replace 50%	10	4	\$10,525	\$6,315	\$0	\$1,569
10406	Accounting Software - Replace	10	9	\$262,500	\$26,250	\$0	\$39,133
16	Total Funded Components				\$325,115	\$1	\$67,090

30-Year Reserve Plan Summary

27003-2
NSV

Fiscal Year Start: 2022

Interest:

0.50 %

Inflation:

4.00 %

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
2022	\$1	\$325,115	0.0 %	High	0.00 %	\$67,090	\$50,000	\$293	\$0
2023	\$117,384	\$384,923	30.5 %	Medium	4.00 %	\$69,774	\$0	\$763	\$0
2024	\$187,921	\$448,996	41.9 %	Medium	4.00 %	\$72,565	\$0	\$692	\$172,185
2025	\$88,992	\$338,506	26.3 %	High	4.00 %	\$75,467	\$0	\$635	\$0
2026	\$165,095	\$404,695	40.8 %	Medium	4.00 %	\$78,486	\$0	\$845	\$71,625
2027	\$172,800	\$401,147	43.1 %	Medium	4.00 %	\$81,625	\$0	\$1,071	\$0
2028	\$255,496	\$474,137	53.9 %	Medium	4.00 %	\$84,890	\$0	\$1,436	\$22,624
2029	\$319,199	\$528,796	60.4 %	Medium	4.00 %	\$88,286	\$0	\$1,798	\$9,119
2030	\$400,163	\$602,054	66.5 %	Medium	4.00 %	\$91,817	\$0	\$2,235	\$0
2031	\$494,216	\$690,191	71.6 %	Low	4.00 %	\$95,490	\$0	\$1,780	\$373,619
2032	\$217,867	\$395,851	55.0 %	Medium	4.00 %	\$99,310	\$0	\$810	\$211,675
2033	\$106,312	\$260,824	40.8 %	Medium	4.00 %	\$103,282	\$0	\$792	\$0
2034	\$210,385	\$343,310	61.3 %	Medium	4.00 %	\$107,413	\$0	\$1,264	\$23,711
2035	\$295,351	\$407,317	72.5 %	Low	3.50 %	\$111,173	\$0	\$1,759	\$0
2036	\$408,283	\$501,542	81.4 %	Low	3.50 %	\$115,064	\$0	\$2,289	\$18,226
2037	\$507,409	\$583,698	86.9 %	Low	3.50 %	\$119,091	\$0	\$2,841	\$0
2038	\$629,342	\$691,337	91.0 %	Low	3.50 %	\$123,259	\$0	\$3,399	\$25,566
2039	\$730,433	\$780,064	93.6 %	Low	3.50 %	\$127,573	\$0	\$3,827	\$61,223
2040	\$800,611	\$838,765	95.5 %	Low	3.50 %	\$132,038	\$0	\$4,343	\$0
2041	\$936,992	\$967,132	96.9 %	Low	3.50 %	\$136,660	\$0	\$3,577	\$582,965
2042	\$494,264	\$498,142	99.2 %	Low	3.50 %	\$141,443	\$0	\$2,831	\$0
2043	\$638,538	\$620,621	102.9 %	Low	3.50 %	\$146,393	\$0	\$3,567	\$0
2044	\$788,498	\$752,101	104.8 %	Low	3.50 %	\$151,517	\$0	\$4,195	\$54,390
2045	\$889,821	\$836,542	106.4 %	Low	3.50 %	\$156,820	\$0	\$4,852	\$0
2046	\$1,051,493	\$985,362	106.7 %	Low	3.50 %	\$162,309	\$0	\$5,474	\$80,808
2047	\$1,138,467	\$1,060,709	107.3 %	Low	3.50 %	\$167,990	\$0	\$6,126	\$0
2048	\$1,312,583	\$1,227,909	106.9 %	Low	3.50 %	\$173,869	\$0	\$7,014	\$0
2049	\$1,493,466	\$1,406,787	106.2 %	Low	3.50 %	\$179,955	\$0	\$7,650	\$113,835
2050	\$1,567,236	\$1,479,623	105.9 %	Low	3.50 %	\$186,253	\$0	\$8,321	\$0
2051	\$1,761,810	\$1,679,159	104.9 %	Low	3.50 %	\$192,772	\$0	\$7,140	\$866,985

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

27003-2
NSV

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$1	\$117,384	\$187,921	\$88,992	\$165,095
Annual Reserve Contribution	\$67,090	\$69,774	\$72,565	\$75,467	\$78,486
Recommended Special Assessments	\$50,000	\$0	\$0	\$0	\$0
Interest Earnings	\$293	\$763	\$692	\$635	\$845
Total Income	\$117,384	\$187,921	\$261,178	\$165,095	\$244,425
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$7,495	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10105 Office - Remodel	\$0	\$0	\$0	\$0	\$24,567
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$0	\$0	\$0
10202 HVAC Condensers - Repl (original)	\$0	\$0	\$35,206	\$0	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$18,133
10204 Exteriors - Repaint/Repair	\$0	\$0	\$8,523	\$0	\$0
10205 Tile Roof - Replace Underlayment	\$0	\$0	\$88,042	\$0	\$0
10206 Gutters/Downspouts - Replace	\$0	\$0	\$6,419	\$0	\$0
BUILDING INTERIORS					
10301 Carpet - Replace	\$0	\$0	\$26,499	\$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	\$16,612
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$12,313
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$172,185	\$0	\$71,625
Ending Reserve Balance	\$117,384	\$187,921	\$88,992	\$165,095	\$172,800

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$172,800	\$255,496	\$319,199	\$400,163	\$494,216
Annual Reserve Contribution	\$81,625	\$84,890	\$88,286	\$91,817	\$95,490
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,071	\$1,436	\$1,798	\$2,235	\$1,780
Total Income	\$255,496	\$341,823	\$409,283	\$494,216	\$591,486
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$9,119	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10105 Office - Remodel	\$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	\$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	\$15,975	\$0	\$0	\$0
10303 Kitchen - Refurbish	\$0	\$6,649	\$0	\$0	\$0
EQUIPMENT, SOFTWARE & SAFETY					
10404 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$373,619
Total Expenses	\$0	\$22,624	\$9,119	\$0	\$373,619
Ending Reserve Balance	\$255,496	\$319,199	\$400,163	\$494,216	\$217,867

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$217,867	\$106,312	\$210,385	\$295,351	\$408,283
Annual Reserve Contribution	\$99,310	\$103,282	\$107,413	\$111,173	\$115,064
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$810	\$792	\$1,264	\$1,759	\$2,289
Total Income	\$317,987	\$210,385	\$319,063	\$408,283	\$525,635
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$211,675	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$11,095	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10105 Office - Remodel	\$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	\$12,616	\$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
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$18,226
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$211,675	\$0	\$23,711	\$0	\$18,226
Ending Reserve Balance	\$106,312	\$210,385	\$295,351	\$408,283	\$507,409

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$507,409	\$629,342	\$730,433	\$800,611	\$936,992
Annual Reserve Contribution	\$119,091	\$123,259	\$127,573	\$132,038	\$136,660
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,841	\$3,399	\$3,827	\$4,343	\$3,577
Total Income	\$629,342	\$755,999	\$861,833	\$936,992	\$1,077,229
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$13,499	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$25,566	\$0	\$0	\$0
10105 Office - Remodel	\$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	\$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	\$47,724	\$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	\$29,917
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$553,048
Total Expenses	\$0	\$25,566	\$61,223	\$0	\$582,965
Ending Reserve Balance	\$629,342	\$730,433	\$800,611	\$936,992	\$494,264

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$494,264	\$638,538	\$788,498	\$889,821	\$1,051,493
Annual Reserve Contribution	\$141,443	\$146,393	\$151,517	\$156,820	\$162,309
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,831	\$3,567	\$4,195	\$4,852	\$5,474
Total Income	\$638,538	\$788,498	\$944,210	\$1,051,493	\$1,219,276
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$16,424	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10105 Office - Remodel	\$0	\$0	\$0	\$0	\$53,829
BUILDING EXTERIORS & HVAC					
10201 HVAC Condensers - Repl (new)	\$0	\$0	\$19,291	\$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	\$18,675	\$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
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$26,979
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$54,390	\$0	\$80,808
Ending Reserve Balance	\$638,538	\$788,498	\$889,821	\$1,051,493	\$1,138,467

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$1,138,467	\$1,312,583	\$1,493,466	\$1,567,236	\$1,761,810
Annual Reserve Contribution	\$167,990	\$173,869	\$179,955	\$186,253	\$192,772
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,126	\$7,014	\$7,650	\$8,321	\$7,140
Total Income	\$1,312,583	\$1,493,466	\$1,681,071	\$1,761,810	\$1,961,721
# Component					
SITES AND GROUNDS					
10101 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
10102 Asphalt - Seal/Repair	\$0	\$0	\$19,982	\$0	\$0
10103 Street/Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
10105 Office - Remodel	\$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	\$93,854	\$0	\$0
10203 Trellis - Replace	\$0	\$0	\$0	\$0	\$48,339
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
10405 Video/Sound Systems - Replace 50%	\$0	\$0	\$0	\$0	\$0
10406 Accounting Software - Replace	\$0	\$0	\$0	\$0	\$818,646
Total Expenses	\$0	\$0	\$113,835	\$0	\$866,985
Ending Reserve Balance	\$1,312,583	\$1,493,466	\$1,567,236	\$1,761,810	\$1,094,736

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: 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: 10 years

Best Case: \$ 128,000

Worst Case: \$158,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: Estimate Provided by Client

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: \$ 6,300

Worst Case: \$7,560

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: 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: 16 years

Best Case: \$ 12,400

Worst Case: \$14,900

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?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

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. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 10105 Office - Remodel

Quantity: Office Space

Location:

Funded?: Yes.

History:

Comments: Funding to remodel the file room to use as office space

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 18,900

Worst Case: \$23,100

Cost Source: Estimate Provided by Client

BUILDING EXTERIORS & HVAC

Comp #: 10201 HVAC Condensers - Repl (new)**Quantity: (1) Unit**

Location: Admin building

Funded?: Yes.

History:

Comments: 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: 22 years

Best Case: \$ 7,350

Worst Case: \$8,930

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: 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: 2 years

Best Case: \$ 29,400

Worst Case: \$35,700

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: 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: 4 years

Best Case: \$ 12,400

Worst Case: \$18,600

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: 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: 2 years

Best Case: \$ 6,830

Worst Case: \$8,930

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: 2 years

Best Case: \$ 73,500

Worst Case: \$89,300

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: 2 years

Best Case: \$ 5,570

Worst Case: \$6,300

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: 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: 2 years

Best Case: \$ 21,800

Worst Case: \$27,200

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: This component provides an allowance for general refurbishment of the bathrooms at the interval indicated below.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 9,450

Worst Case: \$15,800

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: This component provides funding for general refurbishment and replacement of the appliances.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 4,730

Worst Case: \$5,780

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:

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:

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:

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. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend consultation with a licensed professional contractor to help establish a viable repair and/or replacement plan. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

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:

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:

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: 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: 4 years

Best Case: \$ 12,600

Worst Case: \$15,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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

Quantity: Video/Audio Systems

Location: Admin building

Funded?: Yes.

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: 10 years

Remaining Life: 4 years

Best Case: \$ 9,450

Worst Case: \$11,600

Cost Source: Estimate Provided by Client

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: 9 years

Best Case: \$ 231,000

Worst Case: \$294,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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Update "No-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Water Rancho Murieta, CA

Report #: 27003-2
For Period Beginning: July 1, 2022
Expires: June 30, 2023

Date Prepared: March 23, 2022



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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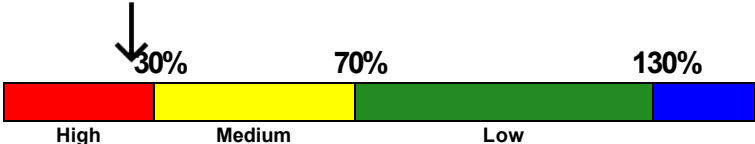
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-2**
Water
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2022 through June 30, 2023

Projected Starting Reserve Balance	\$3,729,919
Current Fully Funded Reserve Balance	\$14,420,894
Average Reserve Deficit (Surplus) Per Unit	\$10,690,975
Percent Funded	25.9 %
Recommended 2022/23 "Annual Fully Funding Contributions"	\$1,200,000
Recommended 2022/23 Special Assessments for Reserves	\$0

Reserves % Funded: 25.9%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	4.00 %

- This is an Update "No-Site-Visit" Capital Plan.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 25.9 % Funded, this means the association’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 to \$1,200,000/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	10	1	\$787,500
50103	Plant #1 - Upgrade	20	13	\$1,575,000
50104	Air Compressors - Replace	12	0	\$37,800
50105	Scada System - Replace	7	0	\$236,000
50106	Blowers - Replace	15	4	\$31,500
50107	Turbidity Probes - Replace	15	9	\$42,000
50108	Chlorine/pH Analyzers - Replace	5	4	\$12,600
50109	Plate Settler Motor - Replace	15	9	\$10,500
50110	Drying Beds - Maintain	6	0	\$15,750
50111	Neutralization Tank - Reline	20	9	\$68,300
50112	Wastebasin Motors - Replace	25	19	\$54,600
50113	Permeate Pumps - Refurbish	10	4	\$31,500
50113	Permeate Pumps - Replace	40	34	\$142,000
50114	Tigermag Flowmeters - Replace	20	14	\$52,500
50115	CIP Tanks - Replace	15	9	\$57,800
50116	CIP Pumps - Replace	15	9	\$52,500
50117	Reject Pumps - Replace	20	9	\$52,500
50118	Backpulse Pumps - Refurbish	10	0	\$31,550
50118	Backpulse Pumps - Replace	30	19	\$84,000
50119	Flocculators - Replace	25	19	\$52,500
50120	Chemical Tanks - Replace/Reline	20	14	\$158,000
50121	Chlorinators - Replace	35	29	\$126,000
50122	Variable Frequency Drive - Replace	10	4	\$52,550
50123	NaOCl Gas System - Replace	25	24	\$892,500
Water Distribution				
50301	Water Plant Road - Repair	15	8	\$86,350
50302	Transmission (Gran/Calero) - Rep10%	60	24	\$634,500
50303	Van Vleck Tank - Refurbish/Repair	40	14	\$1,625,000
50304	Rio Oso Tank - Rehabilitate	40	27	\$1,155,000
50305	Rio Oso Booster Station - Rehab	20	19	\$92,600
50306	Backflow Devices - Replace 50%	15	4	\$122,000
50307	Flow Sensor (Arena) - Repair/Repl	25	17	\$13,350
50308	Subdrain Pump Stations - Repair	15	2	\$102,000
50309	Calero Siphon Pump Station - Repl	15	2	\$231,000
50310	Chesbro Influent Valve - Repair	15	4	\$74,450
50311	Pipeline (Airport) - Replace 25%	60	24	\$210,000
50312	Pipeline (Alameda) - Replace 25%	60	19	\$217,000
50313	Pipeline (Hwy 16) - Replace 25%	60	19	\$551,000
50314	Pipeline (M Village) - Replace 25%	60	19	\$590,500
50315	Pipeline (Rio Oso) - Replace 25%	60	20	\$259,000
50316	Pipeline (Van Vleck) - Replace 25%	60	26	\$217,000
50317	Pipelines (M. Gardens) - Repl 25%	60	28	\$220,500
50318	Pipelines (N. Unit 1) - Replace 25%	60	26	\$934,500
50319	Pipelines (N. Units 2-4) - Repl 25%	60	27	\$2,995,000
50320	Pipelines (RM South) - Replace 25%	60	28	\$1,245,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
50321	Pipelines (South 7&8) - Replace 25%	60	30	\$320,500
50322	Pipelines (South Newest) - Repl 25%	60	33	\$544,000
50323	Pipelines (Unit 6) - Repl 25%	60	24	\$604,000
50324	Water Supply Valves - 6 Valve/yr	1	0	\$59,850
50325	Main Waterlines - Allowance	70	19	\$105,000
50326	Granlees Forebay Struct - Repair	40	0	\$945,500
50327	Granlees Pump Station - Repair	15	4	\$435,000
50328	Water Reservoirs - Repair	40	14	\$2,625,000
50329	Riverview - Replace 10%	60	59	\$252,000
50330	Retreats - Replace 10%	60	59	\$75,600
Equipment				
50401	HVAC (WT Facility) - Replace	15	10	\$26,250
50402	Meters & MXUs - Replace 33%	10	0	\$694,000
50403	Equipment - Replace	5	0	\$31,050
50404	Software/Technology - Update	5	0	\$148,500
50405	Rio Oso Equip. - Replace	30	0	\$189,500
50407	Fire hydrants - Replace (Partial)	25	1	\$361,500
50408	Rio Oso Fuel Tank - Replace	40	24	\$26,250
50409	Lake Aerators - Replace	15	14	\$63,000
Vehicles				
50504	2001 Ford F250 - Replace	10	0	\$43,400
50505	2003 Ford F150 - Replace	10	0	\$43,050
50506	2008 Ford F350 - Replace 50%	15	2	\$26,250
50507	2003 Ford F150 - Replace	10	4	\$33,500
50508	2010 Ford Ranger - Replace 50%	10	2	\$42,000
50509	2003 Ford F150 Supercrew - Replace	10	2	\$52,550
50510	2011 Ford Ranger - Replace	10	2	\$42,000
50511	2013 Ford F-550 Truck - Replace	10	12	\$95,300
50512	2016 Ford F-550 Truck - Replace	10	9	\$105,250
50513	Kubota Utility Vehicle - Replace	15	3	\$26,250
50514	1998 Hyster Fork Lift - Replace	15	2	\$13,650
50515	Fluid Excavator - Rep (Ditch Witch)	15	4	\$73,550
50516	Bobcat Tractor - Replace	25	6	\$108,500
50517	Back Hoe - Replace	25	6	\$131,000

76 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 No-Site-Visit Capital Plan](#), we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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.

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.

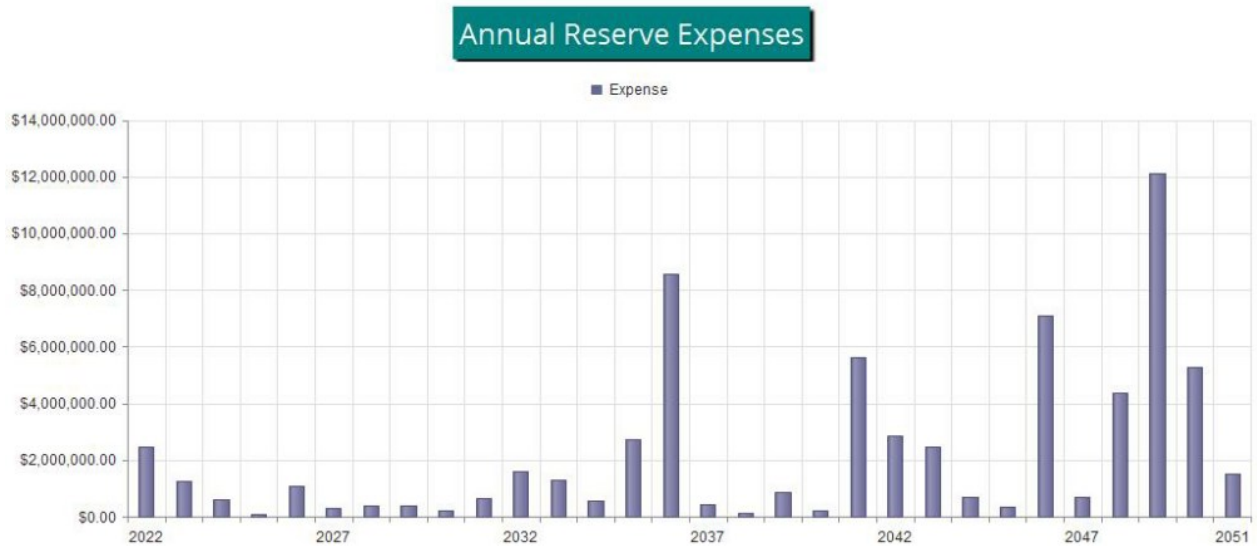


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$3,729,919 as-of the start of your fiscal year. This is based on your actual balance on 3/18/2022 of \$3,729,919 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2022, your Fully Funded Balance is computed to be \$14,420,894. (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 25.9 % 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 \$1,200,000/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.

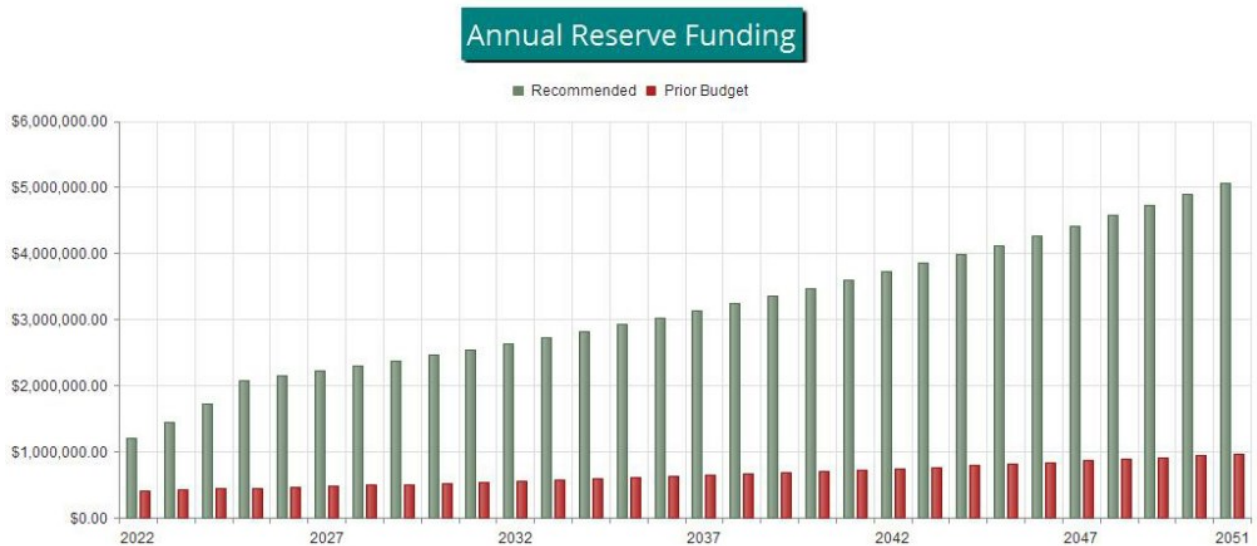


Figure 2

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.

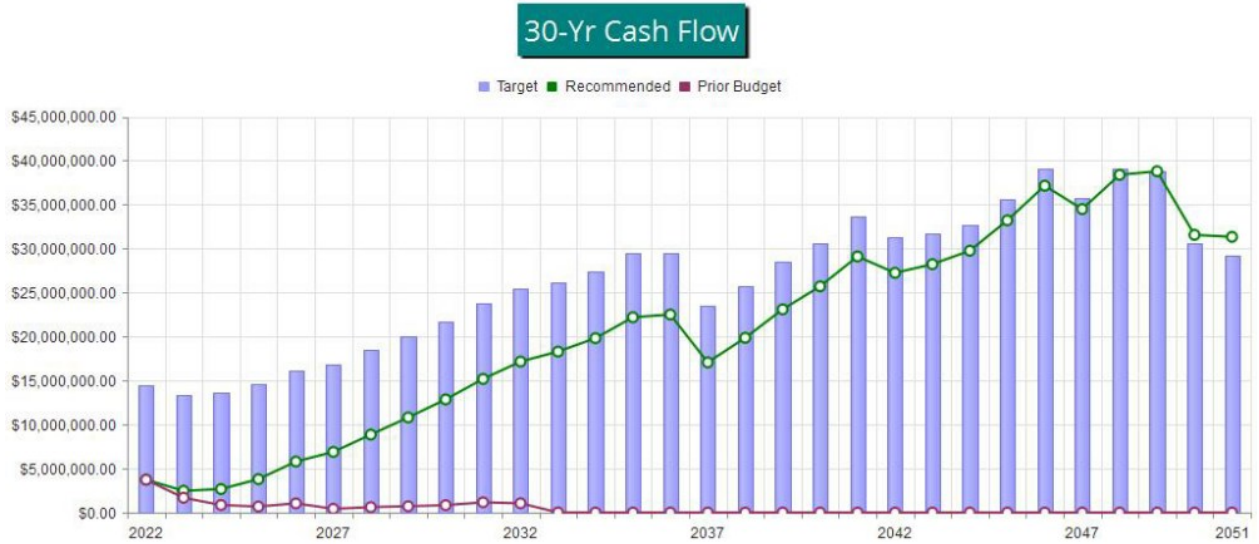


Figure 3

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.

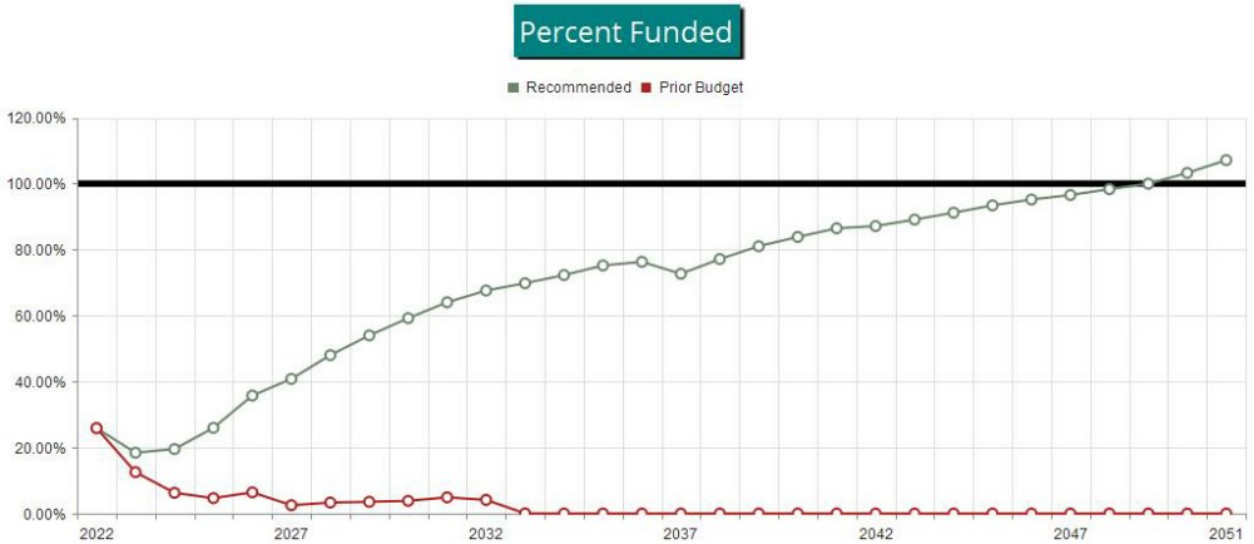


Figure 4

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.

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

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

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

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

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

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	07/01/2022 Current Fund Balance	07/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
Plant 1	5	40	0	34	\$4,657,450	\$321,100	\$1,029,850	\$1,986,964	\$3,627,600	\$367,887
Water Distribution	1	70	0	59	\$17,542,200	\$1,005,350	\$1,059,709	\$10,482,539	\$16,482,491	\$582,284
Equipment	5	40	0	24	\$1,540,050	\$1,063,050	\$1,410,090	\$1,433,540	\$129,960	\$168,029
Vehicles	10	25	0	12	\$836,250	\$86,450	\$230,270	\$517,852	\$605,980	\$81,801
					\$24,575,950	\$ 2,475,950	\$ 3,729,919	\$ 14,420,894	\$ 20,846,031	\$ 1,200,000
Percent Funded:									25.9%	

#	Component	Current		Effective	Age	/	Useful	Life	=	Fully
		Cost	Estimate							Funded
Plant 1										
50102	Water Plant Membranes - Replace	\$787,500	X	9	/	10	=	\$708,750		
50103	Plant #1 - Upgrade	\$1,575,000	X	7	/	20	=	\$551,250		
50104	Air Compressors - Replace	\$37,800	X	12	/	12	=	\$37,800		
50105	Scada System - Replace	\$236,000	X	7	/	7	=	\$236,000		
50106	Blowers - Replace	\$31,500	X	11	/	15	=	\$23,100		
50107	Turbidity Probes - Replace	\$42,000	X	6	/	15	=	\$16,800		
50108	Chlorine/pH Analyzers - Replace	\$12,600	X	1	/	5	=	\$2,520		
50109	Plate Settler Motor - Replace	\$10,500	X	6	/	15	=	\$4,200		
50110	Drying Beds - Maintain	\$15,750	X	6	/	6	=	\$15,750		
50111	Neutralization Tank - Reline	\$68,300	X	11	/	20	=	\$37,565		
50112	Wastebasin Motors - Replace	\$54,600	X	6	/	25	=	\$13,104		
50113	Permeate Pumps - Refurbish	\$31,500	X	6	/	10	=	\$18,900		
50113	Permeate Pumps - Replace	\$142,000	X	6	/	40	=	\$21,300		
50114	Tigermag Flowmeters - Replace	\$52,500	X	6	/	20	=	\$15,750		
50115	CIP Tanks - Replace	\$57,800	X	6	/	15	=	\$23,120		
50116	CIP Pumps - Replace	\$52,500	X	6	/	15	=	\$21,000		
50117	Reject Pumps - Replace	\$52,500	X	11	/	20	=	\$28,875		
50118	Backpulse Pumps - Refurbish	\$31,550	X	10	/	10	=	\$31,550		
50118	Backpulse Pumps - Replace	\$84,000	X	11	/	30	=	\$30,800		
50119	Flocculators - Replace	\$52,500	X	6	/	25	=	\$12,600		
50120	Chemical Tanks - Replace/Reline	\$158,000	X	6	/	20	=	\$47,400		
50121	Chlorinators - Replace	\$126,000	X	6	/	35	=	\$21,600		
50122	Variable Frequency Drive - Replace	\$52,550	X	6	/	10	=	\$31,530		
50123	NaOCl Gas System - Replace	\$892,500	X	1	/	25	=	\$35,700		
Water Distribution										
50301	Water Plant Road - Repair	\$86,350	X	7	/	15	=	\$40,297		
50302	Transmission (Gran/Calero) - Rep10%	\$634,500	X	36	/	60	=	\$380,700		
50303	Van Vleck Tank - Refurbish/Repair	\$1,625,000	X	26	/	40	=	\$1,056,250		
50304	Rio Oso Tank - Rehabilitate	\$1,155,000	X	13	/	40	=	\$375,375		
50305	Rio Oso Booster Station - Rehab	\$92,600	X	1	/	20	=	\$4,630		
50306	Backflow Devices - Replace 50%	\$122,000	X	11	/	15	=	\$89,467		
50307	Flow Sensor (Arena) - Repair/Repl	\$13,350	X	8	/	25	=	\$4,272		
50308	Subdrain Pump Stations - Repair	\$102,000	X	13	/	15	=	\$88,400		
50309	Calero Siphon Pump Station - Repl	\$231,000	X	13	/	15	=	\$200,200		
50310	Chesbro Influent Valve - Repair	\$74,450	X	11	/	15	=	\$54,597		
50311	Pipeline (Airport) - Replace 25%	\$210,000	X	36	/	60	=	\$126,000		
50312	Pipeline (Alameda) - Replace 25%	\$217,000	X	41	/	60	=	\$148,283		
50313	Pipeline (Hwy 16) - Replace 25%	\$551,000	X	41	/	60	=	\$376,517		
50314	Pipeline (M Village) - Replace 25%	\$590,500	X	41	/	60	=	\$403,508		
50315	Pipeline (Rio Oso) - Replace 25%	\$259,000	X	40	/	60	=	\$172,667		
50316	Pipeline (Van Vleck) - Replace 25%	\$217,000	X	34	/	60	=	\$122,967		
50317	Pipelines (M. Gardens) - Repl 25%	\$220,500	X	32	/	60	=	\$117,600		
50318	Pipelines (N. Unit 1) - Replace 25%	\$934,500	X	34	/	60	=	\$529,550		

# Component	Current			Useful	Life =	Fully Funded Balance
	Cost Estimate	X	Effective Age /			
50319 Pipelines (N. Units 2-4) - Repl 25%	\$2,995,000	X	33 /	60	=	\$1,647,250
50320 Pipelines (RM South) - Replace 25%	\$1,245,000	X	32 /	60	=	\$664,000
50321 Pipelines (South 7&8) - Replace 25%	\$320,500	X	30 /	60	=	\$160,250
50322 Pipelines (South Newest) - Repl 25%	\$544,000	X	27 /	60	=	\$244,800
50323 Pipelines (Unit 6) - Repl 25%	\$604,000	X	36 /	60	=	\$362,400
50324 Water Supply Valves - 6 Valve/yr	\$59,850	X	1 /	1	=	\$59,850
50325 Main Waterlines - Allowance	\$105,000	X	51 /	70	=	\$76,500
50326 Granlees Forebay Struct - Repair	\$945,500	X	40 /	40	=	\$945,500
50327 Granlees Pump Station - Repair	\$435,000	X	11 /	15	=	\$319,000
50328 Water Reservoirs - Repair	\$2,625,000	X	26 /	40	=	\$1,706,250
50329 Riverview - Replace 10%	\$252,000	X	1 /	60	=	\$4,200
50330 Retreats - Replace 10%	\$75,600	X	1 /	60	=	\$1,260
Equipment						
50401 HVAC (WT Facility) - Replace	\$26,250	X	5 /	15	=	\$8,750
50402 Meters & MXUs - Replace 33%	\$694,000	X	10 /	10	=	\$694,000
50403 Equipment - Replace	\$31,050	X	5 /	5	=	\$31,050
50404 Software/Technology - Update	\$148,500	X	5 /	5	=	\$148,500
50405 Rio Oso Equip. - Replace	\$189,500	X	30 /	30	=	\$189,500
50407 Fire hydrants - Replace (Partial)	\$361,500	X	24 /	25	=	\$347,040
50408 Rio Oso Fuel Tank - Replace	\$26,250	X	16 /	40	=	\$10,500
50409 Lake Aerators - Replace	\$63,000	X	1 /	15	=	\$4,200
Vehicles						
50504 2001 Ford F250 - Replace	\$43,400	X	10 /	10	=	\$43,400
50505 2003 Ford F150 - Replace	\$43,050	X	10 /	10	=	\$43,050
50506 2008 Ford F350 - Replace 50%	\$26,250	X	13 /	15	=	\$22,750
50507 2003 Ford F150 - Replace	\$33,500	X	6 /	10	=	\$20,100
50508 2010 Ford Ranger - Replace 50%	\$42,000	X	8 /	10	=	\$33,600
50509 2003 Ford F150 Supercrew - Replace	\$52,550	X	8 /	10	=	\$42,040
50510 2011 Ford Ranger - Replace	\$42,000	X	8 /	10	=	\$33,600
50511 2013 Ford F-550 Truck - Replace	\$95,300	X	0 /	10	=	\$0
50512 2016 Ford F-550 Truck - Replace	\$105,250	X	1 /	10	=	\$10,525
50513 Kubota Utility Vehicle - Replace	\$26,250	X	12 /	15	=	\$21,000
50514 1998 Hyster Fork Lift - Replace	\$13,650	X	13 /	15	=	\$11,830
50515 Fluid Excavator - Rep (Ditch Witch)	\$73,550	X	11 /	15	=	\$53,937
50516 Bobcat Tractor - Replace	\$108,500	X	19 /	25	=	\$82,460
50517 Back Hoe - Replace	\$131,000	X	19 /	25	=	\$99,560
						\$14,420,894

Component Significance

27003-2
NSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Plant 1					
50102	Water Plant Membranes - Replace	10	\$787,500	\$78,750	8.31 %
50103	Plant #1 - Upgrade	20	\$1,575,000	\$78,750	8.31 %
50104	Air Compressors - Replace	12	\$37,800	\$3,150	0.33 %
50105	Scada System - Replace	7	\$236,000	\$33,714	3.56 %
50106	Blowers - Replace	15	\$31,500	\$2,100	0.22 %
50107	Turbidity Probes - Replace	15	\$42,000	\$2,800	0.30 %
50108	Chlorine/pH Analyzers - Replace	5	\$12,600	\$2,520	0.27 %
50109	Plate Settler Motor - Replace	15	\$10,500	\$700	0.07 %
50110	Drying Beds - Maintain	6	\$15,750	\$2,625	0.28 %
50111	Neutralization Tank - Reline	20	\$68,300	\$3,415	0.36 %
50112	Wastebasin Motors - Replace	25	\$54,600	\$2,184	0.23 %
50113	Permeate Pumps - Refurbish	10	\$31,500	\$3,150	0.33 %
50113	Permeate Pumps - Replace	40	\$142,000	\$3,550	0.37 %
50114	Tigermag Flowmeters - Replace	20	\$52,500	\$2,625	0.28 %
50115	CIP Tanks - Replace	15	\$57,800	\$3,853	0.41 %
50116	CIP Pumps - Replace	15	\$52,500	\$3,500	0.37 %
50117	Reject Pumps - Replace	20	\$52,500	\$2,625	0.28 %
50118	Backpulse Pumps - Refurbish	10	\$31,550	\$3,155	0.33 %
50118	Backpulse Pumps - Replace	30	\$84,000	\$2,800	0.30 %
50119	Flocculators - Replace	25	\$52,500	\$2,100	0.22 %
50120	Chemical Tanks - Replace/Reline	20	\$158,000	\$7,900	0.83 %
50121	Chlorinators - Replace	35	\$126,000	\$3,600	0.38 %
50122	Variable Frequency Drive - Replace	10	\$52,550	\$5,255	0.55 %
50123	NaOCl Gas System - Replace	25	\$892,500	\$35,700	3.77 %
Water Distribution					
50301	Water Plant Road - Repair	15	\$86,350	\$5,757	0.61 %
50302	Transmission (Gran/Calero) - Rep10%	60	\$634,500	\$10,575	1.12 %
50303	Van Vleck Tank - Refurbish/Repair	40	\$1,625,000	\$40,625	4.29 %
50304	Rio Oso Tank - Rehabilitate	40	\$1,155,000	\$28,875	3.05 %
50305	Rio Oso Booster Station - Rehab	20	\$92,600	\$4,630	0.49 %
50306	Backflow Devices - Replace 50%	15	\$122,000	\$8,133	0.86 %
50307	Flow Sensor (Arena) - Repair/Repl	25	\$13,350	\$534	0.06 %
50308	Subdrain Pump Stations - Repair	15	\$102,000	\$6,800	0.72 %
50309	Calero Siphon Pump Station - Repl	15	\$231,000	\$15,400	1.63 %
50310	Chesbro Influent Valve - Repair	15	\$74,450	\$4,963	0.52 %
50311	Pipeline (Airport) - Replace 25%	60	\$210,000	\$3,500	0.37 %
50312	Pipeline (Alameda) - Replace 25%	60	\$217,000	\$3,617	0.38 %
50313	Pipeline (Hwy 16) - Replace 25%	60	\$551,000	\$9,183	0.97 %
50314	Pipeline (M Village) - Replace 25%	60	\$590,500	\$9,842	1.04 %
50315	Pipeline (Rio Oso) - Replace 25%	60	\$259,000	\$4,317	0.46 %
50316	Pipeline (Van Vleck) - Replace 25%	60	\$217,000	\$3,617	0.38 %
50317	Pipelines (M. Gardens) - Repl 25%	60	\$220,500	\$3,675	0.39 %
50318	Pipelines (N. Unit 1) - Replace 25%	60	\$934,500	\$15,575	1.64 %
50319	Pipelines (N. Units 2-4) - Repl 25%	60	\$2,995,000	\$49,917	5.27 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
50320 Pipelines (RM South) - Replace 25%	60	\$1,245,000	\$20,750	2.19 %
50321 Pipelines (South 7&8) - Replace 25%	60	\$320,500	\$5,342	0.56 %
50322 Pipelines (South Newest) - Repl 25%	60	\$544,000	\$9,067	0.96 %
50323 Pipelines (Unit 6) - Repl 25%	60	\$604,000	\$10,067	1.06 %
50324 Water Supply Valves - 6 Valve/yr	1	\$59,850	\$59,850	6.32 %
50325 Main Waterlines - Allowance	70	\$105,000	\$1,500	0.16 %
50326 Granlees Forebay Struct - Repair	40	\$945,500	\$23,638	2.49 %
50327 Granlees Pump Station - Repair	15	\$435,000	\$29,000	3.06 %
50328 Water Reservoirs - Repair	40	\$2,625,000	\$65,625	6.93 %
50329 Riverview - Replace 10%	60	\$252,000	\$4,200	0.44 %
50330 Retreats - Replace 10%	60	\$75,600	\$1,260	0.13 %
Equipment				
50401 HVAC (WT Facility) - Replace	15	\$26,250	\$1,750	0.18 %
50402 Meters & MXUs - Replace 33%	10	\$694,000	\$69,400	7.32 %
50403 Equipment - Replace	5	\$31,050	\$6,210	0.66 %
50404 Software/Technology - Update	5	\$148,500	\$29,700	3.13 %
50405 Rio Oso Equip. - Replace	30	\$189,500	\$6,317	0.67 %
50407 Fire hydrants - Replace (Partial)	25	\$361,500	\$14,460	1.53 %
50408 Rio Oso Fuel Tank - Replace	40	\$26,250	\$656	0.07 %
50409 Lake Aerators - Replace	15	\$63,000	\$4,200	0.44 %
Vehicles				
50504 2001 Ford F250 - Replace	10	\$43,400	\$4,340	0.46 %
50505 2003 Ford F150 - Replace	10	\$43,050	\$4,305	0.45 %
50506 2008 Ford F350 - Replace 50%	15	\$26,250	\$1,750	0.18 %
50507 2003 Ford F150 - Replace	10	\$33,500	\$3,350	0.35 %
50508 2010 Ford Ranger - Replace 50%	10	\$42,000	\$4,200	0.44 %
50509 2003 Ford F150 Supercrew - Replace	10	\$52,550	\$5,255	0.55 %
50510 2011 Ford Ranger - Replace	10	\$42,000	\$4,200	0.44 %
50511 2013 Ford F-550 Truck - Replace	10	\$95,300	\$9,530	1.01 %
50512 2016 Ford F-550 Truck - Replace	10	\$105,250	\$10,525	1.11 %
50513 Kubota Utility Vehicle - Replace	15	\$26,250	\$1,750	0.18 %
50514 1998 Hyster Fork Lift - Replace	15	\$13,650	\$910	0.10 %
50515 Fluid Excavator - Rep (Ditch Witch)	15	\$73,550	\$4,903	0.52 %
50516 Bobcat Tractor - Replace	25	\$108,500	\$4,340	0.46 %
50517 Back Hoe - Replace	25	\$131,000	\$5,240	0.55 %
76 Total Funded Components			\$947,644	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Plant 1							
50102	Water Plant Membranes - Replace	10	1	\$787,500	\$708,750	\$708,750	\$99,721
50103	Plant #1 - Upgrade	20	13	\$1,575,000	\$551,250	\$0	\$99,721
50104	Air Compressors - Replace	12	0	\$37,800	\$37,800	\$37,800	\$3,989
50105	Scada System - Replace	7	0	\$236,000	\$236,000	\$236,000	\$42,692
50106	Blowers - Replace	15	4	\$31,500	\$23,100	\$0	\$2,659
50107	Turbidity Probes - Replace	15	9	\$42,000	\$16,800	\$0	\$3,546
50108	Chlorine/pH Analyzers - Replace	5	4	\$12,600	\$2,520	\$0	\$3,191
50109	Plate Settler Motor - Replace	15	9	\$10,500	\$4,200	\$0	\$886
50110	Drying Beds - Maintain	6	0	\$15,750	\$15,750	\$15,750	\$3,324
50111	Neutralization Tank - Reline	20	9	\$68,300	\$37,565	\$0	\$4,324
50112	Wastebasin Motors - Replace	25	19	\$54,600	\$13,104	\$0	\$2,766
50113	Permeate Pumps - Refurbish	10	4	\$31,500	\$18,900	\$0	\$3,989
50113	Permeate Pumps - Replace	40	34	\$142,000	\$21,300	\$0	\$4,495
50114	Tigermag Flowmeters - Replace	20	14	\$52,500	\$15,750	\$0	\$3,324
50115	CIP Tanks - Replace	15	9	\$57,800	\$23,120	\$0	\$4,879
50116	CIP Pumps - Replace	15	9	\$52,500	\$21,000	\$0	\$4,432
50117	Reject Pumps - Replace	20	9	\$52,500	\$28,875	\$0	\$3,324
50118	Backpulse Pumps - Refurbish	10	0	\$31,550	\$31,550	\$31,550	\$3,995
50118	Backpulse Pumps - Replace	30	19	\$84,000	\$30,800	\$0	\$3,546
50119	Flocculators - Replace	25	19	\$52,500	\$12,600	\$0	\$2,659
50120	Chemical Tanks - Replace/Reline	20	14	\$158,000	\$47,400	\$0	\$10,004
50121	Chlorinators - Replace	35	29	\$126,000	\$21,600	\$0	\$4,559
50122	Variable Frequency Drive - Replace	10	4	\$52,550	\$31,530	\$0	\$6,654
50123	NaOCl Gas System - Replace	25	24	\$892,500	\$35,700	\$0	\$45,207
Water Distribution							
50301	Water Plant Road - Repair	15	8	\$86,350	\$40,297	\$0	\$7,290
50302	Transmission (Gran/Calero) - Rep10%	60	24	\$634,500	\$380,700	\$0	\$13,391
50303	Van Vleck Tank - Refurbish/Repair	40	14	\$1,625,000	\$1,056,250	\$0	\$51,443
50304	Rio Oso Tank - Rehabilitate	40	27	\$1,155,000	\$375,375	\$0	\$36,564
50305	Rio Oso Booster Station - Rehab	20	19	\$92,600	\$4,630	\$0	\$5,863
50306	Backflow Devices - Replace 50%	15	4	\$122,000	\$89,467	\$0	\$10,299
50307	Flow Sensor (Arena) - Repair/Repl	25	17	\$13,350	\$4,272	\$0	\$676
50308	Subdrain Pump Stations - Repair	15	2	\$102,000	\$88,400	\$54,359	\$8,611
50309	Calero Siphon Pump Station - Repl	15	2	\$231,000	\$200,200	\$0	\$19,501
50310	Chesbro Influent Valve - Repair	15	4	\$74,450	\$54,597	\$0	\$6,285
50311	Pipeline (Airport) - Replace 25%	60	24	\$210,000	\$126,000	\$0	\$4,432
50312	Pipeline (Alameda) - Replace 25%	60	19	\$217,000	\$148,283	\$0	\$4,580
50313	Pipeline (Hwy 16) - Replace 25%	60	19	\$551,000	\$376,517	\$0	\$11,629
Association Reserves, #27003-2			20				3/23/2022

50314 Pipeline (M Village) - Replace 25%	60	19	\$590,500	\$403,508	\$0	\$12,462
50315 Pipeline (Rio Oso) - Replace 25%	60	20	\$259,000	\$172,667	\$0	\$5,466
50316 Pipeline (Van Vleck) - Replace 25%	60	26	\$217,000	\$122,967	\$0	\$4,580
50317 Pipelines (M. Gardens) - Repl 25%	60	28	\$220,500	\$117,600	\$0	\$4,654
50318 Pipelines (N. Unit 1) - Replace 25%	60	26	\$934,500	\$529,550	\$0	\$19,723
50319 Pipelines (N. Units 2-4) - Repl 25%	60	27	\$2,995,000	\$1,647,250	\$0	\$63,209
50320 Pipelines (RM South) - Replace 25%	60	28	\$1,245,000	\$664,000	\$0	\$26,276
50321 Pipelines (South 7&8) - Replace 25%	60	30	\$320,500	\$160,250	\$0	\$6,764
50322 Pipelines (South Newest) - Repl 25%	60	33	\$544,000	\$244,800	\$0	\$11,481
50323 Pipelines (Unit 6) - Repl 25%	60	24	\$604,000	\$362,400	\$0	\$12,747
50324 Water Supply Valves - 6 Valve/yr	1	0	\$59,850	\$59,850	\$59,850	\$75,788
50325 Main Waterlines - Allowance	70	19	\$105,000	\$76,500	\$0	\$1,899
50326 Granlees Forebay Struct - Repair	40	0	\$945,500	\$945,500	\$945,500	\$29,932
50327 Granlees Pump Station - Repair	15	4	\$435,000	\$319,000	\$0	\$36,723
50328 Water Reservoirs - Repair	40	14	\$2,625,000	\$1,706,250	\$0	\$83,101
50329 Riverview - Replace 10%	60	59	\$252,000	\$4,200	\$0	\$5,318
50330 Retreats - Replace 10%	60	59	\$75,600	\$1,260	\$0	\$1,596
Equipment						
50401 HVAC (WT Facility) - Replace	15	10	\$26,250	\$8,750	\$0	\$2,216
50402 Meters & MXUs - Replace 33%	10	0	\$694,000	\$694,000	\$694,000	\$87,881
50403 Equipment - Replace	5	0	\$31,050	\$31,050	\$31,050	\$7,864
50404 Software/Technology - Update	5	0	\$148,500	\$148,500	\$148,500	\$37,609
50405 Rio Oso Equip. - Replace	30	0	\$189,500	\$189,500	\$189,500	\$7,999
50407 Fire hydrants - Replace (Partial)	25	1	\$361,500	\$347,040	\$347,040	\$18,311
50408 Rio Oso Fuel Tank - Replace	40	24	\$26,250	\$10,500	\$0	\$831
50409 Lake Aerators - Replace	15	14	\$63,000	\$4,200	\$0	\$5,318
Vehicles						
50504 2001 Ford F250 - Replace	10	0	\$43,400	\$43,400	\$43,400	\$5,496
50505 2003 Ford F150 - Replace	10	0	\$43,050	\$43,050	\$43,050	\$5,451
50506 2008 Ford F350 - Replace 50%	15	2	\$26,250	\$22,750	\$22,750	\$2,216
50507 2003 Ford F150 - Replace	10	4	\$33,500	\$20,100	\$0	\$4,242
50508 2010 Ford Ranger - Replace 50%	10	2	\$42,000	\$33,600	\$33,600	\$5,318
50509 2003 Ford F150 Supercrew - Replace	10	2	\$52,550	\$42,040	\$42,040	\$6,654
50510 2011 Ford Ranger - Replace	10	2	\$42,000	\$33,600	\$33,600	\$5,318
50511 2013 Ford F-550 Truck - Replace	10	12	\$95,300	\$0	\$0	\$12,068
50512 2016 Ford F-550 Truck - Replace	10	9	\$105,250	\$10,525	\$0	\$13,328
50513 Kubota Utility Vehicle - Replace	15	3	\$26,250	\$21,000	\$0	\$2,216
50514 1998 Hyster Fork Lift - Replace	15	2	\$13,650	\$11,830	\$11,830	\$1,152
50515 Fluid Excavator - Rep (Ditch Witch)	15	4	\$73,550	\$53,937	\$0	\$6,209
50516 Bobcat Tractor - Replace	25	6	\$108,500	\$82,460	\$0	\$5,496
50517 Back Hoe - Replace	25	6	\$131,000	\$99,560	\$0	\$6,635
76 Total Funded Components				\$14,420,894	\$3,729,919	\$1,200,000

30-Year Reserve Plan Summary

27003-2
NSV

Fiscal Year Start: 2022

Interest:

0.50 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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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
2022	\$3,729,919	\$14,420,894	25.9 %	High	190.61 %	\$1,200,000	\$0	\$15,495	\$2,475,950
2023	\$2,469,464	\$13,398,381	18.4 %	High	20.00 %	\$1,440,000	\$0	\$12,834	\$1,257,204
2024	\$2,665,094	\$13,641,489	19.5 %	High	20.00 %	\$1,728,000	\$0	\$16,143	\$615,755
2025	\$3,793,482	\$14,612,734	26.0 %	High	20.00 %	\$2,073,600	\$0	\$23,964	\$96,851
2026	\$5,794,195	\$16,205,129	35.8 %	Medium	3.50 %	\$2,146,176	\$0	\$31,699	\$1,083,874
2027	\$6,888,197	\$16,879,059	40.8 %	Medium	3.50 %	\$2,221,292	\$0	\$39,356	\$291,267
2028	\$8,857,578	\$18,450,376	48.0 %	Medium	3.50 %	\$2,299,037	\$0	\$49,151	\$398,702
2029	\$10,807,065	\$20,020,777	54.0 %	Medium	3.50 %	\$2,379,504	\$0	\$59,146	\$389,318
2030	\$12,856,397	\$21,713,633	59.2 %	Medium	3.50 %	\$2,462,786	\$0	\$70,099	\$200,085
2031	\$15,189,197	\$23,722,884	64.0 %	Medium	3.50 %	\$2,548,984	\$0	\$80,862	\$656,574
2032	\$17,162,470	\$25,391,708	67.6 %	Medium	3.50 %	\$2,638,198	\$0	\$88,623	\$1,595,185
2033	\$18,294,105	\$26,207,238	69.8 %	Medium	3.50 %	\$2,730,535	\$0	\$95,254	\$1,304,456
2034	\$19,815,438	\$27,416,103	72.3 %	Low	3.50 %	\$2,826,104	\$0	\$105,001	\$552,756
2035	\$22,193,787	\$29,515,778	75.2 %	Low	3.50 %	\$2,925,018	\$0	\$111,732	\$2,722,145
2036	\$22,508,391	\$29,506,391	76.3 %	Low	3.50 %	\$3,027,393	\$0	\$98,910	\$8,570,933
2037	\$17,063,761	\$23,479,531	72.7 %	Low	3.50 %	\$3,133,352	\$0	\$92,286	\$431,146
2038	\$19,858,253	\$25,745,240	77.1 %	Low	3.50 %	\$3,243,019	\$0	\$107,364	\$112,098
2039	\$23,096,538	\$28,504,385	81.0 %	Low	3.50 %	\$3,356,525	\$0	\$121,981	\$868,958
2040	\$25,706,086	\$30,660,597	83.8 %	Low	3.50 %	\$3,474,003	\$0	\$137,013	\$206,329
2041	\$29,110,773	\$33,668,982	86.5 %	Low	3.50 %	\$3,595,593	\$0	\$140,847	\$5,607,168
2042	\$27,240,045	\$31,260,692	87.1 %	Low	3.50 %	\$3,721,439	\$0	\$138,643	\$2,871,248
2043	\$28,228,880	\$31,684,484	89.1 %	Low	3.50 %	\$3,851,690	\$0	\$144,934	\$2,468,703
2044	\$29,756,800	\$32,630,252	91.2 %	Low	3.50 %	\$3,986,499	\$0	\$157,382	\$691,305
2045	\$33,209,376	\$35,552,178	93.4 %	Low	3.50 %	\$4,126,026	\$0	\$175,864	\$360,341
2046	\$37,150,924	\$39,028,611	95.2 %	Low	3.50 %	\$4,270,437	\$0	\$179,067	\$7,109,580
2047	\$34,490,848	\$35,722,056	96.6 %	Low	3.50 %	\$4,419,902	\$0	\$182,151	\$708,179
2048	\$38,384,721	\$39,041,747	98.3 %	Low	3.50 %	\$4,574,599	\$0	\$192,900	\$4,360,679
2049	\$38,791,541	\$38,800,719	100.0 %	Low	3.50 %	\$4,734,710	\$0	\$175,851	\$12,138,549
2050	\$31,563,553	\$30,570,361	103.2 %	Low	3.50 %	\$4,900,425	\$0	\$157,224	\$5,281,766
2051	\$31,339,436	\$29,255,511	107.1 %	Low	3.50 %	\$5,071,940	\$0	\$165,956	\$1,520,343

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

27003-2
NSV

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$3,729,919	\$2,469,464	\$2,665,094	\$3,793,482	\$5,794,195
Annual Reserve Contribution	\$1,200,000	\$1,440,000	\$1,728,000	\$2,073,600	\$2,146,176
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,495	\$12,834	\$16,143	\$23,964	\$31,699
Total Income	\$4,945,414	\$3,922,298	\$4,409,237	\$5,891,046	\$7,972,071
# Component					
Plant 1					
50102 Water Plant Membranes - Replace	\$0	\$819,000	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104 Air Compressors - Replace	\$37,800	\$0	\$0	\$0	\$0
50105 Scada System - Replace	\$236,000	\$0	\$0	\$0	\$0
50106 Blowers - Replace	\$0	\$0	\$0	\$0	\$36,851
50107 Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108 Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$14,740
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$15,750	\$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	\$0	\$0	\$0	\$0	\$36,851
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	\$31,550	\$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	\$61,476
50123 NaOCl Gas System - Replace	\$0	\$0	\$0	\$0	\$0
Water Distribution					
50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Rep10%	\$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%	\$0	\$0	\$0	\$0	\$142,723
50307 Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$0	\$0	\$0
50308 Subdrain Pump Stations - Repair	\$0	\$0	\$110,323	\$0	\$0
50309 Calero Siphon Pump Station - Repl	\$0	\$0	\$249,850	\$0	\$0
50310 Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$87,096
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 25%	\$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 - 6 Valve/yr	\$59,850	\$62,244	\$64,734	\$67,323	\$70,016
50325 Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$0
50326 Granlees Forebay Struct - Repair	\$945,500	\$0	\$0	\$0	\$0
50327 Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$508,888
50328 Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
50329 Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330 Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
Equipment					
50401 HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$694,000	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$31,050	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$148,500	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$189,500	\$0	\$0	\$0	\$0
50407 Fire hydrants - Replace (Partial)	\$0	\$375,960	\$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	\$43,400	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$43,050	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$28,392	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$39,190
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$45,427	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$56,838	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$45,427	\$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	\$29,528	\$0
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$14,764	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$86,043
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
50517 Back Hoe - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,475,950	\$1,257,204	\$615,755	\$96,851	\$1,083,874
Ending Reserve Balance	\$2,469,464	\$2,665,094	\$3,793,482	\$5,794,195	\$6,888,197

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$6,888,197	\$8,857,578	\$10,807,065	\$12,856,397	\$15,189,197
Annual Reserve Contribution	\$2,221,292	\$2,299,037	\$2,379,504	\$2,462,786	\$2,548,984
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,356	\$49,151	\$59,146	\$70,099	\$80,862
Total Income	\$9,148,845	\$11,205,767	\$13,245,715	\$15,389,282	\$17,819,043

Component

Plant 1					
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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	\$310,560	\$0	\$0
50106	Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107	Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$59,779
50108	Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$17,934
50109	Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$14,945
50110	Drying Beds - Maintain	\$0	\$19,929	\$0	\$0	\$0
50111	Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$97,212
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	\$82,267
50116	CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$74,724
50117	Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$74,724
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
50123	NaOCl Gas System - Replace	\$0	\$0	\$0	\$0	\$0

Water Distribution					
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50301	Water Plant Road - Repair	\$0	\$0	\$0	\$118,176	\$0
50302	Transmission (Gran/Calero) - Rep10%	\$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%	\$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 25%	\$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 - 6 Valve/yr	\$72,817	\$75,729	\$78,759	\$81,909	\$85,185
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
50329	Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330	Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Equipment					
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50401	HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402	Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403	Equipment - Replace	\$37,777	\$0	\$0	\$0	\$0
50404	Software/Technology - Update	\$180,673	\$0	\$0	\$0	\$0
50405	Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
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	\$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	\$149,804
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	\$137,287	\$0	\$0	\$0
50517 Back Hoe - Replace	\$0	\$165,757	\$0	\$0	\$0
Total Expenses	\$291,267	\$398,702	\$389,318	\$200,085	\$656,574
Ending Reserve Balance	\$8,857,578	\$10,807,065	\$12,856,397	\$15,189,197	\$17,162,470

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$17,162,470	\$18,294,105	\$19,815,438	\$22,193,787	\$22,508,391
Annual Reserve Contribution	\$2,638,198	\$2,730,535	\$2,826,104	\$2,925,018	\$3,027,393
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$88,623	\$95,254	\$105,001	\$111,732	\$98,910
Total Income	\$19,889,291	\$21,119,894	\$22,746,543	\$25,230,536	\$25,634,693

Component

Plant 1

50102 Water Plant Membranes - Replace	\$0	\$1,212,320	\$0	\$0	\$0
50103 Plant #1 - Upgrade	\$0	\$0	\$0	\$2,622,491	\$0
50104 Air Compressors - Replace	\$0	\$0	\$60,519	\$0	\$0
50105 Scada System - Replace	\$0	\$0	\$0	\$0	\$408,676
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	\$21,819
50109 Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110 Drying Beds - Maintain	\$0	\$0	\$25,216	\$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	\$54,548
50113 Permeate Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50114 Tigermag Flowmeters - Replace	\$0	\$0	\$0	\$0	\$90,913
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	\$46,702	\$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	\$273,605
50121 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
50122 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$91,000
50123 NaOCl Gas System - Replace	\$0	\$0	\$0	\$0	\$0

Water Distribution

50301 Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302 Transmission (Gran/Calero) - Rep10%	\$0	\$0	\$0	\$0	\$0
50303 Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$2,813,974
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%	\$0	\$0	\$0	\$0	\$0
50314 Pipeline (M Village) - Replace 25%	\$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 - 6 Valve/yr	\$88,593	\$92,136	\$95,822	\$99,655	\$103,641
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	\$4,545,651
50329 Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330 Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Equipment

50401 HVAC (WT Facility) - Replace	\$38,856	\$0	\$0	\$0	\$0
50402 Meters & MXUs - Replace 33%	\$1,027,290	\$0	\$0	\$0	\$0
50403 Equipment - Replace	\$45,962	\$0	\$0	\$0	\$0
50404 Software/Technology - Update	\$219,816	\$0	\$0	\$0	\$0
50405 Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
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	\$109,096
Vehicles					
50504 2001 Ford F250 - Replace	\$64,243	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$63,725	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$58,011
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$67,243	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$84,134	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$67,243	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$152,578	\$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
50517 Back Hoe - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,595,185	\$1,304,456	\$552,756	\$2,722,145	\$8,570,933
Ending Reserve Balance	\$18,294,105	\$19,815,438	\$22,193,787	\$22,508,391	\$17,063,761

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$17,063,761	\$19,858,253	\$23,096,538	\$25,706,086	\$29,110,773
Annual Reserve Contribution	\$3,133,352	\$3,243,019	\$3,356,525	\$3,474,003	\$3,595,593
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$92,286	\$107,364	\$121,981	\$137,013	\$140,847
Total Income	\$20,289,398	\$23,208,636	\$26,575,044	\$29,317,102	\$32,847,214

Component

Plant 1					
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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	\$66,366
50107	Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$0
50108	Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$26,546
50109	Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110	Drying Beds - Maintain	\$0	\$0	\$0	\$31,907	\$0
50111	Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$0
50112	Wastebasin Motors - Replace	\$0	\$0	\$0	\$0	\$115,034
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	\$176,975
50119	Flocculators - Replace	\$0	\$0	\$0	\$0	\$110,610
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
50123	NaOCl Gas System - Replace	\$0	\$0	\$0	\$0	\$0

Water Distribution					
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50301	Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302	Transmission (Gran/Calero) - Rep10%	\$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	\$195,094
50306	Backflow Devices - Replace 50%	\$0	\$0	\$0	\$0	\$257,036
50307	Flow Sensor (Arena) - Repair/Repl	\$0	\$0	\$26,004	\$0	\$0
50308	Subdrain Pump Stations - Repair	\$0	\$0	\$198,686	\$0	\$0
50309	Calero Siphon Pump Station - Repl	\$0	\$0	\$449,965	\$0	\$0
50310	Chesbro Influent Valve - Repair	\$0	\$0	\$0	\$0	\$156,855
50311	Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50312	Pipeline (Alameda) - Replace 25%	\$0	\$0	\$0	\$0	\$457,186
50313	Pipeline (Hwy 16) - Replace 25%	\$0	\$0	\$0	\$0	\$1,160,874
50314	Pipeline (M Village) - Replace 25%	\$0	\$0	\$0	\$0	\$1,244,094
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 - 6 Valve/yr	\$107,786	\$112,098	\$116,582	\$121,245	\$126,095
50325	Main Waterlines - Allowance	\$0	\$0	\$0	\$0	\$221,219
50326	Granlees Forebay Struct - Repair	\$0	\$0	\$0	\$0	\$0
50327	Granlees Pump Station - Repair	\$0	\$0	\$0	\$0	\$916,479
50328	Water Reservoirs - Repair	\$0	\$0	\$0	\$0	\$0
50329	Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330	Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Equipment					
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50401	HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402	Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403	Equipment - Replace	\$55,919	\$0	\$0	\$0	\$0
50404	Software/Technology - Update	\$267,440	\$0	\$0	\$0	\$0
50405	Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
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	\$51,132	\$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	\$221,746
50513 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$53,178	\$0
50514 1998 Hyster Fork Lift - Replace	\$0	\$0	\$26,589	\$0	\$0
50515 Fluid Excavator - Rep (Ditch Witch)	\$0	\$0	\$0	\$0	\$154,959
50516 Bobcat Tractor - Replace	\$0	\$0	\$0	\$0	\$0
50517 Back Hoe - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$431,146	\$112,098	\$868,958	\$206,329	\$5,607,168
Ending Reserve Balance	\$19,858,253	\$23,096,538	\$25,706,086	\$29,110,773	\$27,240,045

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$27,240,045	\$28,228,880	\$29,756,800	\$33,209,376	\$37,150,924
Annual Reserve Contribution	\$3,721,439	\$3,851,690	\$3,986,499	\$4,126,026	\$4,270,437
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$138,643	\$144,934	\$157,382	\$175,864	\$179,067
Total Income	\$31,100,128	\$32,225,503	\$33,900,681	\$37,511,266	\$41,600,428

Component

Plant 1

50102	Water Plant Membranes - Replace	\$0	\$1,794,530	\$0	\$0	\$0
50103	Plant #1 - Upgrade	\$0	\$0	\$0	\$0	\$0
50104	Air Compressors - Replace	\$0	\$0	\$0	\$0	\$96,893
50105	Scada System - Replace	\$0	\$537,789	\$0	\$0	\$0
50106	Blowers - Replace	\$0	\$0	\$0	\$0	\$0
50107	Turbidity Probes - Replace	\$0	\$0	\$0	\$0	\$107,659
50108	Chlorine/pH Analyzers - Replace	\$0	\$0	\$0	\$0	\$32,298
50109	Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$26,915
50110	Drying Beds - Maintain	\$0	\$0	\$0	\$0	\$40,372
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	\$80,744
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	\$148,159
50116	CIP Pumps - Replace	\$0	\$0	\$0	\$0	\$134,573
50117	Reject Pumps - Replace	\$0	\$0	\$0	\$0	\$0
50118	Backpulse Pumps - Refurbish	\$69,130	\$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	\$134,702
50123	NaOCI Gas System - Replace	\$0	\$0	\$0	\$0	\$2,287,749

Water Distribution

50301	Water Plant Road - Repair	\$0	\$0	\$0	\$212,828	\$0
50302	Transmission (Gran/Calero) - Rep10%	\$0	\$0	\$0	\$0	\$1,626,416
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	\$538,294
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 25%	\$0	\$0	\$0	\$0	\$0
50315	Pipeline (Rio Oso) - Replace 25%	\$567,501	\$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	\$1,548,236
50324	Water Supply Valves - 6 Valve/yr	\$131,139	\$136,384	\$141,840	\$147,513	\$153,414
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
50329	Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330	Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Equipment

50401	HVAC (WT Facility) - Replace	\$0	\$0	\$0	\$0	\$0
50402	Meters & MXUs - Replace 33%	\$1,520,639	\$0	\$0	\$0	\$0
50403	Equipment - Replace	\$68,034	\$0	\$0	\$0	\$0
50404	Software/Technology - Update	\$325,382	\$0	\$0	\$0	\$0
50405	Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
50407 Fire hydrants - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$67,287
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
50504 2001 Ford F250 - Replace	\$95,095	\$0	\$0	\$0	\$0
50505 2003 Ford F150 - Replace	\$94,328	\$0	\$0	\$0	\$0
50506 2008 Ford F350 - Replace 50%	\$0	\$0	\$0	\$0	\$0
50507 2003 Ford F150 - Replace	\$0	\$0	\$0	\$0	\$85,871
50508 2010 Ford Ranger - Replace 50%	\$0	\$0	\$99,537	\$0	\$0
50509 2003 Ford F150 Supercrew - Replace	\$0	\$0	\$124,539	\$0	\$0
50510 2011 Ford Ranger - Replace	\$0	\$0	\$99,537	\$0	\$0
50511 2013 Ford F-550 Truck - Replace	\$0	\$0	\$225,853	\$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
50517 Back Hoe - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,871,248	\$2,468,703	\$691,305	\$360,341	\$7,109,580
Ending Reserve Balance	\$28,228,880	\$29,756,800	\$33,209,376	\$37,150,924	\$34,490,848

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$34,490,848	\$38,384,721	\$38,791,541	\$31,563,553	\$31,339,436
Annual Reserve Contribution	\$4,419,902	\$4,574,599	\$4,734,710	\$4,900,425	\$5,071,940
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$182,151	\$192,900	\$175,851	\$157,224	\$165,956
Total Income	\$39,092,901	\$43,152,220	\$43,702,102	\$36,621,202	\$36,577,332

Component

Plant 1					
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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	\$707,694	\$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	\$39,295
50109	Plate Settler Motor - Replace	\$0	\$0	\$0	\$0	\$0
50110	Drying Beds - Maintain	\$0	\$0	\$0	\$0	\$0
50111	Neutralization Tank - Reline	\$0	\$0	\$0	\$0	\$213,004
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	\$163,729
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	\$392,950
50122	Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
50123	NaOCl Gas System - Replace	\$0	\$0	\$0	\$0	\$0

Water Distribution					
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50301	Water Plant Road - Repair	\$0	\$0	\$0	\$0	\$0
50302	Transmission (Gran/Calero) - Rep10%	\$0	\$0	\$0	\$0	\$0
50303	Van Vleck Tank - Refurbish/Repair	\$0	\$0	\$0	\$0	\$0
50304	Rio Oso Tank - Rehabilitate	\$0	\$0	\$3,330,291	\$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%	\$0	\$0	\$0	\$0	\$0
50314	Pipeline (M Village) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50315	Pipeline (Rio Oso) - Replace 25%	\$0	\$0	\$0	\$0	\$0
50316	Pipeline (Van Vleck) - Replace 25%	\$0	\$601,626	\$0	\$0	\$0
50317	Pipelines (M. Gardens) - Repl 25%	\$0	\$0	\$0	\$661,214	\$0
50318	Pipelines (N. Unit 1) - Replace 25%	\$0	\$2,590,873	\$0	\$0	\$0
50319	Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$8,635,689	\$0	\$0
50320	Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$3,733,386	\$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 - 6 Valve/yr	\$159,550	\$165,932	\$172,570	\$179,472	\$186,651
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
50329	Riverview - Replace 10%	\$0	\$0	\$0	\$0	\$0
50330	Retreats - Replace 10%	\$0	\$0	\$0	\$0	\$0

Equipment					
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50401	HVAC (WT Facility) - Replace	\$69,978	\$0	\$0	\$0	\$0
50402	Meters & MXUs - Replace 33%	\$0	\$0	\$0	\$0	\$0
50403	Equipment - Replace	\$82,774	\$0	\$0	\$0	\$0
50404	Software/Technology - Update	\$395,877	\$0	\$0	\$0	\$0
50405	Rio Oso Equip. - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
50407 Fire hydrants - Replace (Partial)	\$0	\$1,002,248	\$0	\$0	\$0
50408 Rio Oso Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
50409 Lake Aerators - Replace	\$0	\$0	\$0	\$0	\$196,475
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	\$328,238
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
50517 Back Hoe - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$708,179	\$4,360,679	\$12,138,549	\$5,281,766	\$1,520,343
Ending Reserve Balance	\$38,384,721	\$38,791,541	\$31,563,553	\$31,339,436	\$35,056,989

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: 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: This component provides funding to replace membranes roughly every 5-10 years.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 714,000

Worst Case: \$861,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50103 Plant #1 - Upgrade**Quantity: Water Plant**

Location: Water Plant

Funded?: Yes.

History: Major Reconstruction in 2016

Comments: No expectation to replace the entire treatment facility at anyone time.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 1,260,000

Worst Case: \$1,890,000

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: 0 years

Best Case: \$ 34,000

Worst Case: \$41,600

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate 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: 7 years

Remaining Life: 0 years

Best Case: \$ 236,000

Worst Case: \$236,000

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: 4 years

Best Case: \$ 31,500

Worst Case: \$31,500

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: 9 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate 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: 5 years

Remaining Life: 4 years

Best Case: \$ 12,600

Worst Case: \$12,600

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: 9 years

Best Case: \$ 10,500

Worst Case: \$10,500

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: 0 years

Best Case: \$ 14,200

Worst Case: \$17,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate 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: 20 years

Remaining Life: 9 years

Best Case: \$ 68,300

Worst Case: \$68,300

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: 19 years

Best Case: \$ 54,600

Worst Case: \$54,600

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: 4 years

Best Case: \$ 31,500

Worst Case: \$31,500

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: 34 years

Best Case: \$ 142,000

Worst Case: \$142,000

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: 14 years

Best Case: \$ 52,500

Worst Case: \$52,500

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.

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: 9 years

Best Case: \$ 57,800

Worst Case: \$57,800

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: 9 years

Best Case: \$ 52,500

Worst Case: \$52,500

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: 9 years

Best Case: \$ 52,500

Worst Case: \$52,500

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: 0 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate 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: 30 years

Remaining Life: 19 years

Best Case: \$ 84,000

Worst Case: \$84,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate 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: 19 years

Best Case: \$ 52,500

Worst Case: \$52,500

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: 20 years

Remaining Life: 14 years

Best Case: \$ 158,000

Worst Case: \$158,000

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: 29 years

Best Case: \$ 126,000

Worst Case: \$126,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50122 Variable Frequency Drive - Replace**Quantity: (1) System of (12) VFD**

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: 4 years

Best Case: \$ 47,300

Worst Case: \$57,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 50123 NaOCl Gas System - Replace

**Quantity: System of pumps tank
etc**

Location:

Funded?: Yes.

History:

Comments: Chlorine Gas to NaOCl conversion.

Useful Life: 25 years

Best Case: \$ 803,000

Cost Source: Estimate Provided by Client

Remaining Life: 24 years

Worst Case: \$982,000

Plant 2

Comp #: 50201 Plant #2 - Convert to Mg Removal

Quantity: Plant #2

Location: Water Plant

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: 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. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Water Distribution

Comp #: 50301 Water Plant Road - Repair**Quantity: Approx 23,500 GSF**

Location: Water Plant Access

Funded?: Yes.

History:

Comments: 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: 8 years

Best Case: \$ 77,700

Worst Case: \$95,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 50302 Transmission (Gran/Calero) - Rep10%**Quantity: Approx 9,300 LF**

Location: Transmission from Granlees to Calero

Funded?: Yes.

History: Installed in 1988

Comments: This component provides funding to repair transmission as needed at roughly the interval below. Update as future needs and conditions dictate.

Useful Life: 60 years

Remaining Life: 24 years

Best Case: \$ 571,000

Worst Case: \$698,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

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: 14 years

Best Case: \$ 1,460,000

Worst Case: \$1,790,000

Lower allowance to refurbish/repair

Higher allowance to refurbish/repair

Cost Source: Estimate Provided by Client

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: Inspect every 3-4 years for needed repairs. Update timing and cost as future needs dictate.

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 1,040,000

Worst Case: \$1,270,000

Lower allowance to rehabilitate

Higher allowance to rehabilitate

Cost Source: Estimate Provided by Client

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: 20 years

Remaining Life: 19 years

Best Case: \$ 83,200

Worst Case: \$102,000

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: 4 years

Best Case: \$ 111,000

Worst Case: \$133,000

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: Plan on repairs or partial replacement at roughly the interval listed below.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 11,100

Worst Case: \$15,600

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: 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: 2 years

Best Case: \$ 93,000

Worst Case: \$111,000

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: This component provides funding to repair/replace the pump station as needed at roughly the interval below.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 208,000

Worst Case: \$254,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50310 Chesbro Influent Valve - Repair**Quantity: Siphon Influent Control**

Location: Lake Chesbro

Funded?: Yes.

History:

Comments: This component provides funding to repair/replace the pump station as needed at roughly the interval below.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 62,100

Worst Case: \$86,800

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: 60 years

Remaining Life: 24 years

Best Case: \$ 189,000

Worst Case: \$231,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 19 years

Best Case: \$ 197,000

Worst Case: \$237,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 19 years

Best Case: \$ 496,000

Worst Case: \$606,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50314 Pipeline (M Village) - Replace 25%**Quantity: Approx 11,250 LF**

Location: Commercial - Mobile Home Park

Funded?: Yes.

History: Original, Installed 1970.

Comments: Funding is provided below for a complete replacement. Update timing and cost as future conditions dictate.

Useful Life: 60 years

Remaining Life: 19 years

Best Case: \$ 531,000

Worst Case: \$650,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: This component provides funding to replace the pipeline at roughly the interval below. Update timing and cost as needed.

Useful Life: 60 years

Remaining Life: 20 years

Best Case: \$ 233,000

Worst Case: \$285,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50316 Pipeline (Van Vleck) - Replace 25%**Quantity: Approx 3,180 LF X 25%**

Location: Throughout District

Funded?: Yes.

History:

Comments: This component provides funding to replace the water pipeline at roughly the interval below. Update timing and cost as needed.

Useful Life: 60 years

Remaining Life: 26 years

Best Case: \$ 195,000

Worst Case: \$239,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50317 Pipelines (M. Gardens) - Repl 25%**Quantity: Approx 4,200 LF x25%**

Location: Murietta Gardens

Funded?: Yes.

History: Installed 2021

Comments:

Useful Life: 60 years

Remaining Life: 28 years

Best Case: \$ 198,000

Worst Case: \$243,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 26 years

Best Case: \$ 839,000

Worst Case: \$1,030,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 27 years

Best Case: \$ 2,700,000

Worst Case: \$3,290,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 28 years

Best Case: \$ 1,120,000

Worst Case: \$1,370,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 30 years

Best Case: \$ 288,000

Worst Case: \$353,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 33 years

Best Case: \$ 490,000

Worst Case: \$598,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 24 years

Best Case: \$ 544,000

Worst Case: \$664,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50324 Water Supply Valves - 6 Valve/yr**Quantity: Approx 900**

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: 1 years

Remaining Life: 0 years

Best Case: \$ 53,900

Worst Case: \$65,800

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: We recommend regular service and maintenance by a licensed professional to help ensure proper function.

Useful Life: 70 years

Remaining Life: 19 years

Best Case: \$ 84,000

Worst Case: \$126,000

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: We recommend a professional inspection.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 851,000

Worst Case: \$1,040,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 50327 Granlees Pump Station - Repair**Quantity: Raw Water Pump Station**

Location: Granlees Lift Station

Funded?: Yes.

History:

Comments: 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: 4 years

Best Case: \$ 373,000

Worst Case: \$497,000

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: This component provides funding for periodic repairs as needed.

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 2,360,000

Worst Case: \$2,890,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 50329 Riverview - Replace 10%**Quantity: Approx 12,000 LF**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 227,000

Worst Case: \$277,000

Cost Source: Estimate Provided by Client

Comp #: 50330 Retreats - Replace 10%

Quantity: Approx 3,600 LF

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 68,000

Worst Case: \$83,200

Cost Source: Estimate Provided by Client

Equipment

Comp #: 50401 HVAC (WT Facility) - Replace**Quantity: (1) HVAC System**

Location: Water Treatment Plant

Funded?: Yes.

History:

Comments: We recommend planning to replace at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50402 Meters & MXUs - Replace 33%**Quantity: 33% of (2610) Connections**

Location: Throughout District

Funded?: Yes.

History:

Comments: This component allows for replacement of 33% every 8-10 years.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 631,000

Worst Case: \$757,000

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: \$ 24,800

Worst Case: \$37,300

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: 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: \$ 124,000

Worst Case: \$173,000

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: This component provides funding to replace the generator and transfer switch at roughly the interval below.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 155,000

Worst Case: \$224,000

Lower allowance to Replace

Higher allowance to Replace

Cost Source: ARSF Cost Database

Comp #: 50406 Rio Oso VFDs - Replace**Quantity: (3) VFDs**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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: 1 years

Best Case: \$ 326,000

Worst Case: \$397,000

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: 24 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 14 years

Best Case: \$ 56,700

Worst Case: \$69,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Vehicles

Comp #: 50501 1997 Ford F250 - Replace**Quantity: (1) Ford F250, V#211**

Location: Water

Funded?: No. No plans to replace

History:

Comments: 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 #: 50502 1997 Ford F150 - Replace**Quantity: (1) Ford F150, V#7003**

Location: Water

Funded?: No. No plans to replace

History:

Comments: 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 #: 50503 2000 Ford F150 - Replace**Quantity: (1) Ford F150, V#6367**

Location: Water

Funded?: No. No plans to replace

History:

Comments: 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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 39,700

Worst Case: \$47,100

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 38,700

Worst Case: \$47,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50506 2008 Ford F350 - Replace 50%**Quantity: (1) Ford F350, V#0663**

Location: Water

Funded?: Yes.

History:

Comments: 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: 2 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50507 2003 Ford F150 - Replace**Quantity: (1) Ford F150, V#3817**

Location: Water

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 31,000

Worst Case: \$36,000

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50509 2003 Ford F150 Supercrew - Replace**Quantity: (1) Ford F150, V#3233**

Location: Water

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 47,300

Worst Case: \$57,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50510 2011 Ford Ranger - Replace**Quantity: (1) Ford Ranger, V#5636**

Location: Water

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 37,800

Worst Case: \$46,200

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 12 years

Best Case: \$ 80,600

Worst Case: \$110,000

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 94,500

Worst Case: \$116,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50513 Kubota Utility Vehicle - Replace**Quantity: (1) Utility Vehicle**

Location: Water

Funded?: Yes.

History:

Comments: We recommend setting aside funding to replace at roughly the interval below.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Estimate Provided by Client

Comp #: 50514 1998 Hyster Fork Lift - Replace**Quantity: (1) 1998 Hyster Fork Lift**

Location: Water

Funded?: Yes.

History:

Comments: This component provides funding to replace the forklift at roughly the interval below.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 12,400

Worst Case: \$14,900

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: We recommend setting aside funding to replace at roughly the interval below.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 66,200

Worst Case: \$80,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 50516 Bobcat Tractor - Replace**Quantity: (1) Bobcat Comp. Tractor**

Location: Water

Funded?: Yes.

History:

Comments: We recommend setting aside funding to replace at roughly the interval below.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 93,000

Worst Case: \$124,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 50517 Back Hoe - Replace**Quantity:**

Location:

Funded?: Yes.

History:

Comments: We recommend setting aside funding to replace at roughly the interval below.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 118,000

Worst Case: \$144,000

Cost Source: Estimate Provided by Client

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Update "No-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Sewer Rancho Murieta, CA

Report #: 27003-2
For Period Beginning: July 1, 2022
Expires: June 30, 2023

Date Prepared: March 23, 2022



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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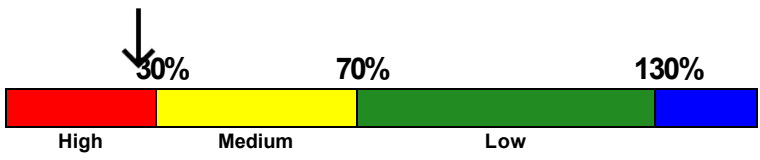
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-2**
Sewer
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2022 through June 30, 2023

Projected Starting Reserve Balance	\$4,124,344
Current Fully Funded Reserve Balance	\$15,261,108
Average Reserve Deficit (Surplus) Per Unit	\$11,136,764
Percent Funded27.0 %
Recommended 2022/23 "Annual Fully Funding Contributions"	\$840,000
Recommended 2022/23 Special Assessments for Reserves	\$0

Reserves % Funded: 27.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves0.50 %
Annual Inflation Rate4.00 %

- This is an Update "No-Site-Visit" Capital Plan.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 27.0 % Funded, this means the association’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 to \$840,000/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				
40102	Van Vleck Sprayfield - Repair	25	4	\$15,750
40103	West Subdrain - Repair	40	14	\$15,750
40104	Pipeline (Airport) - Replace 25%	60	19	\$202,500
40105	Pipeline (Alameda) - Replace 25%	60	20	\$196,500
40106	Pipeline (M Village) - Replace	60	9	\$738,000
40107	Pipelines (M. Gardens) - Repl 25%	60	38	\$90,550
40108	Pipelines (N. Unit 1) - Replace 25%	60	21	\$1,008,500
40109	Pipelines (N. Units 2-4) - Repl 25%	60	22	\$3,985,000
40110	Pipelines (RM South) - Replace 25%	60	23	\$1,335,000
40111	Pipelines (South 7&8) - Replace 25%	60	25	\$356,500
40113	Pipelines (Unit 6) - Repl 25%	60	19	\$205,000
40114	Sewer Jetting Unit - Replace	10	9	\$82,950
40115	Riverview Sewer - Replace 10%	60	59	\$277,000
40116	Retreats Sewer - Replace 10%	60	59	\$79,000
WASTE WATER TREATMENT FACILITY				
40201	Asphalt - Remove & Replace	50	13	\$2,200,000
40203	Generators - Replace	30	19	\$945,500
40204	HVAC Condensers - Repl (Maint Bldg)	20	5	\$52,550
40205	East DAF Control Panel - Replace	25	1	\$84,000
40206	West DAF Control Panel - Replace	25	23	\$84,000
40207	MV3 Valve - Replace	25	4	\$26,250
40209	Air Compressors - Replace	10	8	\$63,000
40211	Tertiary Control Panel - Replace	30	28	\$134,500
40212	Fencing - Replace/Repair	30	14	\$163,500
40213	Gate Operator - Replace	10	3	\$6,300
40214	Automated Gate & Sensors - Replace	20	17	\$11,750
40215	East DAF Hydro Tank - Replace	25	23	\$31,550
40216	West DAF Hydro Tank - Replace	25	22	\$31,550
40217	Reclaimed Pumping System - Rebuild	7	0	\$78,750
40218	Maintenance Buildings - Refurbish	35	9	\$329,000
40219	Tertiary Pumps - Rebuild/Replace	10	9	\$48,300
40220	Drying Bed Pump & Control - Repl	15	0	\$52,550
40221	Filtration Valves - Replace	30	14	\$101,950
40222	Reclaimed Irrigation System - Repl	25	22	\$26,250
40223	Laboratory Room - Repair	50	19	\$32,550
40224	Chemical Tank Farm - Repair	20	2	\$94,550
40225	Hydro Tank - Replace	30	25	\$63,000
40226	Control, Switches & Devic - Rep	15	4	\$420,000
40227	Exterior Surfaces - Repaint	15	5	\$36,850
40228	East DAF Filters and Valves - Repl	20	1	\$84,000
40229	West DAF Filters and Valves - Repl	20	1	\$84,000
40230	Chemical System Pumps - Replace	10	8	\$26,250
40231	Drying Bed Pump - Replace	5	0	\$21,000
40232	Chemical Tanks Hypochlorite - Repl	40	38	\$210,000
40233	WWT Holding Ponds - Repair	10	4	\$99,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
40234	Floating Aerators - Replace	20	4	\$180,500
40235	Drying Beds - Rebuild	5	0	\$10,525
40236	East DAF - Repaint/Repair	15	13	\$210,500
40237	West DAF - Repaint/Repair	15	13	\$210,500
40238	Reclaimed Pump Flow Meter - Replace	15	4	\$21,000
40239	Reclaimed PLC - Replace	15	4	\$78,750
40240	Electrical - Repair/Replace	20	3	\$236,500
40241	Main PLC (2008) - Replace	20	5	\$31,550
40242	Main PLC (2011) - Replace	20	9	\$31,550
40243	Scada System Software - Replace	12	10	\$236,500
40244	Sub Drain Pumping Station - Replace	25	21	\$26,250
40245	Sub Drain Pumps - Replace	15	0	\$31,550
40247	Chlorine Meter - Replace	10	0	\$26,250
40248	Fuel Tank - Replace	40	19	\$70,400
40250	Solar Panel Junction Boxes - Repl	30	24	\$203,500
40251	EQ Basin - Repair	50	19	\$105,250
40252	EQ Contact Pipe - Replace	50	4	\$874,000
40253	Spill Containment Concrete - Repair	45	24	\$21,000
40254	Aerator Valves - Replace 15%	15	0	\$42,000
40255	Aerator Brush Device - Repl 50%	10	6	\$131,000
40256	Floating Aerators - Repl 50%	6	1	\$20,000
40257	Aerator Control Systems - Repl	8	3	\$5,255
40258	Tertiary Disinfection - Upgrade	40	0	\$1,200,000
LIFT STATIONS				
40301	Main Lift N - Major Reconstruction	30	11	\$1,241,500
40302	Main Lift N - Minor Reconstruction	15	5	\$248,000
40303	Cantova - Major Reconstruction	30	9	\$236,500
40304	Cantova - Minor Reconstruction	30	14	\$71,350
40305	FAA - Major Reconstruction	25	4	\$68,250
40306	FAA - Minor Reconstruction	15	4	\$16,250
40308	6B - Minor Reconstruction	15	4	\$26,250
40309	6A - Major Reconstruction	30	0	\$184,500
40310	6A - Minor Reconstruction	15	14	\$26,250
40311	3B - Major Reconstruction	30	5	\$164,500
40312	3B - Minor Reconstruction	15	14	\$31,550
40313	Alameda - Major Reconstruction	25	0	\$42,000
40314	Alameda - Minor Reconstruction	15	0	\$5,255
40315	Starter Shack- Major Reconstruction	25	0	\$42,000
40316	Starter Shack- Minor Reconstruction	5	0	\$5,255
40317	Main Lift S - Major Reconstruction	30	9	\$744,500
40318	Main Lift S - Minor Reconstruction	15	0	\$47,250
40319	Crest - Major Reconstruction	30	11	\$372,500
40320	Crest - Minor Reconstruction	15	4	\$5,780
40321	Greens - Major Reconstruction	30	0	\$26,250
40322	Greens - Minor Reconstruction	15	4	\$8,400
LIFT STATION EQUIPMENT				
40323	Main Lift N Generator - Replace	30	4	\$163,000
40324	Cantova Generator - Replace	30	0	\$57,750
40325	6B Generator - Replace	30	22	\$63,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
40326	Main Lift S Generator - Replace	30	14	\$1,052,500
40327	Crest Generator - Replace	30	14	\$81,400
40328	Greens Generator - Replace	30	14	\$81,400
40340	Minor Lift Stations - Repair	15	4	\$13,100
40341	FAA Generator and Switch - Replace	30	0	\$52,550
VEHICLES				
40401	1994 Ford Dump Truck - Replace	25	3	\$54,600
40402	2001 Ford F250 - Replace	10	4	\$43,400
40403	2015 Ford F550 - Replace	10	5	\$73,550
40404	2003 Ford F150 - Replace	10	2	\$33,500
40405	2008 Ford F350 - Replace 50%	10	2	\$17,850
40406	2010 Ford Ranger - Replace 50%	10	4	\$17,850
40407	2021 Ford F250 - Replace	10	9	\$47,250
40408	2021 Ford F250 - Replace	10	9	\$47,250
EQUIPMENT				
40501	Mechanical Equipment - Replace	10	4	\$43,500
40502	Forklift - Replace	15	2	\$26,250
40503	Mower - Replace	10	7	\$5,255
40504	Shipping Containers - Replace	15	8	\$7,355

108 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 No-Site-Visit Capital Plan](#), we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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.

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.

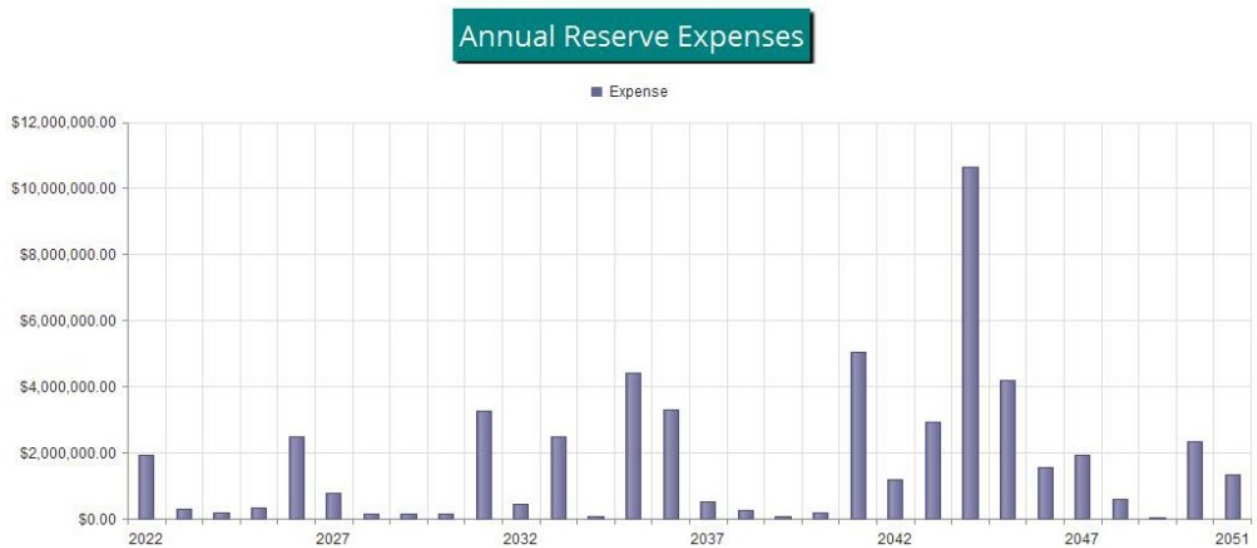


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$4,124,344 as-of the start of your fiscal year. This is based on your actual balance on 3/18/2022 of \$4,124,344 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2022, your Fully Funded Balance is computed to be \$15,261,108. (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 27.0 % 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 \$840,000/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.

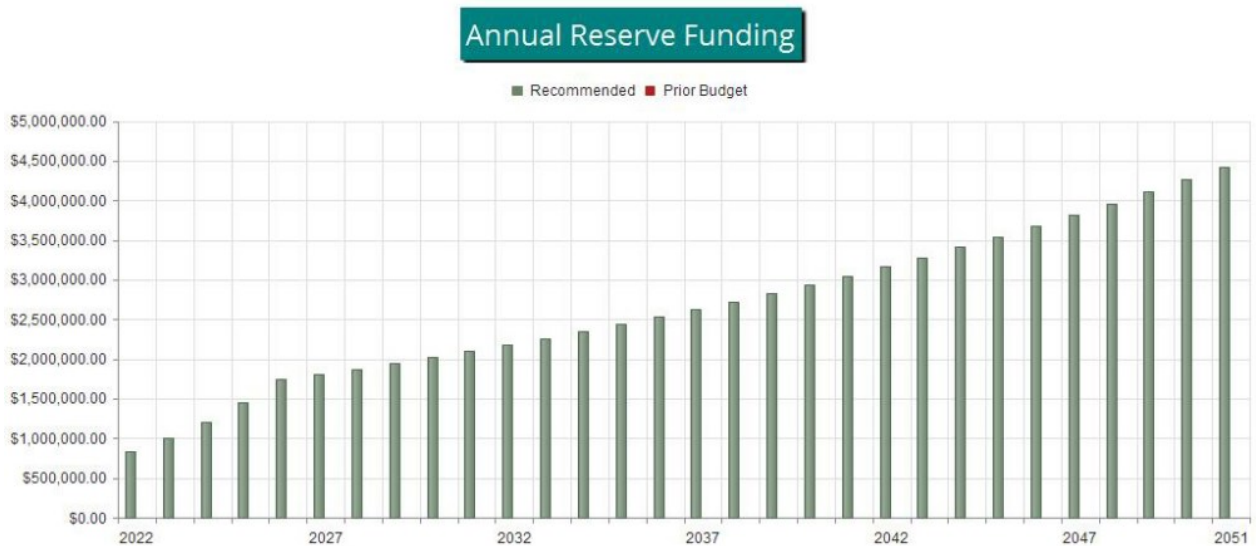


Figure 2

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.

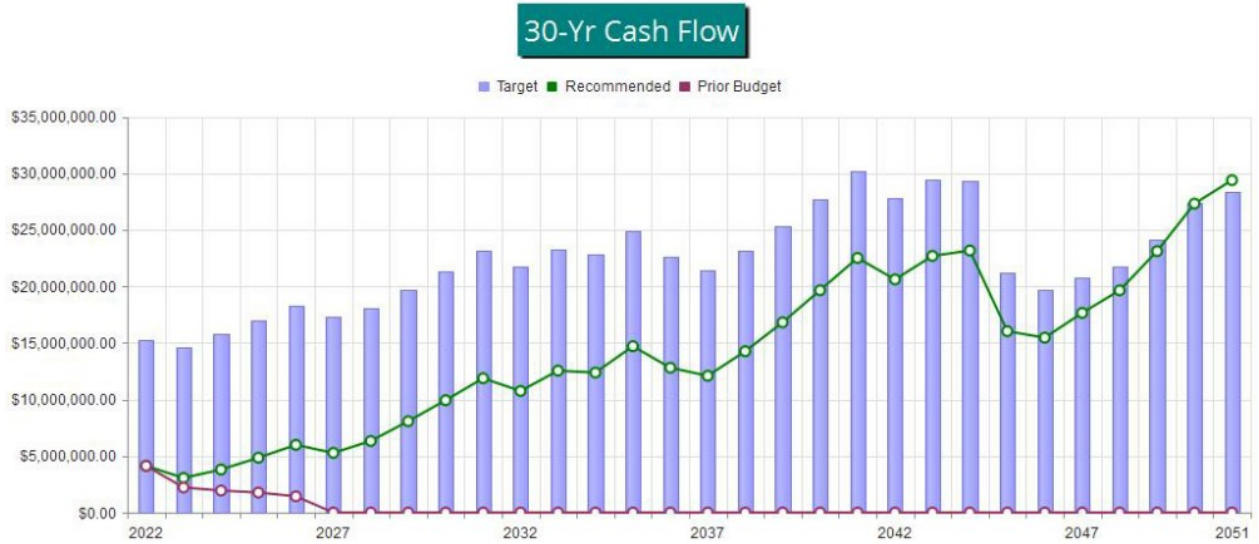


Figure 3

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.

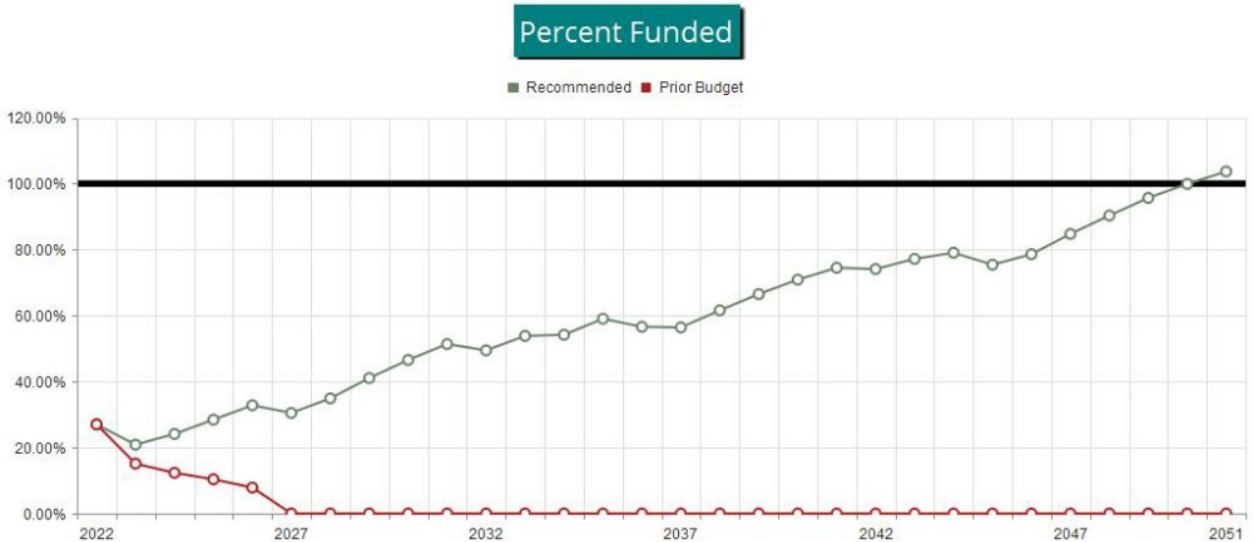


Figure 4

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.

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

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

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

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

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

Budget Summary

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	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	07/01/2022 Current Fund Balance	07/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
SEWER PIPELINE	10	60	4	59	\$8,588,000	\$0	\$13,230	\$5,318,223	\$8,574,770	\$168,790
WASTE WATER TREATMENT FACILITY	5	50	0	38	\$9,647,530	\$1,462,625	\$3,223,807	\$6,286,162	\$6,423,723	\$417,650
LIFT STATIONS	5	30	0	14	\$3,614,090	\$352,510	\$451,405	\$2,504,629	\$3,162,685	\$152,699
LIFT STATION EQUIPMENT	15	30	0	22	\$1,564,700	\$110,300	\$261,173	\$926,133	\$1,303,527	\$58,967
VEHICLES	10	25	2	9	\$335,250	\$0	\$125,878	\$172,103	\$209,372	\$33,915
EQUIPMENT	10	15	2	8	\$82,360	\$0	\$48,850	\$53,859	\$33,510	\$7,978
					\$23,831,930	\$ 1,925,435	\$ 4,124,344	\$ 15,261,108	\$ 19,707,586	\$ 840,000
Percent Funded:									27.0%	

#	Component	Current		Effective	Age	/	Useful	Life	=	Fully
		Cost	Estimate							Funded
SEWER PIPELINE										
40102	Van Vleck Sprayfield - Repair	\$15,750	X	21	/	25	=			\$13,230
40103	West Subdrain - Repair	\$15,750	X	26	/	40	=			\$10,238
40104	Pipeline (Airport) - Replace 25%	\$202,500	X	41	/	60	=			\$138,375
40105	Pipeline (Alameda) - Replace 25%	\$196,500	X	40	/	60	=			\$131,000
40106	Pipeline (M Village) - Replace	\$738,000	X	51	/	60	=			\$627,300
40107	Pipelines (M. Gardens) - Repl 25%	\$90,550	X	22	/	60	=			\$33,202
40108	Pipelines (N. Unit 1) - Replace 25%	\$1,008,500	X	39	/	60	=			\$655,525
40109	Pipelines (N. Units 2-4) - Repl 25%	\$3,985,000	X	38	/	60	=			\$2,523,833
40110	Pipelines (RM South) - Replace 25%	\$1,335,000	X	37	/	60	=			\$823,250
40111	Pipelines (South 7&8) - Replace 25%	\$356,500	X	35	/	60	=			\$207,958
40113	Pipelines (Unit 6) - Repl 25%	\$205,000	X	41	/	60	=			\$140,083
40114	Sewer Jetting Unit - Replace	\$82,950	X	1	/	10	=			\$8,295
40115	Riverview Sewer - Replace 10%	\$277,000	X	1	/	60	=			\$4,617
40116	Retreats Sewer - Replace 10%	\$79,000	X	1	/	60	=			\$1,317
WASTE WATER TREATMENT FACILITY										
40201	Asphalt - Remove & Replace	\$2,200,000	X	37	/	50	=			\$1,628,000
40203	Generators - Replace	\$945,500	X	11	/	30	=			\$346,683
40204	HVAC Condensers - Repl (Maint Bldg)	\$52,550	X	15	/	20	=			\$39,413
40205	East DAF Control Panel - Replace	\$84,000	X	24	/	25	=			\$80,640
40206	West DAF Control Panel - Replace	\$84,000	X	2	/	25	=			\$6,720
40207	MV3 Valve - Replace	\$26,250	X	21	/	25	=			\$22,050
40209	Air Compressors - Replace	\$63,000	X	2	/	10	=			\$12,600
40211	Tertiary Control Panel - Replace	\$134,500	X	2	/	30	=			\$8,967
40212	Fencing - Replace/Repair	\$163,500	X	16	/	30	=			\$87,200
40213	Gate Operator - Replace	\$6,300	X	7	/	10	=			\$4,410
40214	Automated Gate & Sensors - Replace	\$11,750	X	3	/	20	=			\$1,763
40215	East DAF Hydro Tank - Replace	\$31,550	X	2	/	25	=			\$2,524
40216	West DAF Hydro Tank - Replace	\$31,550	X	3	/	25	=			\$3,786
40217	Reclaimed Pumping System - Rebuild	\$78,750	X	7	/	7	=			\$78,750
40218	Maintenance Buildings - Refurbish	\$329,000	X	26	/	35	=			\$244,400
40219	Tertiary Pumps - Rebuild/Replace	\$48,300	X	1	/	10	=			\$4,830
40220	Drying Bed Pump & Control - Repl	\$52,550	X	15	/	15	=			\$52,550
40221	Filtration Valves - Replace	\$101,950	X	16	/	30	=			\$54,373
40222	Reclaimed Irrigation System - Repl	\$26,250	X	3	/	25	=			\$3,150
40223	Laboratory Room - Repair	\$32,550	X	31	/	50	=			\$20,181
40224	Chemical Tank Farm - Repair	\$94,550	X	18	/	20	=			\$85,095
40225	Hydro Tank - Replace	\$63,000	X	5	/	30	=			\$10,500
40226	Control, Switches & Devic - Rep	\$420,000	X	11	/	15	=			\$308,000
40227	Exterior Surfaces - Repaint	\$36,850	X	10	/	15	=			\$24,567
40228	East DAF Filters and Valves - Repl	\$84,000	X	19	/	20	=			\$79,800
40229	West DAF Filters and Valves - Repl	\$84,000	X	19	/	20	=			\$79,800
40230	Chemical System Pumps - Replace	\$26,250	X	2	/	10	=			\$5,250
40231	Drying Bed Pump - Replace	\$21,000	X	5	/	5	=			\$21,000

#	Component	Current		Effective	Age	/	Useful	Life	=	Fully
		Cost	X							Funded
		Estimate								Balance
40232	Chemical Tanks Hypochlorite - Repl	\$210,000	X	2	/	40	=			\$10,500
40233	WWT Holding Ponds - Repair	\$99,750	X	6	/	10	=			\$59,850
40234	Floating Aerators - Replace	\$180,500	X	16	/	20	=			\$144,400
40235	Drying Beds - Rebuild	\$10,525	X	5	/	5	=			\$10,525
40236	East DAF - Repaint/Repair	\$210,500	X	2	/	15	=			\$28,067
40237	West DAF - Repaint/Repair	\$210,500	X	2	/	15	=			\$28,067
40238	Reclaimed Pump Flow Meter - Replace	\$21,000	X	11	/	15	=			\$15,400
40239	Reclaimed PLC - Replace	\$78,750	X	11	/	15	=			\$57,750
40240	Electrical - Repair/Replace	\$236,500	X	17	/	20	=			\$201,025
40241	Main PLC (2008) - Replace	\$31,550	X	15	/	20	=			\$23,663
40242	Main PLC (2011) - Replace	\$31,550	X	11	/	20	=			\$17,353
40243	Scada System Software - Replace	\$236,500	X	2	/	12	=			\$39,417
40244	Sub Drain Pumping Station - Replace	\$26,250	X	4	/	25	=			\$4,200
40245	Sub Drain Pumps - Replace	\$31,550	X	15	/	15	=			\$31,550
40247	Chlorine Meter - Replace	\$26,250	X	10	/	10	=			\$26,250
40248	Fuel Tank - Replace	\$70,400	X	21	/	40	=			\$36,960
40250	Solar Panel Junction Boxes - Repl	\$203,500	X	6	/	30	=			\$40,700
40251	EQ Basin - Repair	\$105,250	X	31	/	50	=			\$65,255
40252	EQ Contact Pipe - Replace	\$874,000	X	46	/	50	=			\$804,080
40253	Spill Containment Concrete - Repair	\$21,000	X	21	/	45	=			\$9,800
40254	Aerator Valves - Replace 15%	\$42,000	X	15	/	15	=			\$42,000
40255	Aerator Brush Device - Repl 50%	\$131,000	X	4	/	10	=			\$52,400
40256	Floating Aerators - Repl 50%	\$20,000	X	5	/	6	=			\$16,667
40257	Aerator Control Systems - Repl	\$5,255	X	5	/	8	=			\$3,284
40258	Tertiary Disinfection - Upgrade	\$1,200,000	X	40	/	40	=			\$1,200,000
LIFT STATIONS										
40301	Main Lift N - Major Reconstruction	\$1,241,500	X	19	/	30	=			\$786,283
40302	Main Lift N - Minor Reconstruction	\$248,000	X	10	/	15	=			\$165,333
40303	Cantova - Major Reconstruction	\$236,500	X	21	/	30	=			\$165,550
40304	Cantova - Minor Reconstruction	\$71,350	X	16	/	30	=			\$38,053
40305	FAA - Major Reconstruction	\$68,250	X	21	/	25	=			\$57,330
40306	FAA - Minor Reconstruction	\$16,250	X	11	/	15	=			\$11,917
40308	6B - Minor Reconstruction	\$26,250	X	11	/	15	=			\$19,250
40309	6A - Major Reconstruction	\$184,500	X	30	/	30	=			\$184,500
40310	6A - Minor Reconstruction	\$26,250	X	1	/	15	=			\$1,750
40311	3B - Major Reconstruction	\$164,500	X	25	/	30	=			\$137,083
40312	3B - Minor Reconstruction	\$31,550	X	1	/	15	=			\$2,103
40313	Alameda - Major Reconstruction	\$42,000	X	25	/	25	=			\$42,000
40314	Alameda - Minor Reconstruction	\$5,255	X	15	/	15	=			\$5,255
40315	Starter Shack- Major Reconstruction	\$42,000	X	25	/	25	=			\$42,000
40316	Starter Shack- Minor Reconstruction	\$5,255	X	5	/	5	=			\$5,255
40317	Main Lift S - Major Reconstruction	\$744,500	X	21	/	30	=			\$521,150
40318	Main Lift S - Minor Reconstruction	\$47,250	X	15	/	15	=			\$47,250
40319	Crest - Major Reconstruction	\$372,500	X	19	/	30	=			\$235,917
40320	Crest - Minor Reconstruction	\$5,780	X	11	/	15	=			\$4,239
40321	Greens - Major Reconstruction	\$26,250	X	30	/	30	=			\$26,250
40322	Greens - Minor Reconstruction	\$8,400	X	11	/	15	=			\$6,160

#	Component	Current			Useful	Life	=	Fully
		Cost	Effective	Age				Funded
		Estimate	X	Age	/	Life	=	Balance
LIFT STATION EQUIPMENT								
40323	Main Lift N Generator - Replace	\$163,000	X	26	/	30	=	\$141,267
40324	Cantova Generator - Replace	\$57,750	X	30	/	30	=	\$57,750
40325	6B Generator - Replace	\$63,000	X	8	/	30	=	\$16,800
40326	Main Lift S Generator - Replace	\$1,052,500	X	16	/	30	=	\$561,333
40327	Crest Generator - Replace	\$81,400	X	16	/	30	=	\$43,413
40328	Greens Generator - Replace	\$81,400	X	16	/	30	=	\$43,413
40340	Minor Lift Stations - Repair	\$13,100	X	11	/	15	=	\$9,607
40341	FAA Generator and Switch - Replace	\$52,550	X	30	/	30	=	\$52,550
VEHICLES								
40401	1994 Ford Dump Truck - Replace	\$54,600	X	22	/	25	=	\$48,048
40402	2001 Ford F250 - Replace	\$43,400	X	6	/	10	=	\$26,040
40403	2015 Ford F550 - Replace	\$73,550	X	5	/	10	=	\$36,775
40404	2003 Ford F150 - Replace	\$33,500	X	8	/	10	=	\$26,800
40405	2008 Ford F350 - Replace 50%	\$17,850	X	8	/	10	=	\$14,280
40406	2010 Ford Ranger - Replace 50%	\$17,850	X	6	/	10	=	\$10,710
40407	2021 Ford F250 - Replace	\$47,250	X	1	/	10	=	\$4,725
40408	2021 Ford F250 - Replace	\$47,250	X	1	/	10	=	\$4,725
EQUIPMENT								
40501	Mechanical Equipment - Replace	\$43,500	X	6	/	10	=	\$26,100
40502	Forklift - Replace	\$26,250	X	13	/	15	=	\$22,750
40503	Mower - Replace	\$5,255	X	3	/	10	=	\$1,577
40504	Shipping Containers - Replace	\$7,355	X	7	/	15	=	\$3,432
								\$15,261,108

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SEWER PIPELINE					
40102	Van Vleck Sprayfield - Repair	25	\$15,750	\$630	0.08 %
40103	West Subdrain - Repair	40	\$15,750	\$394	0.05 %
40104	Pipeline (Airport) - Replace 25%	60	\$202,500	\$3,375	0.45 %
40105	Pipeline (Alameda) - Replace 25%	60	\$196,500	\$3,275	0.44 %
40106	Pipeline (M Village) - Replace	60	\$738,000	\$12,300	1.64 %
40107	Pipelines (M. Gardens) - Repl 25%	60	\$90,550	\$1,509	0.20 %
40108	Pipelines (N. Unit 1) - Replace 25%	60	\$1,008,500	\$16,808	2.24 %
40109	Pipelines (N. Units 2-4) - Repl 25%	60	\$3,985,000	\$66,417	8.87 %
40110	Pipelines (RM South) - Replace 25%	60	\$1,335,000	\$22,250	2.97 %
40111	Pipelines (South 7&8) - Replace 25%	60	\$356,500	\$5,942	0.79 %
40113	Pipelines (Unit 6) - Repl 25%	60	\$205,000	\$3,417	0.46 %
40114	Sewer Jetting Unit - Replace	10	\$82,950	\$8,295	1.11 %
40115	Riverview Sewer - Replace 10%	60	\$277,000	\$4,617	0.62 %
40116	Retreats Sewer - Replace 10%	60	\$79,000	\$1,317	0.18 %
WASTE WATER TREATMENT FACILITY					
40201	Asphalt - Remove & Replace	50	\$2,200,000	\$44,000	5.87 %
40203	Generators - Replace	30	\$945,500	\$31,517	4.21 %
40204	HVAC Condensers - Repl (Maint Bldg)	20	\$52,550	\$2,628	0.35 %
40205	East DAF Control Panel - Replace	25	\$84,000	\$3,360	0.45 %
40206	West DAF Control Panel - Replace	25	\$84,000	\$3,360	0.45 %
40207	MV3 Valve - Replace	25	\$26,250	\$1,050	0.14 %
40209	Air Compressors - Replace	10	\$63,000	\$6,300	0.84 %
40211	Tertiary Control Panel - Replace	30	\$134,500	\$4,483	0.60 %
40212	Fencing - Replace/Repair	30	\$163,500	\$5,450	0.73 %
40213	Gate Operator - Replace	10	\$6,300	\$630	0.08 %
40214	Automated Gate & Sensors - Replace	20	\$11,750	\$588	0.08 %
40215	East DAF Hydro Tank - Replace	25	\$31,550	\$1,262	0.17 %
40216	West DAF Hydro Tank - Replace	25	\$31,550	\$1,262	0.17 %
40217	Reclaimed Pumping System - Rebuild	7	\$78,750	\$11,250	1.50 %
40218	Maintenance Buildings - Refurbish	35	\$329,000	\$9,400	1.25 %
40219	Tertiary Pumps - Rebuild/Replace	10	\$48,300	\$4,830	0.64 %
40220	Drying Bed Pump & Control - Repl	15	\$52,550	\$3,503	0.47 %
40221	Filtration Valves - Replace	30	\$101,950	\$3,398	0.45 %
40222	Reclaimed Irrigation System - Repl	25	\$26,250	\$1,050	0.14 %
40223	Laboratory Room - Repair	50	\$32,550	\$651	0.09 %
40224	Chemical Tank Farm - Repair	20	\$94,550	\$4,728	0.63 %
40225	Hydro Tank - Replace	30	\$63,000	\$2,100	0.28 %
40226	Control, Switches & Devic - Rep	15	\$420,000	\$28,000	3.74 %
40227	Exterior Surfaces - Repaint	15	\$36,850	\$2,457	0.33 %
40228	East DAF Filters and Valves - Repl	20	\$84,000	\$4,200	0.56 %
40229	West DAF Filters and Valves - Repl	20	\$84,000	\$4,200	0.56 %
40230	Chemical System Pumps - Replace	10	\$26,250	\$2,625	0.35 %
40231	Drying Bed Pump - Replace	5	\$21,000	\$4,200	0.56 %
40232	Chemical Tanks Hypochlorite - Repl	40	\$210,000	\$5,250	0.70 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
40233	WWT Holding Ponds - Repair	10	\$99,750	\$9,975	1.33 %
40234	Floating Aerators - Replace	20	\$180,500	\$9,025	1.20 %
40235	Drying Beds - Rebuild	5	\$10,525	\$2,105	0.28 %
40236	East DAF - Repaint/Repair	15	\$210,500	\$14,033	1.87 %
40237	West DAF - Repaint/Repair	15	\$210,500	\$14,033	1.87 %
40238	Reclaimed Pump Flow Meter - Replace	15	\$21,000	\$1,400	0.19 %
40239	Reclaimed PLC - Replace	15	\$78,750	\$5,250	0.70 %
40240	Electrical - Repair/Replace	20	\$236,500	\$11,825	1.58 %
40241	Main PLC (2008) - Replace	20	\$31,550	\$1,578	0.21 %
40242	Main PLC (2011) - Replace	20	\$31,550	\$1,578	0.21 %
40243	Scada System Software - Replace	12	\$236,500	\$19,708	2.63 %
40244	Sub Drain Pumping Station - Replace	25	\$26,250	\$1,050	0.14 %
40245	Sub Drain Pumps - Replace	15	\$31,550	\$2,103	0.28 %
40247	Chlorine Meter - Replace	10	\$26,250	\$2,625	0.35 %
40248	Fuel Tank - Replace	40	\$70,400	\$1,760	0.23 %
40250	Solar Panel Junction Boxes - Repl	30	\$203,500	\$6,783	0.91 %
40251	EQ Basin - Repair	50	\$105,250	\$2,105	0.28 %
40252	EQ Contact Pipe - Replace	50	\$874,000	\$17,480	2.33 %
40253	Spill Containment Concrete - Repair	45	\$21,000	\$467	0.06 %
40254	Aerator Valves - Replace 15%	15	\$42,000	\$2,800	0.37 %
40255	Aerator Brush Device - Repl 50%	10	\$131,000	\$13,100	1.75 %
40256	Floating Aerators - Repl 50%	6	\$20,000	\$3,333	0.44 %
40257	Aerator Control Systems - Repl	8	\$5,255	\$657	0.09 %
40258	Tertiary Disinfection - Upgrade	40	\$1,200,000	\$30,000	4.00 %
LIFT STATIONS					
40301	Main Lift N - Major Reconstruction	30	\$1,241,500	\$41,383	5.52 %
40302	Main Lift N - Minor Reconstruction	15	\$248,000	\$16,533	2.21 %
40303	Cantova - Major Reconstruction	30	\$236,500	\$7,883	1.05 %
40304	Cantova - Minor Reconstruction	30	\$71,350	\$2,378	0.32 %
40305	FAA - Major Reconstruction	25	\$68,250	\$2,730	0.36 %
40306	FAA - Minor Reconstruction	15	\$16,250	\$1,083	0.14 %
40308	6B - Minor Reconstruction	15	\$26,250	\$1,750	0.23 %
40309	6A - Major Reconstruction	30	\$184,500	\$6,150	0.82 %
40310	6A - Minor Reconstruction	15	\$26,250	\$1,750	0.23 %
40311	3B - Major Reconstruction	30	\$164,500	\$5,483	0.73 %
40312	3B - Minor Reconstruction	15	\$31,550	\$2,103	0.28 %
40313	Alameda - Major Reconstruction	25	\$42,000	\$1,680	0.22 %
40314	Alameda - Minor Reconstruction	15	\$5,255	\$350	0.05 %
40315	Starter Shack- Major Reconstruction	25	\$42,000	\$1,680	0.22 %
40316	Starter Shack- Minor Reconstruction	5	\$5,255	\$1,051	0.14 %
40317	Main Lift S - Major Reconstruction	30	\$744,500	\$24,817	3.31 %
40318	Main Lift S - Minor Reconstruction	15	\$47,250	\$3,150	0.42 %
40319	Crest - Major Reconstruction	30	\$372,500	\$12,417	1.66 %
40320	Crest - Minor Reconstruction	15	\$5,780	\$385	0.05 %
40321	Greens - Major Reconstruction	30	\$26,250	\$875	0.12 %
40322	Greens - Minor Reconstruction	15	\$8,400	\$560	0.07 %
LIFT STATION EQUIPMENT					
40323	Main Lift N Generator - Replace	30	\$163,000	\$5,433	0.73 %
40324	Cantova Generator - Replace	30	\$57,750	\$1,925	0.26 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
40325	6B Generator - Replace	30	\$63,000	\$2,100	0.28 %
40326	Main Lift S Generator - Replace	30	\$1,052,500	\$35,083	4.68 %
40327	Crest Generator - Replace	30	\$81,400	\$2,713	0.36 %
40328	Greens Generator - Replace	30	\$81,400	\$2,713	0.36 %
40340	Minor Lift Stations - Repair	15	\$13,100	\$873	0.12 %
40341	FAA Generator and Switch - Replace	30	\$52,550	\$1,752	0.23 %
VEHICLES					
40401	1994 Ford Dump Truck - Replace	25	\$54,600	\$2,184	0.29 %
40402	2001 Ford F250 - Replace	10	\$43,400	\$4,340	0.58 %
40403	2015 Ford F550 - Replace	10	\$73,550	\$7,355	0.98 %
40404	2003 Ford F150 - Replace	10	\$33,500	\$3,350	0.45 %
40405	2008 Ford F350 - Replace 50%	10	\$17,850	\$1,785	0.24 %
40406	2010 Ford Ranger - Replace 50%	10	\$17,850	\$1,785	0.24 %
40407	2021 Ford F250 - Replace	10	\$47,250	\$4,725	0.63 %
40408	2021 Ford F250 - Replace	10	\$47,250	\$4,725	0.63 %
EQUIPMENT					
40501	Mechanical Equipment - Replace	10	\$43,500	\$4,350	0.58 %
40502	Forklift - Replace	15	\$26,250	\$1,750	0.23 %
40503	Mower - Replace	10	\$5,255	\$526	0.07 %
40504	Shipping Containers - Replace	15	\$7,355	\$490	0.07 %
108 Total Funded Components				\$749,200	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
SEWER PIPELINE							
40102	Van Vleck Sprayfield - Repair	25	4	\$15,750	\$13,230	\$13,230	\$706
40103	West Subdrain - Repair	40	14	\$15,750	\$10,238	\$0	\$441
40104	Pipeline (Airport) - Replace 25%	60	19	\$202,500	\$138,375	\$0	\$3,784
40105	Pipeline (Alameda) - Replace 25%	60	20	\$196,500	\$131,000	\$0	\$3,672
40106	Pipeline (M Village) - Replace	60	9	\$738,000	\$627,300	\$0	\$13,791
40107	Pipelines (M. Gardens) - Repl 25%	60	38	\$90,550	\$33,202	\$0	\$1,692
40108	Pipelines (N. Unit 1) - Replace 25%	60	21	\$1,008,500	\$655,525	\$0	\$18,845
40109	Pipelines (N. Units 2-4) - Repl 25%	60	22	\$3,985,000	\$2,523,833	\$0	\$74,466
40110	Pipelines (RM South) - Replace 25%	60	23	\$1,335,000	\$823,250	\$0	\$24,947
40111	Pipelines (South 7&8) - Replace 25%	60	25	\$356,500	\$207,958	\$0	\$6,662
40113	Pipelines (Unit 6) - Repl 25%	60	19	\$205,000	\$140,083	\$0	\$3,831
40114	Sewer Jetting Unit - Replace	10	9	\$82,950	\$8,295	\$0	\$9,300
40115	Riverview Sewer - Replace 10%	60	59	\$277,000	\$4,617	\$0	\$5,176
40116	Retreats Sewer - Replace 10%	60	59	\$79,000	\$1,317	\$0	\$1,476
WASTE WATER TREATMENT FACILITY							
40201	Asphalt - Remove & Replace	50	13	\$2,200,000	\$1,628,000	\$0	\$49,333
40203	Generators - Replace	30	19	\$945,500	\$346,683	\$0	\$35,336
40204	HVAC Condensers - Repl (Maint Bldg)	20	5	\$52,550	\$39,413	\$0	\$2,946
40205	East DAF Control Panel - Replace	25	1	\$84,000	\$80,640	\$80,640	\$3,767
40206	West DAF Control Panel - Replace	25	23	\$84,000	\$6,720	\$0	\$3,767
40207	MV3 Valve - Replace	25	4	\$26,250	\$22,050	\$22,050	\$1,177
40209	Air Compressors - Replace	10	8	\$63,000	\$12,600	\$0	\$7,064
40211	Tertiary Control Panel - Replace	30	28	\$134,500	\$8,967	\$0	\$5,027
40212	Fencing - Replace/Repair	30	14	\$163,500	\$87,200	\$0	\$6,111
40213	Gate Operator - Replace	10	3	\$6,300	\$4,410	\$4,410	\$706
40214	Automated Gate & Sensors - Replace	20	17	\$11,750	\$1,763	\$0	\$659
40215	East DAF Hydro Tank - Replace	25	23	\$31,550	\$2,524	\$0	\$1,415
40216	West DAF Hydro Tank - Replace	25	22	\$31,550	\$3,786	\$0	\$1,415
40217	Reclaimed Pumping System - Rebuild	7	0	\$78,750	\$78,750	\$78,750	\$12,613
40218	Maintenance Buildings - Refurbish	35	9	\$329,000	\$244,400	\$0	\$10,539
40219	Tertiary Pumps - Rebuild/Replace	10	9	\$48,300	\$4,830	\$0	\$5,415
40220	Drying Bed Pump & Control - Repl	15	0	\$52,550	\$52,550	\$52,550	\$3,928
40221	Filtration Valves - Replace	30	14	\$101,950	\$54,373	\$0	\$3,810
40222	Reclaimed Irrigation System - Repl	25	22	\$26,250	\$3,150	\$0	\$1,177
40223	Laboratory Room - Repair	50	19	\$32,550	\$20,181	\$0	\$730
40224	Chemical Tank Farm - Repair	20	2	\$94,550	\$85,095	\$85,095	\$5,300
40225	Hydro Tank - Replace	30	25	\$63,000	\$10,500	\$0	\$2,355
40226	Control, Switches & Devic - Rep	15	4	\$420,000	\$308,000	\$308,000	\$31,393
Association Reserves, #27003-2			23				3/23/2022

40227	Exterior Surfaces - Repaint	15	5	\$36,850	\$24,567	\$0	\$2,754
40228	East DAF Filters and Valves - Repl	20	1	\$84,000	\$79,800	\$79,800	\$4,709
40229	West DAF Filters and Valves - Repl	20	1	\$84,000	\$79,800	\$79,800	\$4,709
40230	Chemical System Pumps - Replace	10	8	\$26,250	\$5,250	\$0	\$2,943
40231	Drying Bed Pump - Replace	5	0	\$21,000	\$21,000	\$21,000	\$4,709
40232	Chemical Tanks Hypochlorite - Repl	40	38	\$210,000	\$10,500	\$0	\$5,886
40233	WWT Holding Ponds - Repair	10	4	\$99,750	\$59,850	\$59,850	\$11,184
40234	Floating Aerators - Replace	20	4	\$180,500	\$144,400	\$144,400	\$10,119
40235	Drying Beds - Rebuild	5	0	\$10,525	\$10,525	\$10,525	\$2,360
40236	East DAF - Repaint/Repair	15	13	\$210,500	\$28,067	\$0	\$15,734
40237	West DAF - Repaint/Repair	15	13	\$210,500	\$28,067	\$0	\$15,734
40238	Reclaimed Pump Flow Meter - Replace	15	4	\$21,000	\$15,400	\$15,400	\$1,570
40239	Reclaimed PLC - Replace	15	4	\$78,750	\$57,750	\$57,750	\$5,886
40240	Electrical - Repair/Replace	20	3	\$236,500	\$201,025	\$201,025	\$13,258
40241	Main PLC (2008) - Replace	20	5	\$31,550	\$23,663	\$0	\$1,769
40242	Main PLC (2011) - Replace	20	9	\$31,550	\$17,353	\$0	\$1,769
40243	Scada System Software - Replace	12	10	\$236,500	\$39,417	\$0	\$22,097
40244	Sub Drain Pumping Station - Replace	25	21	\$26,250	\$4,200	\$0	\$1,177
40245	Sub Drain Pumps - Replace	15	0	\$31,550	\$31,550	\$31,550	\$2,358
40247	Chlorine Meter - Replace	10	0	\$26,250	\$26,250	\$26,250	\$2,943
40248	Fuel Tank - Replace	40	19	\$70,400	\$36,960	\$0	\$1,973
40250	Solar Panel Junction Boxes - Repl	30	24	\$203,500	\$40,700	\$0	\$7,605
40251	EQ Basin - Repair	50	19	\$105,250	\$65,255	\$0	\$2,360
40252	EQ Contact Pipe - Replace	50	4	\$874,000	\$804,080	\$603,011	\$19,598
40253	Spill Containment Concrete - Repair	45	24	\$21,000	\$9,800	\$0	\$523
40254	Aerator Valves - Replace 15%	15	0	\$42,000	\$42,000	\$42,000	\$3,139
40255	Aerator Brush Device - Repl 50%	10	6	\$131,000	\$52,400	\$0	\$14,688
40256	Floating Aerators - Repl 50%	6	1	\$20,000	\$16,667	\$16,667	\$3,737
40257	Aerator Control Systems - Repl	8	3	\$5,255	\$3,284	\$3,284	\$736
40258	Tertiary Disinfection - Upgrade	40	0	\$1,200,000	\$1,200,000	\$1,200,000	\$33,636

LIFT STATIONS

40301	Main Lift N - Major Reconstruction	30	11	\$1,241,500	\$786,283	\$0	\$46,399
40302	Main Lift N - Minor Reconstruction	15	5	\$248,000	\$165,333	\$0	\$18,537
40303	Cantova - Major Reconstruction	30	9	\$236,500	\$165,550	\$0	\$8,839
40304	Cantova - Minor Reconstruction	30	14	\$71,350	\$38,053	\$0	\$2,667
40305	FAA - Major Reconstruction	25	4	\$68,250	\$57,330	\$57,330	\$3,061
40306	FAA - Minor Reconstruction	15	4	\$16,250	\$11,917	\$11,917	\$1,215
40308	6B - Minor Reconstruction	15	4	\$26,250	\$19,250	\$19,250	\$1,962
40309	6A - Major Reconstruction	30	0	\$184,500	\$184,500	\$184,500	\$6,895
40310	6A - Minor Reconstruction	15	14	\$26,250	\$1,750	\$0	\$1,962
40311	3B - Major Reconstruction	30	5	\$164,500	\$137,083	\$0	\$6,148
40312	3B - Minor Reconstruction	15	14	\$31,550	\$2,103	\$0	\$2,358
40313	Alameda - Major Reconstruction	25	0	\$42,000	\$42,000	\$42,000	\$1,884
40314	Alameda - Minor Reconstruction	15	0	\$5,255	\$5,255	\$5,255	\$393
40315	Starter Shack- Major Reconstruction	25	0	\$42,000	\$42,000	\$42,000	\$1,884

40316	Starter Shack- Minor Reconstruction	5	0	\$5,255	\$5,255	\$5,255	\$1,178
40317	Main Lift S - Major Reconstruction	30	9	\$744,500	\$521,150	\$0	\$27,824
40318	Main Lift S - Minor Reconstruction	15	0	\$47,250	\$47,250	\$47,250	\$3,532
40319	Crest - Major Reconstruction	30	11	\$372,500	\$235,917	\$0	\$13,922
40320	Crest - Minor Reconstruction	15	4	\$5,780	\$4,239	\$4,239	\$432
40321	Greens - Major Reconstruction	30	0	\$26,250	\$26,250	\$26,250	\$981
40322	Greens - Minor Reconstruction	15	4	\$8,400	\$6,160	\$6,160	\$628
LIFT STATION EQUIPMENT							
40323	Main Lift N Generator - Replace	30	4	\$163,000	\$141,267	\$141,267	\$6,092
40324	Cantova Generator - Replace	30	0	\$57,750	\$57,750	\$57,750	\$2,158
40325	6B Generator - Replace	30	22	\$63,000	\$16,800	\$0	\$2,355
40326	Main Lift S Generator - Replace	30	14	\$1,052,500	\$561,333	\$0	\$39,335
40327	Crest Generator - Replace	30	14	\$81,400	\$43,413	\$0	\$3,042
40328	Greens Generator - Replace	30	14	\$81,400	\$43,413	\$0	\$3,042
40340	Minor Lift Stations - Repair	15	4	\$13,100	\$9,607	\$9,607	\$979
40341	FAA Generator and Switch - Replace	30	0	\$52,550	\$52,550	\$52,550	\$1,964
VEHICLES							
40401	1994 Ford Dump Truck - Replace	25	3	\$54,600	\$48,048	\$48,048	\$2,449
40402	2001 Ford F250 - Replace	10	4	\$43,400	\$26,040	\$26,040	\$4,866
40403	2015 Ford F550 - Replace	10	5	\$73,550	\$36,775	\$0	\$8,246
40404	2003 Ford F150 - Replace	10	2	\$33,500	\$26,800	\$26,800	\$3,756
40405	2008 Ford F350 - Replace 50%	10	2	\$17,850	\$14,280	\$14,280	\$2,001
40406	2010 Ford Ranger - Replace 50%	10	4	\$17,850	\$10,710	\$10,710	\$2,001
40407	2021 Ford F250 - Replace	10	9	\$47,250	\$4,725	\$0	\$5,298
40408	2021 Ford F250 - Replace	10	9	\$47,250	\$4,725	\$0	\$5,298
EQUIPMENT							
40501	Mechanical Equipment - Replace	10	4	\$43,500	\$26,100	\$26,100	\$4,877
40502	Forklift - Replace	15	2	\$26,250	\$22,750	\$22,750	\$1,962
40503	Mower - Replace	10	7	\$5,255	\$1,577	\$0	\$589
40504	Shipping Containers - Replace	15	8	\$7,355	\$3,432	\$0	\$550
108	Total Funded Components				\$15,261,108	\$4,124,344	\$840,000

30-Year Reserve Plan Summary

27003-2
NSV

Fiscal Year Start: 2022

Interest: 0.50 %

Inflation: 4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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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
2022	\$4,124,344	\$15,261,108	27.0 %	High	0.00 %	\$840,000	\$0	\$17,949	\$1,925,435
2023	\$3,056,858	\$14,648,269	20.9 %	High	20.00 %	\$1,008,000	\$0	\$17,136	\$282,880
2024	\$3,799,115	\$15,750,340	24.1 %	High	20.00 %	\$1,209,600	\$0	\$21,604	\$186,197
2025	\$4,844,121	\$17,029,456	28.4 %	High	20.00 %	\$1,451,520	\$0	\$27,060	\$340,446
2026	\$5,982,255	\$18,233,030	32.8 %	Medium	20.00 %	\$1,741,824	\$0	\$28,125	\$2,482,182
2027	\$5,270,021	\$17,292,398	30.5 %	Medium	3.80 %	\$1,808,013	\$0	\$28,978	\$783,257
2028	\$6,323,756	\$18,117,484	34.9 %	Medium	3.80 %	\$1,876,718	\$0	\$35,979	\$165,757
2029	\$8,070,696	\$19,655,693	41.1 %	Medium	3.80 %	\$1,948,033	\$0	\$44,984	\$136,863
2030	\$9,926,850	\$21,324,916	46.6 %	Medium	3.80 %	\$2,022,058	\$0	\$54,484	\$132,211
2031	\$11,871,181	\$23,106,759	51.4 %	Medium	3.80 %	\$2,098,897	\$0	\$56,530	\$3,281,161
2032	\$10,745,447	\$21,727,622	49.5 %	Medium	3.80 %	\$2,178,655	\$0	\$58,199	\$443,378
2033	\$12,538,923	\$23,288,974	53.8 %	Medium	3.80 %	\$2,261,444	\$0	\$62,259	\$2,492,769
2034	\$12,369,856	\$22,827,548	54.2 %	Medium	3.80 %	\$2,347,378	\$0	\$67,667	\$82,213
2035	\$14,702,689	\$24,902,622	59.0 %	Medium	3.80 %	\$2,436,579	\$0	\$68,742	\$4,407,949
2036	\$12,800,061	\$22,611,832	56.6 %	Medium	3.80 %	\$2,529,169	\$0	\$62,202	\$3,305,597
2037	\$12,085,834	\$21,427,752	56.4 %	Medium	3.80 %	\$2,625,277	\$0	\$65,842	\$520,356
2038	\$14,256,598	\$23,146,931	61.6 %	Medium	3.80 %	\$2,725,038	\$0	\$77,660	\$245,361
2039	\$16,813,935	\$25,277,001	66.5 %	Medium	3.80 %	\$2,828,589	\$0	\$91,139	\$84,256
2040	\$19,649,407	\$27,718,197	70.9 %	Low	3.80 %	\$2,936,076	\$0	\$105,376	\$180,804
2041	\$22,510,055	\$30,217,341	74.5 %	Low	3.80 %	\$3,047,646	\$0	\$107,766	\$5,060,093
2042	\$20,605,373	\$27,805,128	74.1 %	Low	3.80 %	\$3,163,457	\$0	\$108,201	\$1,192,804
2043	\$22,684,228	\$29,384,072	77.2 %	Low	3.80 %	\$3,283,668	\$0	\$114,592	\$2,920,241
2044	\$23,162,247	\$29,297,928	79.1 %	Low	3.80 %	\$3,408,448	\$0	\$97,965	\$10,636,670
2045	\$16,031,990	\$21,254,275	75.4 %	Low	3.80 %	\$3,537,969	\$0	\$78,706	\$4,191,754
2046	\$15,456,911	\$19,665,450	78.6 %	Low	3.80 %	\$3,672,412	\$0	\$82,749	\$1,562,334
2047	\$17,649,737	\$20,824,487	84.8 %	Low	3.80 %	\$3,811,963	\$0	\$93,207	\$1,913,884
2048	\$19,641,024	\$21,744,163	90.3 %	Low	3.80 %	\$3,956,818	\$0	\$106,852	\$596,081
2049	\$23,108,612	\$24,154,226	95.7 %	Low	3.80 %	\$4,107,177	\$0	\$126,024	\$30,304
2050	\$27,311,509	\$27,335,508	99.9 %	Low	3.80 %	\$4,263,250	\$0	\$141,707	\$2,333,291
2051	\$29,383,174	\$28,338,801	103.7 %	Low	3.80 %	\$4,425,253	\$0	\$155,018	\$1,326,518

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$4,124,344	\$3,056,858	\$3,799,115	\$4,844,121	\$5,982,255
Annual Reserve Contribution	\$840,000	\$1,008,000	\$1,209,600	\$1,451,520	\$1,741,824
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,949	\$17,136	\$21,604	\$27,060	\$28,125
Total Income	\$4,982,293	\$4,081,995	\$5,030,318	\$6,322,701	\$7,752,204
# Component					
SEWER PIPELINE					
40102 Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$18,425
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) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111 Pipelines (South 7&8) - Replace 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
40115 Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116 Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
WASTE WATER TREATMENT FACILITY					
40201 Asphalt - Remove & Replace	\$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	\$87,360	\$0	\$0	\$0
40206 West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207 MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$30,709
40209 Air Compressors - 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	\$7,087	\$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	\$78,750	\$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	\$52,550	\$0	\$0	\$0	\$0
40221 Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222 Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223 Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$0
40224 Chemical Tank Farm - Repair	\$0	\$0	\$102,265	\$0	\$0
40225 Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226 Control, Switches & Devic - Rep	\$0	\$0	\$0	\$0	\$491,341
40227 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
40228 East DAF Filters and Valves - Repl	\$0	\$87,360	\$0	\$0	\$0
40229 West DAF Filters and Valves - Repl	\$0	\$87,360	\$0	\$0	\$0
40230 Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40231 Drying Bed Pump - Replace	\$21,000	\$0	\$0	\$0	\$0
40232 Chemical Tanks Hypochlorite - Repl	\$0	\$0	\$0	\$0	\$0
40233 WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$116,693
40234 Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$211,159
40235 Drying Beds - Rebuild	\$10,525	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$24,567
40239 Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$92,126
40240 Electrical - Repair/Replace	\$0	\$0	\$0	\$266,030	\$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

Fiscal Year		2022	2023	2024	2025	2026
40244	Sub Drain Pumping Station - Replace	\$0	\$0	\$0	\$0	\$0
40245	Sub Drain Pumps - Replace	\$31,550	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$26,250	\$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	\$1,022,456
40253	Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$42,000	\$0	\$0	\$0	\$0
40255	Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256	Floating Aerators - Repl 50%	\$0	\$20,800	\$0	\$0	\$0
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$5,911	\$0
40258	Tertiary Disinfection - Upgrade	\$1,200,000	\$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	\$79,843
40306	FAA - Minor Reconstruction	\$0	\$0	\$0	\$0	\$19,010
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$30,709
40309	6A - Major Reconstruction	\$184,500	\$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	\$42,000	\$0	\$0	\$0	\$0
40314	Alameda - Minor Reconstruction	\$5,255	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$42,000	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$5,255	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$47,250	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$6,762
40321	Greens - Major Reconstruction	\$26,250	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$9,827
LIFT STATION EQUIPMENT						
40323	Main Lift N Generator - Replace	\$0	\$0	\$0	\$0	\$190,687
40324	Cantova Generator - Replace	\$57,750	\$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
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$15,325
40341	FAA Generator and Switch - Replace	\$52,550	\$0	\$0	\$0	\$0
VEHICLES						
40401	1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$61,418	\$0
40402	2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$50,772
40403	2015 Ford F550 - Replace	\$0	\$0	\$0	\$0	\$0
40404	2003 Ford F150 - Replace	\$0	\$0	\$36,234	\$0	\$0
40405	2008 Ford F350 - Replace 50%	\$0	\$0	\$19,307	\$0	\$0
40406	2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$20,882
40407	2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40408	2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$50,889
40502	Forklift - Replace	\$0	\$0	\$28,392	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$0	\$0	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$1,925,435	\$282,880	\$186,197	\$340,446	\$2,482,182
Ending Reserve Balance		\$3,056,858	\$3,799,115	\$4,844,121	\$5,982,255	\$5,270,021

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$5,270,021	\$6,323,756	\$8,070,696	\$9,926,850	\$11,871,181
Annual Reserve Contribution	\$1,808,013	\$1,876,718	\$1,948,033	\$2,022,058	\$2,098,897
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,978	\$35,979	\$44,984	\$54,484	\$56,530
Total Income	\$7,107,013	\$8,236,453	\$10,063,713	\$12,003,392	\$14,026,608

Component

SEWER PIPELINE					
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40102	Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$0
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	\$1,050,404
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) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 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	\$118,064
40115	Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116	Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40203	Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204	HVAC Condensers - Repl (Maint Bldg)	\$63,935	\$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
40209	Air Compressors - Replace	\$0	\$0	\$0	\$86,220	\$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	\$103,630	\$0	\$0
40218	Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$468,270
40219	Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$68,746
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	Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$0
40224	Chemical Tank Farm - 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	\$44,834	\$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	\$35,925	\$0
40231	Drying Bed Pump - Replace	\$25,550	\$0	\$0	\$0	\$0
40232	Chemical Tanks Hypochlorite - Repl	\$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	\$12,805	\$0	\$0	\$0	\$0
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	\$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	\$38,385	\$0	\$0	\$0	\$0
40242	Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$44,905
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
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

Fiscal Year	2027	2028	2029	2030	2031
40252 EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253 Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$0
40254 Aerator Valves - Replace 15%	\$0	\$0	\$0	\$0	\$0
40255 Aerator Brush Device - Repl 50%	\$0	\$165,757	\$0	\$0	\$0
40256 Floating Aerators - Repl 50%	\$0	\$0	\$26,319	\$0	\$0
40257 Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
40258 Tertiary Disinfection - Upgrade	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS					
40301 Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302 Main Lift N - Minor Reconstruction	\$301,730	\$0	\$0	\$0	\$0
40303 Cantova - Major Reconstruction	\$0	\$0	\$0	\$0	\$336,613
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
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	\$200,139	\$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	\$6,394	\$0	\$0	\$0	\$0
40317 Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$1,059,656
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
40340 Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
40341 FAA Generator and Switch - Replace	\$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
40403 2015 Ford F550 - Replace	\$89,485	\$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
40407 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$67,251
40408 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$67,251
EQUIPMENT					
40501 Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$0
40502 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503 Mower - Replace	\$0	\$0	\$6,915	\$0	\$0
40504 Shipping Containers - Replace	\$0	\$0	\$0	\$10,066	\$0
Total Expenses	\$783,257	\$165,757	\$136,863	\$132,211	\$3,281,161
Ending Reserve Balance	\$6,323,756	\$8,070,696	\$9,926,850	\$11,871,181	\$10,745,447

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$10,745,447	\$12,538,923	\$12,369,856	\$14,702,689	\$12,800,061
Annual Reserve Contribution	\$2,178,655	\$2,261,444	\$2,347,378	\$2,436,579	\$2,529,169
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$58,199	\$62,259	\$67,667	\$68,742	\$62,202
Total Income	\$12,982,300	\$14,862,625	\$14,784,902	\$17,208,010	\$15,391,431

Component

SEWER PIPELINE					
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40102	Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$0
40103	West Subdrain - Repair	\$0	\$0	\$0	\$0	\$27,274
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) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 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
40115	Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116	Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$3,663,162	\$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
40209	Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
40211	Tertiary Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40212	Fencing - Replace/Repair	\$0	\$0	\$0	\$0	\$283,129
40213	Gate Operator - Replace	\$0	\$0	\$0	\$10,490	\$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	\$136,370
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	\$176,544
40222	Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223	Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$0
40224	Chemical Tank Farm - 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	\$31,085	\$0	\$0	\$0	\$0
40232	Chemical Tanks Hypochlorite - Repl	\$0	\$0	\$0	\$0	\$0
40233	WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$172,735
40234	Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$0
40235	Drying Beds - Rebuild	\$15,580	\$0	\$0	\$0	\$0
40236	East DAF - Repaint/Repair	\$0	\$0	\$0	\$350,498	\$0
40237	West DAF - Repaint/Repair	\$0	\$0	\$0	\$350,498	\$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	\$350,078	\$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
40247	Chlorine Meter - Replace	\$38,856	\$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

Fiscal Year	2032	2033	2034	2035	2036
40252 EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253 Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$0
40254 Aerator Valves - Replace 15%	\$0	\$0	\$0	\$0	\$0
40255 Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256 Floating Aerators - Repl 50%	\$0	\$0	\$0	\$33,301	\$0
40257 Aerator Control Systems - Repl	\$0	\$8,090	\$0	\$0	\$0
40258 Tertiary Disinfection - Upgrade	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS					
40301 Main Lift N - Major Reconstruction	\$0	\$1,911,232	\$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	\$123,555
40305 FAA - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40306 FAA - Minor 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	\$45,457
40311 3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312 3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$54,634
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	\$7,779	\$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	\$573,447	\$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	\$1,822,589
40327 Crest Generator - Replace	\$0	\$0	\$0	\$0	\$140,958
40328 Greens Generator - Replace	\$0	\$0	\$0	\$0	\$140,958
40340 Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
40341 FAA Generator and Switch - Replace	\$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	\$75,155
40403 2015 Ford F550 - Replace	\$0	\$0	\$0	\$0	\$0
40404 2003 Ford F150 - Replace	\$0	\$0	\$53,635	\$0	\$0
40405 2008 Ford F350 - Replace 50%	\$0	\$0	\$28,578	\$0	\$0
40406 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$30,910
40407 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40408 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
EQUIPMENT					
40501 Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$75,328
40502 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503 Mower - Replace	\$0	\$0	\$0	\$0	\$0
40504 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$443,378	\$2,492,769	\$82,213	\$4,407,949	\$3,305,597
Ending Reserve Balance	\$12,538,923	\$12,369,856	\$14,702,689	\$12,800,061	\$12,085,834

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$12,085,834	\$14,256,598	\$16,813,935	\$19,649,407	\$22,510,055
Annual Reserve Contribution	\$2,625,277	\$2,725,038	\$2,828,589	\$2,936,076	\$3,047,646
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$65,842	\$77,660	\$91,139	\$105,376	\$107,766
Total Income	\$14,776,953	\$17,059,295	\$19,733,663	\$22,690,859	\$25,665,467

Component

SEWER PIPELINE					
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40102	Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$0
40103	West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104	Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$426,637
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) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40113	Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$431,904
40114	Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$174,763
40115	Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116	Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40203	Generators - Replace	\$0	\$0	\$0	\$0	\$1,992,026
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
40209	Air Compressors - Replace	\$0	\$0	\$0	\$127,626	\$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	\$22,888	\$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	\$101,761
40220	Drying Bed Pump & Control - Repl	\$94,640	\$0	\$0	\$0	\$0
40221	Filtration Valves - Replace	\$0	\$0	\$0	\$0	\$0
40222	Reclaimed Irrigation System - Repl	\$0	\$0	\$0	\$0	\$0
40223	Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$68,578
40224	Chemical Tank Farm - Repair	\$0	\$0	\$0	\$0	\$0
40225	Hydro Tank - Replace	\$0	\$0	\$0	\$0	\$0
40226	Control, Switches & Devic - Rep	\$0	\$0	\$0	\$0	\$884,877
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	\$53,178	\$0
40231	Drying Bed Pump - Replace	\$37,820	\$0	\$0	\$0	\$0
40232	Chemical Tanks Hypochlorite - Repl	\$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	\$18,955	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$44,244
40239	Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$165,914
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	\$56,820	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$0	\$0	\$0	\$0	\$0
40248	Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$148,322
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$0
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$221,746

Fiscal Year		2037	2038	2039	2040	2041
40252	EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253	Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$0
40254	Aerator Valves - Replace 15%	\$75,640	\$0	\$0	\$0	\$0
40255	Aerator Brush Device - Repl 50%	\$0	\$245,361	\$0	\$0	\$0
40256	Floating Aerators - Repl 50%	\$0	\$0	\$0	\$0	\$42,137
40257	Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$11,071
40258	Tertiary Disinfection - Upgrade	\$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	\$34,236
40308	6B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$55,305
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	\$9,464	\$0	\$0	\$0	\$0
40315	Starter Shack- Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40316	Starter Shack- Minor Reconstruction	\$9,464	\$0	\$0	\$0	\$0
40317	Main Lift S - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40318	Main Lift S - Minor Reconstruction	\$85,095	\$0	\$0	\$0	\$0
40319	Crest - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40320	Crest - Minor Reconstruction	\$0	\$0	\$0	\$0	\$12,178
40321	Greens - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40322	Greens - Minor Reconstruction	\$0	\$0	\$0	\$0	\$17,698
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
40340	Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$27,600
40341	FAA Generator and Switch - Replace	\$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
40403	2015 Ford F550 - Replace	\$132,459	\$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
40407	2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$99,549
40408	2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$99,549
EQUIPMENT						
40501	Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$0
40502	Forklift - Replace	\$0	\$0	\$51,132	\$0	\$0
40503	Mower - Replace	\$0	\$0	\$10,236	\$0	\$0
40504	Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$520,356	\$245,361	\$84,256	\$180,804	\$5,060,093
Ending Reserve Balance		\$14,256,598	\$16,813,935	\$19,649,407	\$22,510,055	\$20,605,373

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$20,605,373	\$22,684,228	\$23,162,247	\$16,031,990	\$15,456,911
Annual Reserve Contribution	\$3,163,457	\$3,283,668	\$3,408,448	\$3,537,969	\$3,672,412
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$108,201	\$114,592	\$97,965	\$78,706	\$82,749
Total Income	\$23,877,032	\$26,082,488	\$26,668,660	\$19,648,665	\$19,212,071

Component

SEWER PIPELINE					
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40102	Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$0
40103	West Subdrain - Repair	\$0	\$0	\$0	\$0	\$0
40104	Pipeline (Airport) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40105	Pipeline (Alameda) - Replace 25%	\$430,556	\$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	\$2,298,138	\$0	\$0	\$0
40109	Pipelines (N. Units 2-4) - Repl 25%	\$0	\$0	\$9,444,126	\$0	\$0
40110	Pipelines (RM South) - Replace 25%	\$0	\$0	\$0	\$3,290,395	\$0
40111	Pipelines (South 7&8) - Replace 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
40115	Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116	Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$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	\$207,036	\$0
40207	MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$0
40209	Air Compressors - 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	\$15,528	\$0
40214	Automated Gate & Sensors - Replace	\$0	\$0	\$0	\$0	\$0
40215	East DAF Hydro Tank - Replace	\$0	\$0	\$0	\$77,762	\$0
40216	West DAF Hydro Tank - Replace	\$0	\$0	\$74,771	\$0	\$0
40217	Reclaimed Pumping System - Rebuild	\$0	\$179,453	\$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	\$62,210	\$0	\$0
40223	Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$0
40224	Chemical Tank Farm - Repair	\$0	\$0	\$224,076	\$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	\$80,743	\$0	\$0	\$0	\$0
40228	East DAF Filters and Valves - Repl	\$0	\$191,417	\$0	\$0	\$0
40229	West DAF Filters and Valves - Repl	\$0	\$191,417	\$0	\$0	\$0
40230	Chemical System Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40231	Drying Bed Pump - Replace	\$46,014	\$0	\$0	\$0	\$0
40232	Chemical Tanks Hypochlorite - Repl	\$0	\$0	\$0	\$0	\$0
40233	WWT Holding Ponds - Repair	\$0	\$0	\$0	\$0	\$255,690
40234	Floating Aerators - Replace	\$0	\$0	\$0	\$0	\$462,676
40235	Drying Beds - Rebuild	\$23,062	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0
40239	Reclaimed PLC - Replace	\$0	\$0	\$0	\$0	\$0
40240	Electrical - Repair/Replace	\$0	\$0	\$0	\$582,905	\$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	\$560,486	\$0	\$0
40244	Sub Drain Pumping Station - Replace	\$0	\$59,818	\$0	\$0	\$0
40245	Sub Drain Pumps - Replace	\$0	\$0	\$0	\$0	\$0
40247	Chlorine Meter - Replace	\$57,517	\$0	\$0	\$0	\$0
40248	Fuel Tank - Replace	\$0	\$0	\$0	\$0	\$0
40250	Solar Panel Junction Boxes - Repl	\$0	\$0	\$0	\$0	\$521,632
40251	EQ Basin - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
40252 EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253 Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$53,829
40254 Aerator Valves - Replace 15%	\$0	\$0	\$0	\$0	\$0
40255 Aerator Brush Device - Repl 50%	\$0	\$0	\$0	\$0	\$0
40256 Floating Aerators - Repl 50%	\$0	\$0	\$0	\$0	\$0
40257 Aerator Control Systems - Repl	\$0	\$0	\$0	\$0	\$0
40258 Tertiary Disinfection - Upgrade	\$0	\$0	\$0	\$0	\$0
LIFT STATIONS					
40301 Main Lift N - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40302 Main Lift N - Minor Reconstruction	\$543,399	\$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
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	\$11,514	\$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	\$149,305	\$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
40340 Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
40341 FAA Generator and Switch - Replace	\$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	\$111,247
40403 2015 Ford F550 - Replace	\$0	\$0	\$0	\$0	\$0
40404 2003 Ford F150 - Replace	\$0	\$0	\$79,392	\$0	\$0
40405 2008 Ford F350 - Replace 50%	\$0	\$0	\$42,303	\$0	\$0
40406 2010 Ford Ranger - Replace 50%	\$0	\$0	\$0	\$0	\$45,755
40407 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40408 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
EQUIPMENT					
40501 Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$111,504
40502 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503 Mower - Replace	\$0	\$0	\$0	\$0	\$0
40504 Shipping Containers - Replace	\$0	\$0	\$0	\$18,128	\$0
Total Expenses	\$1,192,804	\$2,920,241	\$10,636,670	\$4,191,754	\$1,562,334
Ending Reserve Balance	\$22,684,228	\$23,162,247	\$16,031,990	\$15,456,911	\$17,649,737

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$17,649,737	\$19,641,024	\$23,108,612	\$27,311,509	\$29,383,174
Annual Reserve Contribution	\$3,811,963	\$3,956,818	\$4,107,177	\$4,263,250	\$4,425,253
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$93,207	\$106,852	\$126,024	\$141,707	\$155,018
Total Income	\$21,554,908	\$23,704,693	\$27,341,813	\$31,716,465	\$33,963,445

Component

SEWER PIPELINE					
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40102	Van Vleck Sprayfield - Repair	\$0	\$0	\$0	\$0	\$49,119
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) - Replace 25%	\$0	\$0	\$0	\$0	\$0
40111	Pipelines (South 7&8) - Replace 25%	\$950,371	\$0	\$0	\$0	\$0
40113	Pipelines (Unit 6) - Repl 25%	\$0	\$0	\$0	\$0	\$0
40114	Sewer Jetting Unit - Replace	\$0	\$0	\$0	\$0	\$258,692
40115	Riverview Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0
40116	Retreats Sewer - Replace 10%	\$0	\$0	\$0	\$0	\$0

WASTE WATER TREATMENT FACILITY					
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40201	Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
40203	Generators - Replace	\$0	\$0	\$0	\$0	\$0
40204	HVAC Condensers - Repl (Maint Bldg)	\$140,090	\$0	\$0	\$0	\$0
40205	East DAF Control Panel - Replace	\$0	\$232,887	\$0	\$0	\$0
40206	West DAF Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
40207	MV3 Valve - Replace	\$0	\$0	\$0	\$0	\$81,865
40209	Air Compressors - Replace	\$0	\$0	\$0	\$188,918	\$0
40211	Tertiary Control Panel - Replace	\$0	\$0	\$0	\$403,326	\$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	\$236,148	\$0
40218	Maintenance Buildings - Refurbish	\$0	\$0	\$0	\$0	\$0
40219	Tertiary Pumps - Rebuild/Replace	\$0	\$0	\$0	\$0	\$150,631
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	Laboratory Room - Repair	\$0	\$0	\$0	\$0	\$0
40224	Chemical Tank Farm - Repair	\$0	\$0	\$0	\$0	\$0
40225	Hydro Tank - Replace	\$167,948	\$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	\$78,716	\$0
40231	Drying Bed Pump - Replace	\$55,983	\$0	\$0	\$0	\$0
40232	Chemical Tanks Hypochlorite - Repl	\$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	\$28,058	\$0	\$0	\$0	\$0
40236	East DAF - Repaint/Repair	\$0	\$0	\$0	\$631,227	\$0
40237	West DAF - Repaint/Repair	\$0	\$0	\$0	\$631,227	\$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	\$84,107	\$0	\$0	\$0	\$0
40242	Main PLC (2011) - Replace	\$0	\$0	\$0	\$0	\$98,393
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
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

Fiscal Year	2047	2048	2049	2050	2051
40252 EQ Contact Pipe - Replace	\$0	\$0	\$0	\$0	\$0
40253 Spill Containment Concrete - Repair	\$0	\$0	\$0	\$0	\$0
40254 Aerator Valves - Replace 15%	\$0	\$0	\$0	\$0	\$0
40255 Aerator Brush Device - Repl 50%	\$0	\$363,194	\$0	\$0	\$0
40256 Floating Aerators - Repl 50%	\$53,317	\$0	\$0	\$0	\$0
40257 Aerator Control Systems - Repl	\$0	\$0	\$15,152	\$0	\$0
40258 Tertiary Disinfection - Upgrade	\$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	\$212,848
40306 FAA - Minor 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	\$81,865
40311 3B - Major Reconstruction	\$0	\$0	\$0	\$0	\$0
40312 3B - Minor Reconstruction	\$0	\$0	\$0	\$0	\$98,393
40313 Alameda - Major Reconstruction	\$111,965	\$0	\$0	\$0	\$0
40314 Alameda - Minor Reconstruction	\$0	\$0	\$0	\$0	\$0
40315 Starter Shack- Major Reconstruction	\$111,965	\$0	\$0	\$0	\$0
40316 Starter Shack- Minor Reconstruction	\$14,009	\$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
40340 Minor Lift Stations - Repair	\$0	\$0	\$0	\$0	\$0
40341 FAA Generator and Switch - Replace	\$0	\$0	\$0	\$0	\$0
VEHICLES					
40401 1994 Ford Dump Truck - Replace	\$0	\$0	\$0	\$163,729	\$0
40402 2001 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$0
40403 2015 Ford F550 - Replace	\$196,072	\$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
40407 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$147,356
40408 2021 Ford F250 - Replace	\$0	\$0	\$0	\$0	\$147,356
EQUIPMENT					
40501 Mechanical Equipment - Replace	\$0	\$0	\$0	\$0	\$0
40502 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
40503 Mower - Replace	\$0	\$0	\$15,152	\$0	\$0
40504 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,913,884	\$596,081	\$30,304	\$2,333,291	\$1,326,518
Ending Reserve Balance	\$19,641,024	\$23,108,612	\$27,311,509	\$29,383,174	\$32,636,926

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:
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 40102 Van Vleck Sprayfield - Repair

Quantity: Extensive Sprayfield

Location: Van Vleck Sprayfield
 Funded?: Yes.
 History:
 Comments: Update funding as future needs dictate.
 Useful Life: 25 years
 Best Case: \$ 14,200
 Cost Source: Estimate Provided by Client

Remaining Life: 4 years
 Worst Case: \$17,300

Comp #: 40103 West Subdrain - Repair

Quantity: (5) Groundwater Wells

Location: East WWRP subdrain
 Funded?: Yes.
 History:
 Comments: This component provides funding for repairs at roughly the interval below. Update as future needs dictate.
 Useful Life: 40 years
 Best Case: \$ 10,500
 Lower allowance to replace/repair

Remaining Life: 14 years
 Worst Case: \$21,000
 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: 60 years
 Best Case: \$ 182,000
 Lower allowance to replace
 Cost Source: Estimate Provided by Client

Remaining Life: 19 years
 Worst Case: \$223,000
 Higher allowance to replace

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: 60 years
 Best Case: \$ 177,000
 Lower allowance to replace
 Cost Source: Estimate Provided by Client

Remaining Life: 20 years
 Worst Case: \$216,000
 Higher allowance to replace

Comp #: 40106 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 the replace the sewer lines running to Mobile Home Park at roughly the interval below. Update funding as future needs dictate.
 Useful Life: 60 years
 Best Case: \$ 664,000
 Lower allowance to replace
 Cost Source: Estimate Provided by Client

Remaining Life: 9 years
 Worst Case: \$812,000
 Higher allowance to replace

Comp #: 40107 Pipelines (M. Gardens) - Repl 25%**Quantity: Approx 4,200 LF x25%**

Location: Murietta Gardens

Funded?: Yes.

History: Installed 2021

Comments: This component provides funding to the replace the sewer lines running to M. Gardens at roughly the interval below. Update funding as future needs dictate.

Useful Life: 60 years

Remaining Life: 38 years

Best Case: \$ 82,000

Worst Case: \$99,100

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: 60 years

Remaining Life: 21 years

Best Case: \$ 907,000

Worst Case: \$1,110,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 22 years

Best Case: \$ 3,590,000

Worst Case: \$4,380,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40110 Pipelines (RM South) - Addition**Quantity: Piping to Attach New Line**

Location: Rancho Murieta South

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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: 60 years

Remaining Life: 23 years

Best Case: \$ 1,200,000

Worst Case: \$1,470,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 60 years

Remaining Life: 25 years

Best Case: \$ 375,000

Worst Case: \$338,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40112 Pipelines (South Newest) - Repl 25%**Quantity: Approx 11,000 LF X 25%**

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

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History: Installed between 2002-2004.

Comments: Sewer pipeline running to Rancho Murieta South; Unit 9 , Crest & Greens. Update timing and cost as needed..

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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: 60 years

Remaining Life: 19 years

Best Case: \$ 186,000

Worst Case: \$224,000

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:

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: 10 years

Remaining Life: 9 years

Best Case: \$ 73,500

Worst Case: \$92,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Asset List

Comp #: 40115 Riverview Sewer - Replace 10%**Quantity: Approx 12,000 LF**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 249,000

Worst Case: \$305,000

Cost Source: Estimate Provided by Client

Comp #: 40116 Retreats Sewer - Replace 10%**Quantity: Approx 3,600 LF**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 59 years

Best Case: \$ 83,200

Worst Case: \$74,800

Cost Source: Estimate Provided by Client

WASTE WATER TREATMENT FACILITY

Comp #: 40201 Asphalt - Remove & Replace**Quantity: Approx 246,650 GSF**

Location: WWT Facility

Funded?: Yes.

History:

Comments: We recommend resealing the asphalt surfaces every 4-5 years to protect against water intrusion and other factors that accelerate the deterioration of the aggregate base.

Useful Life: 50 years

Remaining Life: 13 years

Best Case: \$ 1,980,000

Worst Case: \$2,420,000

Lower allowance to remove & replace

Higher allowance to remove & replace

Cost Source: Estimate Provided by Client

Comp #: 40202 Asphalt - Seal/Repair**Quantity: Approx 246,650 GSF**

Location: WWT Facility

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40203 Generators - Replace**Quantity: (3) Generators**

Location: WWT Facility

Funded?: Yes.

History:

Comments: We recommend setting aside funding for replacement at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 851,000

Worst Case: \$1,040,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40204 HVAC Condensers - Repl (Maint Bldg)**Quantity: (4) HVAC Units**

Location: Maint Bldg

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the HVAC unit is functioning properly.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 47,300

Worst Case: \$57,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40205 East DAF Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: Yes.

History: Original to the system

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 75,600

Worst Case: \$92,400

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: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 75,600

Worst Case: \$92,400

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: We recommend periodic inspection by a licensed professional to ensure the pumps and valves are functioning and aging properly.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40208 Chlorine C Tertiary Effluent - Repl**Quantity: Filtered Tert. Effluent**

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

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Filtered Tertiary Effluent into Equalization Basin. Effluent reported to be in fair condition and functional during our site inspection. Update as future needs dictate.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40209 Air Compressors - Replace**Quantity: (3) Air Compressors**

Location:

Funded?: Yes.

History: 2021

Comments: 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: 8 years

Best Case: \$ 56,700

Worst Case: \$69,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40210 Solar Pond Circulator - Replace**Quantity: (1) Solar Pond Circulator**

Location: WWT Facility - Pond 4

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40211 Tertiary Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: Yes.

History: 2020

Comments:

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 121,000

Worst Case: \$148,000

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: Plan for repairs/ partial replacement at roughly the interval below.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 133,000

Worst Case: \$194,000

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: 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: 3 years

Best Case: \$ 5,670

Worst Case: \$6,930

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 17 years

Best Case: \$ 10,500

Worst Case: \$13,000

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: 25 years

Remaining Life: 23 years

Best Case: \$ 28,400

Worst Case: \$34,700

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: 25 years

Remaining Life: 22 years

Best Case: \$ 28,400

Worst Case: \$34,700

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: We recommend regular service and maintenance by a licensed professional to help ensure the water heating system continues to age and function properly.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 52,500

Worst Case: \$105,000

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: This component provides funding for general refurbishment at roughly the interval below.

Useful Life: 35 years

Remaining Life: 9 years

Best Case: \$ 298,000

Worst Case: \$360,000

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: 10 years

Remaining Life: 9 years

Best Case: \$ 43,500

Worst Case: \$53,100

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

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: 15 years

Remaining Life: 0 years

Best Case: \$ 47,300

Worst Case: \$57,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40221 Filtration Valves - Replace**Quantity: (3) Filtration Valves**

Location: WWT Facility

Funded?: Yes.

History:

Comments: 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: 14 years

Best Case: \$ 92,900

Worst Case: \$111,000

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: We recommend periodic inspection by a licensed professional to ensure the irrigation system is functioning properly.

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 21,000

Worst Case: \$31,500

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 40223 Laboratory Room - Repair**Quantity: (1) Laboratory**

Location: WWT Facility

Funded?: Yes.

History:

Comments: This component provides funding to repair the room and chemical connections as needed.

Useful Life: 50 years

Remaining Life: 19 years

Best Case: \$ 23,100

Worst Case: \$42,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

Comp #: 40224 Chemical Tank Farm - Repair**Quantity: Set of (4) Tanks**

Location: WWT Facility

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 85,100

Worst Case: \$104,000

Cost Source: Estimate Provided by Client

Comp #: 40225 Hydro Tank - Replace**Quantity: (1) Saturation Vessel**

Location: WWT Facility

Funded?: Yes.

History: Replaced in 2017

Comments: 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: 25 years

Best Case: \$ 56,700

Worst Case: \$69,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40226 Control, Switches & Devic - Rep**Quantity: Reading
Devices/Equipment**

Location: WWT Facility

Funded?: Yes.

History:

Comments: 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: 15 years

Remaining Life: 4 years

Best Case: \$ 378,000

Worst Case: \$462,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40227 Exterior Surfaces - Repaint**Quantity: Approx 2,000 GSF**

Location: WWT Facility

Funded?: Yes.

History: Repainted in 2011.

Comments: 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: 5 years

Best Case: \$ 33,500

Worst Case: \$40,200

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: 1 years

Best Case: \$ 75,600

Worst Case: \$92,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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: 1 years

Best Case: \$ 75,600

Worst Case: \$92,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40230 Chemical System Pumps - Replace**Quantity: (4) Bonfiglioli Pumps**

Location:

Funded?: Yes.

History:

Comments: We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 23,100

Worst Case: \$29,400

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: We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 18,900

Worst Case: \$23,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40232 Chemical Tanks Hypochlorite - Repl**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: 38 years

Best Case: \$ 189,000

Worst Case: \$231,000

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: This component provides funding for periodic repairs for the ponds as needed.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 73,500

Worst Case: \$126,000

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: (2) in 2021, (10) in 2006

Comments: 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: 4 years

Best Case: \$ 165,000

Worst Case: \$196,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 40235 Drying Beds - Rebuild**Quantity: (1 of 7) Drying Beds**

Location:

Funded?: Yes.

History:

Comments: Funding to rebuild drying beds

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 9,450

Worst Case: \$11,600

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: 13 years

Best Case: \$ 158,000

Worst Case: \$263,000

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: 13 years

Best Case: \$ 158,000

Worst Case: \$263,000

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: 4 years

Best Case: \$ 18,900

Worst Case: \$23,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40239 Reclaimed PLC - Replace**Quantity: (1) PLC**

Location: Near the reclaimed pumping station

Funded?: Yes.

History: 2008

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 70,900

Worst Case: \$86,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 40240 Electrical - Repair/Replace**Quantity: Extensive Wiring**

Location:

Funded?: Yes.

History:

Comments: Assessing the electrical systems is beyond the scope of our services.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 210,000

Worst Case: \$263,000

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: Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40242 Main PLC (2011) - Replace**Quantity: (1) PLC**

Location:

Funded?: Yes.

History: 2011

Comments: Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 210,000

Worst Case: \$263,000

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: 21 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40245 Sub Drain Pumps - Replace**Quantity: (2) 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: 0 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40246 Motor control Center - Replace**Quantity: (1) Center w/ Control**

Location:

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40247 Chlorine Meter - Replace**Quantity: (1) Metering System**

Location: At Reclaimed pumping system

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40248 Fuel Tank - Replace**Quantity: (1) Fuel Tank**

Location: WWT Facility

Funded?: Yes.

History:

Comments: 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: 19 years

Best Case: \$ 62,000

Worst Case: \$78,800

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: 24 years

Best Case: \$ 183,000

Worst Case: \$224,000

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: 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: 50 years

Remaining Life: 19 years

Best Case: \$ 94,500

Worst Case: \$116,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 40252 EQ Contact Pipe - Replace**Quantity: Approx 5,880 LF**

Location: WWT Facility

Funded?: Yes.

History:

Comments: Funding to replace piping system.

Useful Life: 50 years

Remaining Life: 4 years

Best Case: \$ 698,000

Worst Case: \$1,050,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Based on estimate from 2014

Comp #: 40253 Spill Containment Concrete - Repair**Quantity: Approx 1,200 GSF**

Location: WWT Facility

Funded?: Yes.

History:

Comments: Update timing and cost as future needs dictate.

Useful Life: 45 years

Remaining Life: 24 years

Best Case: \$ 18,900

Worst Case: \$23,100

Lower allowance to reline/repair

Higher allowance to reline/repair

Cost Source: Estimate Provided by Client

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: 15 years

Remaining Life: 0 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

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:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 118,000

Worst Case: \$144,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40256 Floating Aerators - 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: 1 years

Best Case: \$ 17,900

Worst Case: \$22,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 40257 Aerator Control Systems - Repl**Quantity: Panel Switches/Starters**

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: 8 years

Remaining Life: 3 years

Best Case: \$ 4,730

Worst Case: \$5,780

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 40258 Tertiary Disinfection - Upgrade**Quantity:**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 1,200,000

Worst Case: \$1,200,000

Cost Source: Estimate Provided by Client

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: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 683,000

Worst Case: \$1,800,000

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: This component provides funding for minor reconstruction, including repair/replacement of pumps every 15 years.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 186,000

Worst Case: \$310,000

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: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 210,000

Worst Case: \$263,000

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: Estimate Provided by Client

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: 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: 14 years

Best Case: \$ 49,700

Worst Case: \$93,000

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: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 49,700

Worst Case: \$86,800

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: This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life: 15 years

Best Case: \$ 14,600

Lower allowance for minor reconstruction

Remaining Life: 4 years

Worst Case: \$17,900

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40307 6B - Major Reconstruction**Quantity: (1) Sewer Lift Station**

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

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

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: This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life: 15 years

Best Case: \$ 23,600

Lower allowance for minor reconstruction

Remaining Life: 4 years

Worst Case: \$28,900

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

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: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Best Case: \$ 166,000

Lower allowance for major reconstruction

Remaining Life: 0 years

Worst Case: \$203,000

Higher allowance for major reconstruction

Cost Source: Estimate Provided by Client

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: This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life: 15 years

Best Case: \$ 23,600

Lower allowance for minor reconstruction

Remaining Life: 14 years

Worst Case: \$28,900

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40311 3B - Major Reconstruction**Quantity: (1) Sewer Lift Station**

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

Funded?: Yes.

History:

Comments: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Best Case: \$ 149,000

Lower allowance for major reconstruction

Remaining Life: 5 years

Worst Case: \$180,000

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: 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: 14 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40313 Alameda - Major Reconstruction**Quantity: (1) Sewer Lift Station**

Location: On Golf Course, Near Clubhouse

Funded?: Yes.

History:

Comments: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40314 Alameda - Minor Reconstruction**Quantity: (1) Sewer Lift Station**

Location: On Golf Course, Near Clubhouse

Funded?: Yes.

History:

Comments: 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: \$ 4,730

Worst Case: \$5,780

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40315 Starter Shack- Major Reconstruction**Quantity: (1) Sewer Lift Station**

Location: Off Hwy 16 on South Side of River

Funded?: Yes.

History:

Comments: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40316 Starter Shack- Minor Reconstruction**Quantity: (1) Sewer Lift Station**

Location: Off Hwy 16 on South Side of River

Funded?: Yes.

History:

Comments: This component provides funding for minor reconstruction, including repair/replacement of pumps and stainless steel guide rails every 15 years.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 4,730

Worst Case: \$5,780

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

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: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 559,000

Worst Case: \$930,000

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: 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: \$ 42,500

Worst Case: \$52,000

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40319 Crest - Major Reconstruction**Quantity: (1) Sewer Lift Station**

Location: On Golf Course, Near Lake #10

Funded?: Yes.

History: Built approx 2002.

Comments: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 310,000

Worst Case: \$435,000

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: 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: 4 years

Best Case: \$ 5,150

Worst Case: \$6,410

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40321 Greens - Major Reconstruction**Quantity: (1) Sewer Lift Station**

Location: At End of Bent Grass Court

Funded?: Yes.

History: Built approx 2001.

Comments: This component provides funding for major reconstruction to the lift station every 30 years.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance for major reconstruction

Higher allowance for major reconstruction

Cost Source: Estimate Provided by Client

Comp #: 40322 Greens - Minor Reconstruction

Quantity: (1) Sewer Lift Station

Location: At End of Bent Grass Court

Funded?: Yes.

History: Built approx 2001.

Comments: 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: 4 years

Best Case: \$ 7,560

Worst Case: \$9,240

Lower allowance for minor reconstruction

Higher allowance for minor reconstruction

Cost Source: Estimate Provided by Client

LIFT STATION EQUIPMENT

Comp #: 40323 Main Lift N Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 147,000

Worst Case: \$179,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40324 Cantova Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 52,000

Worst Case: \$63,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40325 6B Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 56,700

Worst Case: \$69,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40326 Main Lift S Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 945,000

Worst Case: \$1,160,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40327 Crest Generator - Replace

Quantity: (1) Generator

Location:

Funded?: Yes.

History:

Comments: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 70,400

Worst Case: \$92,400

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: We recommend contacting a licensed professional to set up a proper maintenance and replacement plan.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 70,400

Worst Case: \$92,400

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?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40330 Cantova Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40331 FAA Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40332 6B Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40333 6A Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40334 3B Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40335 Alameda Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40336 Starter Shack Ctrl. Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40337 Main Lift S Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40338 Crest Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40339 Greens Control Panel - Replace**Quantity: (1) Control Panel**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the system is functioning properly and set up an accurate replacement plan.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 40340 Minor Lift Stations - Repair**Quantity: (1) Sewage Lift Station**

Location: Admin and Safety Center

Funded?: Yes.

History:

Comments: 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: 4 years

Best Case: \$ 11,800

Worst Case: \$14,400

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 40341 FAA Generator and Switch - Replace

Quantity: (1) Generator System

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 47,300

Worst Case: \$57,800

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 49,700

Worst Case: \$59,500

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 39,700

Worst Case: \$47,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Current MSRP

Comp #: 40403 2015 Ford F550 - Replace**Quantity: (1) Ford F550, V#7090**

Location: Sewer

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 66,200

Worst Case: \$80,900

Cost Source: Estimate Provided by Client

Comp #: 40404 2003 Ford F150 - Replace**Quantity: (1) Ford F150, V#1750**

Location: Sewer

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 31,000

Worst Case: \$36,000

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: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 16,100

Worst Case: \$19,600

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40406 2010 Ford Ranger - Replace 50%

Quantity: (1) Ford Ranger, V#8210

Location: Sewer

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 16,100

Worst Case: \$19,600

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40407 2021 Ford F250 - Replace

Quantity:

Location:

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 42,500

Worst Case: \$52,000

Cost Source: Estimate Provided by Client

Comp #: 40408 2021 Ford F250 - Replace

Quantity:

Location:

Funded?: Yes.

History:

Comments: Timing for replacement is based on usage and reflects the expectation to replace the vehicle once it reaches 100,000 miles.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 42,500

Worst Case: \$52,000

Cost Source: Estimate Provided by Client

EQUIPMENT

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

Location:

Funded?: Yes.

History:

Comments: This component provides funding to replace equipment as needed at roughly the interval listed below.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 37,300

Worst Case: \$49,700

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: 15 years

Remaining Life: 2 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 40503 Mower - Replace**Quantity: (1) Mower**

Location:

Funded?: Yes.

History:

Comments: We recommend inspection by a licensed professional to set up an accurate replacement/maintenance plan.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 4,730

Worst Case: \$5,780

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: 15 years

Remaining Life: 8 years

Best Case: \$ 6,620

Worst Case: \$8,090

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client



Update "No-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Drainage Rancho Murieta, CA

Report #: 27003-2
For Period Beginning: July 1, 2022
Expires: June 30, 2023

Date Prepared: March 23, 2022



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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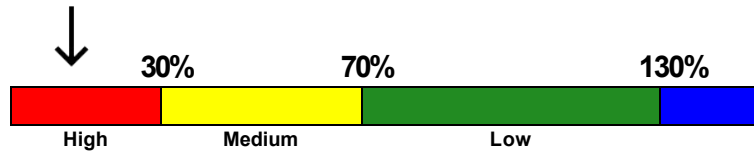
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-2**
Drainage
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2022 through June 30, 2023

Projected Starting Reserve Balance	\$149,542
Current Fully Funded Reserve Balance	\$1,233,218
Average Reserve Deficit (Surplus) Per Unit	\$1,083,676
Percent Funded	12.1 %
Recommended 2022/23 "Annual Fully Funding Contributions"	\$167,390
Recommended 2022/23 Special Assessments for Reserves	\$0

Reserves % Funded: 12.1%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 0.50 %
 Annual Inflation Rate 4.00 %

- This is an Update "No-Site-Visit" Capital Plan.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 12.1 % Funded, this means the association’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 to \$167,390/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
Drainage				
20101	Storm Water Outfall Struct. Repair	60	34	\$1,010,000
20102	Levees - Repair	100	49	\$1,052,500
20103	60" Drain Valve - Replace	30	14	\$68,250
20104	Equipment - Replace	10	3	\$20,500
20105	Drainage Culverts - Repair/Replace	20	4	\$73,500
20107	Main Lift South - Repair/Replace	20	16	\$367,500
20108	FAA Storm Water - Repair/Replace	10	4	\$37,250
20110	Basin 5 - Maintenance & Repair	25	9	\$47,250
20113	Drainage Zone 5, Channel A	15	4	\$31,550
9 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 No-Site-Visit Capital Plan](#), we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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.

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.

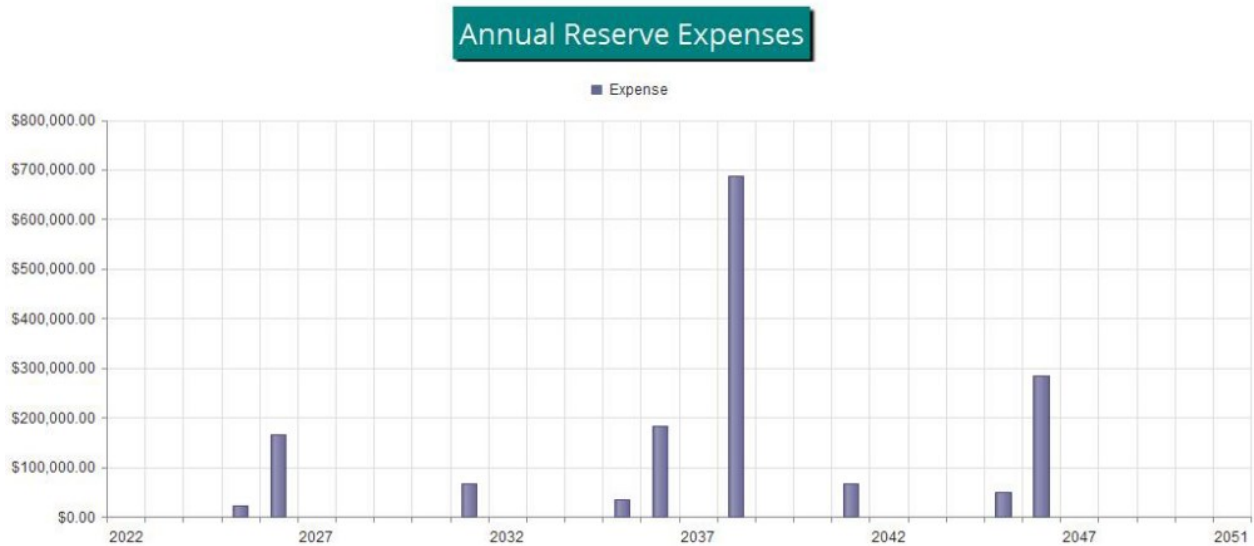


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$149,542 as-of the start of your fiscal year. This is based on your actual balance on 3/18/2022 of \$149,542 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2022, your Fully Funded Balance is computed to be \$1,233,218. (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 12.1 % 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 \$167,390/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.

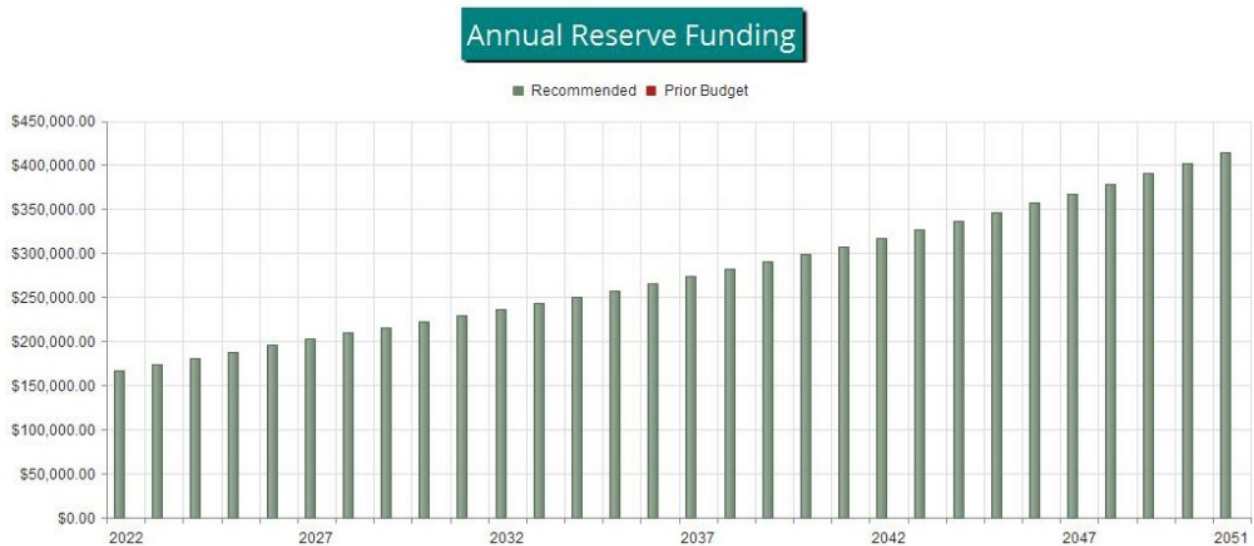


Figure 2

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.

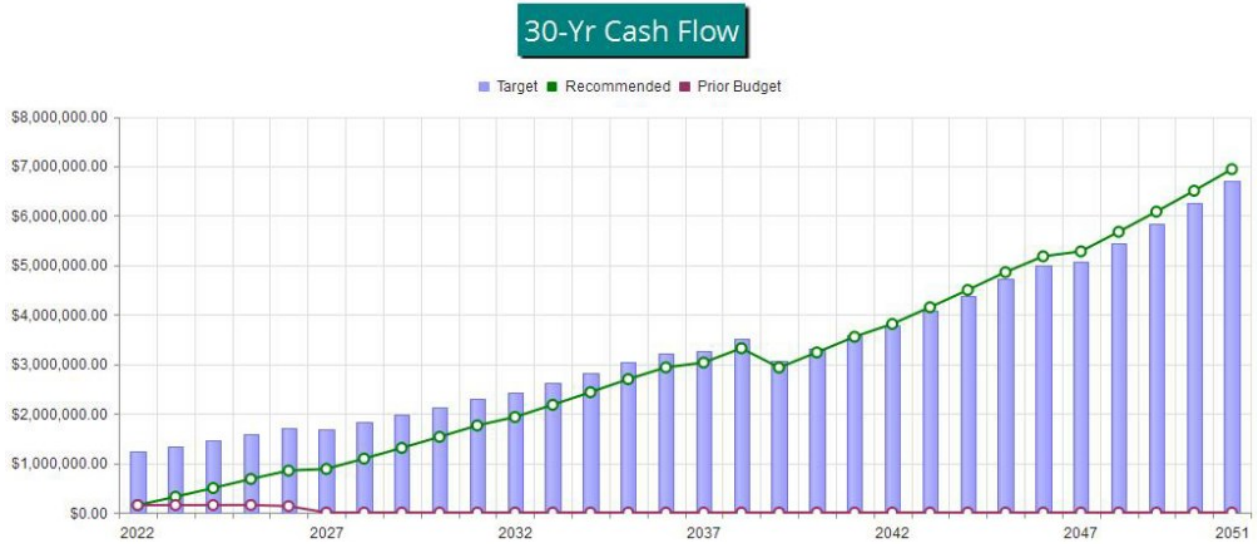


Figure 3

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.

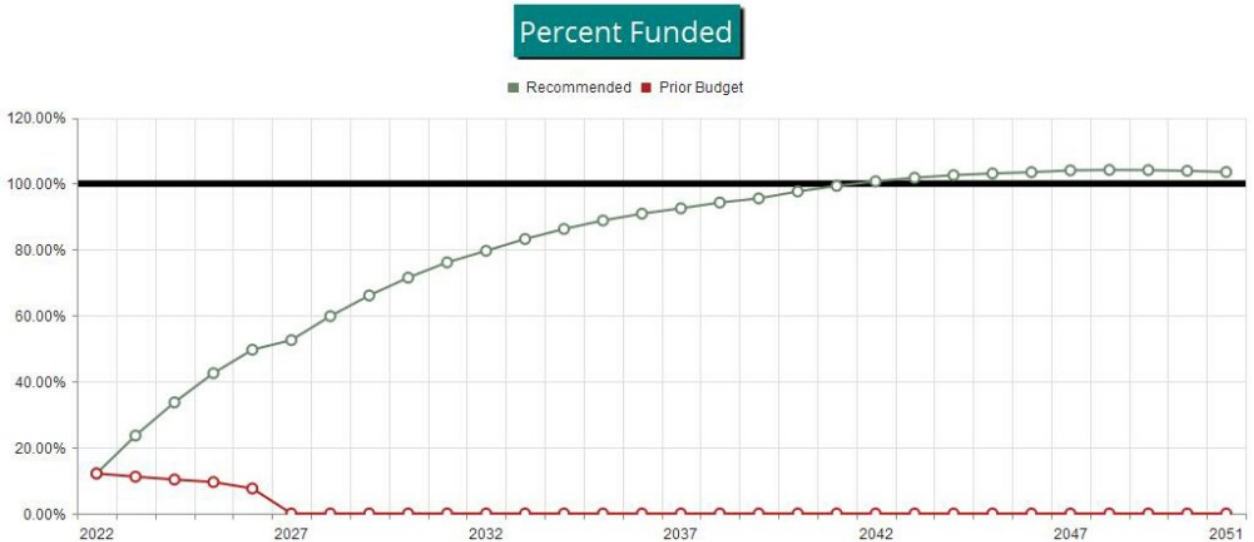


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Current			Useful Life =	Fully Funded Balance
		Cost Estimate	X	Effective Age /		
Drainage						
20101	Storm Water Outfall Struct. Repair	\$1,010,000	X	26 /	60 =	\$437,667
20102	Levees - Repair	\$1,052,500	X	51 /	100 =	\$536,775
20103	60" Drain Valve - Replace	\$68,250	X	16 /	30 =	\$36,400
20104	Equipment - Replace	\$20,500	X	7 /	10 =	\$14,350
20105	Drainage Culverts - Repair/Replace	\$73,500	X	16 /	20 =	\$58,800
20107	Main Lift South - Repair/Replace	\$367,500	X	4 /	20 =	\$73,500
20108	FAA Storm Water - Repair/Replace	\$37,250	X	6 /	10 =	\$22,350
20110	Basin 5 - Maintenance & Repair	\$47,250	X	16 /	25 =	\$30,240
20113	Drainage Zone 5, Channel A	\$31,550	X	11 /	15 =	\$23,137
						\$1,233,218

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	60	\$1,010,000	\$16,833	27.39 %
20102	Levees - Repair	100	\$1,052,500	\$10,525	17.13 %
20103	60" Drain Valve - Replace	30	\$68,250	\$2,275	3.70 %
20104	Equipment - Replace	10	\$20,500	\$2,050	3.34 %
20105	Drainage Culverts - Repair/Replace	20	\$73,500	\$3,675	5.98 %
20107	Main Lift South - Repair/Replace	20	\$367,500	\$18,375	29.90 %
20108	FAA Storm Water - Repair/Replace	10	\$37,250	\$3,725	6.06 %
20110	Basin 5 - Maintenance & Repair	25	\$47,250	\$1,890	3.08 %
20113	Drainage Zone 5, Channel A	15	\$31,550	\$2,103	3.42 %
9 Total Funded Components				\$61,452	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Drainage							
20101	Storm Water Outfall Struct. Repair	60	34	\$1,010,000	\$437,667	\$0	\$45,853
20102	Levees - Repair	100	49	\$1,052,500	\$536,775	\$0	\$28,669
20103	60" Drain Valve - Replace	30	14	\$68,250	\$36,400	\$665	\$6,197
20104	Equipment - Replace	10	3	\$20,500	\$14,350	\$14,350	\$5,584
20105	Drainage Culverts - Repair/Replace	20	4	\$73,500	\$58,800	\$58,800	\$10,010
20107	Main Lift South - Repair/Replace	20	16	\$367,500	\$73,500	\$0	\$50,052
20108	FAA Storm Water - Repair/Replace	10	4	\$37,250	\$22,350	\$22,350	\$10,147
20110	Basin 5 - Maintenance & Repair	25	9	\$47,250	\$30,240	\$30,240	\$5,148
20113	Drainage Zone 5, Channel A	15	4	\$31,550	\$23,137	\$23,137	\$5,729
9 Total Funded Components					\$1,233,218	\$149,542	\$167,390

30-Year Reserve Plan Summary

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Fiscal Year Start: 2022

Interest:

0.50 %

Inflation:

4.00 %

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 Interest		
							Special Funding Needs	Interest Income	Reserve Expenses
2022	\$149,542	\$1,233,218	12.1 %	High	0.00 %	\$167,390	\$0	\$1,169	\$0
2023	\$318,101	\$1,346,457	23.6 %	High	4.00 %	\$174,086	\$0	\$2,030	\$0
2024	\$494,217	\$1,466,781	33.7 %	Medium	4.00 %	\$181,049	\$0	\$2,930	\$0
2025	\$678,196	\$1,594,577	42.5 %	Medium	4.00 %	\$188,291	\$0	\$3,813	\$23,060
2026	\$847,240	\$1,706,268	49.7 %	Medium	4.00 %	\$195,823	\$0	\$4,319	\$166,471
2027	\$880,912	\$1,676,154	52.6 %	Medium	4.00 %	\$203,656	\$0	\$4,925	\$0
2028	\$1,089,492	\$1,820,956	59.8 %	Medium	3.00 %	\$209,765	\$0	\$5,986	\$0
2029	\$1,305,243	\$1,974,661	66.1 %	Medium	3.00 %	\$216,058	\$0	\$7,083	\$0
2030	\$1,528,384	\$2,137,748	71.5 %	Low	3.00 %	\$222,540	\$0	\$8,217	\$0
2031	\$1,759,141	\$2,310,723	76.1 %	Low	3.00 %	\$229,216	\$0	\$9,222	\$67,251
2032	\$1,930,327	\$2,424,174	79.6 %	Low	3.00 %	\$236,093	\$0	\$10,265	\$0
2033	\$2,176,685	\$2,615,743	83.2 %	Low	3.00 %	\$243,175	\$0	\$11,518	\$0
2034	\$2,431,378	\$2,818,759	86.3 %	Low	3.00 %	\$250,471	\$0	\$12,812	\$0
2035	\$2,694,661	\$3,033,831	88.8 %	Low	3.00 %	\$257,985	\$0	\$14,065	\$34,134
2036	\$2,932,577	\$3,226,099	90.9 %	Low	3.00 %	\$265,724	\$0	\$14,905	\$182,692
2037	\$3,030,514	\$3,275,814	92.5 %	Low	3.00 %	\$273,696	\$0	\$15,873	\$0
2038	\$3,320,083	\$3,521,945	94.3 %	Low	3.00 %	\$281,907	\$0	\$15,620	\$688,321
2039	\$2,929,289	\$3,066,671	95.5 %	Low	3.00 %	\$290,364	\$0	\$15,408	\$0
2040	\$3,235,061	\$3,313,827	97.6 %	Low	3.00 %	\$299,075	\$0	\$16,962	\$0
2041	\$3,551,098	\$3,575,850	99.3 %	Low	3.00 %	\$308,047	\$0	\$18,402	\$66,471
2042	\$3,811,076	\$3,784,402	100.7 %	Low	3.00 %	\$317,289	\$0	\$19,894	\$0
2043	\$4,148,258	\$4,075,812	101.8 %	Low	3.00 %	\$326,807	\$0	\$21,608	\$0
2044	\$4,496,674	\$4,384,480	102.6 %	Low	3.00 %	\$336,612	\$0	\$23,378	\$0
2045	\$4,856,664	\$4,711,320	103.1 %	Low	3.00 %	\$346,710	\$0	\$25,081	\$50,527
2046	\$5,177,928	\$5,004,745	103.5 %	Low	3.00 %	\$357,111	\$0	\$26,133	\$283,886
2047	\$5,277,286	\$5,073,513	104.0 %	Low	3.00 %	\$367,825	\$0	\$27,369	\$0
2048	\$5,672,479	\$5,446,826	104.1 %	Low	3.00 %	\$378,859	\$0	\$29,377	\$0
2049	\$6,080,715	\$5,841,887	104.1 %	Low	3.00 %	\$390,225	\$0	\$31,451	\$0
2050	\$6,502,391	\$6,259,838	103.9 %	Low	3.00 %	\$401,932	\$0	\$33,594	\$0
2051	\$6,937,917	\$6,701,878	103.5 %	Low	3.00 %	\$413,990	\$0	\$35,807	\$0

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

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Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$149,542	\$318,101	\$494,217	\$678,196	\$847,240
Annual Reserve Contribution	\$167,390	\$174,086	\$181,049	\$188,291	\$195,823
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,169	\$2,030	\$2,930	\$3,813	\$4,319
Total Income	\$318,101	\$494,217	\$678,196	\$870,300	\$1,047,382
# 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	\$23,060	\$0
20105 Drainage Culverts - Repair/Replace	\$0	\$0	\$0	\$0	\$85,985
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$43,577
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$36,909
Total Expenses	\$0	\$0	\$0	\$23,060	\$166,471
Ending Reserve Balance	\$318,101	\$494,217	\$678,196	\$847,240	\$880,912

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$880,912	\$1,089,492	\$1,305,243	\$1,528,384	\$1,759,141
Annual Reserve Contribution	\$203,656	\$209,765	\$216,058	\$222,540	\$229,216
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,925	\$5,986	\$7,083	\$8,217	\$9,222
Total Income	\$1,089,492	\$1,305,243	\$1,528,384	\$1,759,141	\$1,997,578
# 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	\$0	\$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
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$67,251
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$0	\$67,251
Ending Reserve Balance	\$1,089,492	\$1,305,243	\$1,528,384	\$1,759,141	\$1,930,327

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$1,930,327	\$2,176,685	\$2,431,378	\$2,694,661	\$2,932,577
Annual Reserve Contribution	\$236,093	\$243,175	\$250,471	\$257,985	\$265,724
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,265	\$11,518	\$12,812	\$14,065	\$14,905
Total Income	\$2,176,685	\$2,431,378	\$2,694,661	\$2,966,711	\$3,213,206
# 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	\$118,187
20104 Equipment - Replace	\$0	\$0	\$0	\$34,134	\$0
20105 Drainage Culverts - Repair/Replace	\$0	\$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	\$64,505
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$34,134	\$182,692
Ending Reserve Balance	\$2,176,685	\$2,431,378	\$2,694,661	\$2,932,577	\$3,030,514

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$3,030,514	\$3,320,083	\$2,929,289	\$3,235,061	\$3,551,098
Annual Reserve Contribution	\$273,696	\$281,907	\$290,364	\$299,075	\$308,047
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,873	\$15,620	\$15,408	\$16,962	\$18,402
Total Income	\$3,320,083	\$3,617,610	\$3,235,061	\$3,551,098	\$3,877,547
# 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	\$0	\$0	\$0	\$0	\$0
20107 Main Lift South - Repair/Replace	\$0	\$688,321	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$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	\$66,471
Total Expenses	\$0	\$688,321	\$0	\$0	\$66,471
Ending Reserve Balance	\$3,320,083	\$2,929,289	\$3,235,061	\$3,551,098	\$3,811,076

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$3,811,076	\$4,148,258	\$4,496,674	\$4,856,664	\$5,177,928
Annual Reserve Contribution	\$317,289	\$326,807	\$336,612	\$346,710	\$357,111
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,894	\$21,608	\$23,378	\$25,081	\$26,133
Total Income	\$4,148,258	\$4,496,674	\$4,856,664	\$5,228,455	\$5,561,172
# 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	\$50,527	\$0
20105 Drainage Culverts - Repair/Replace	\$0	\$0	\$0	\$0	\$188,403
20107 Main Lift South - Repair/Replace	\$0	\$0	\$0	\$0	\$0
20108 FAA Storm Water - Repair/Replace	\$0	\$0	\$0	\$0	\$95,483
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$50,527	\$283,886
Ending Reserve Balance	\$4,148,258	\$4,496,674	\$4,856,664	\$5,177,928	\$5,277,286

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$5,277,286	\$5,672,479	\$6,080,715	\$6,502,391	\$6,937,917
Annual Reserve Contribution	\$367,825	\$378,859	\$390,225	\$401,932	\$413,990
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,369	\$29,377	\$31,451	\$33,594	\$35,807
Total Income	\$5,672,479	\$6,080,715	\$6,502,391	\$6,937,917	\$7,387,713
# 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	\$0	\$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
20110 Basin 5 - Maintenance & Repair	\$0	\$0	\$0	\$0	\$0
20113 Drainage Zone 5, Channel A	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance	\$5,672,479	\$6,080,715	\$6,502,391	\$6,937,917	\$7,387,713

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. This component provides funding to repair the pumping station at roughly the interval below. Update timing and cost as future needs dictate.

Useful Life: 60 years

Remaining Life: 34 years

Best Case: \$ 920,000

Worst Case: \$1,100,000

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: This component provides funding for repairs as needed.

Useful Life: 100 years

Remaining Life: 49 years

Best Case: \$ 945,000

Worst Case: \$1,160,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 20103 60" Drain Valve - Replace**Quantity: (1) 60" Drain Valve**

Location: Murieta Parkway by airport

Funded?: Yes.

History:

Comments: In protected location and regularly serviced/maintained.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 62,100

Worst Case: \$74,400

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: 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: 3 years

Best Case: \$ 18,600

Worst Case: \$22,400

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: This component provides funding to repair drainage culverts as needed at roughly the interval below. Update timing and allowance and future projects dictate.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 52,500

Worst Case: \$94,500

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: 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: 16 years

Best Case: \$ 331,000

Worst Case: \$404,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 20108 FAA Storm Water - Repair/Replace**Quantity: Storm water Pump Station**

Location: Cantova Way Near Baseball Diamond

Funded?: Yes.

History:

Comments: This component provides funding to repair/replace the storm water components at roughly the interval listed below.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 24,800

Worst Case: \$49,700

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?: No.

History:

Comments: The client may want to budget an "allowance" for dredging.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 20110 Basin 5 - Maintenance & Repair**Quantity: Approx 27,206 GSF, Basin**

Location: Reynosa Drive at Respeto Court

Funded?: Yes.

History:

Comments: This component provides funding for larger repairs that extend beyond the maintenance scope of the HOA.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 42,000

Worst Case: \$52,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

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: 4 years

Best Case: \$ 26,300

Worst Case: \$36,800

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

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Update "No-Site-Visit" Capital Funding Plan



Rancho Murieta Community Services Dist. Security Rancho Murieta, CA

Report #: 27003-2
For Period Beginning: July 1, 2022
Expires: June 30, 2023

Date Prepared: March 23, 2022



Hello, and welcome to your Capital Plan!

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

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

In this Report, you will find...

- 1) A List of What you're Reserving For
- 2) An Evaluation of your Reserve Fund Size and Strength
- 3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

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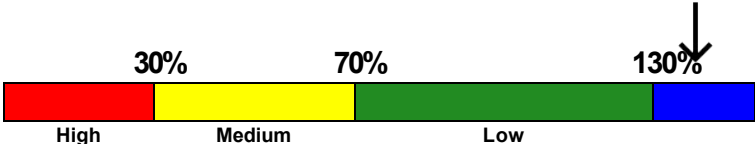
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3- Minute Executive Summary

Property: Rancho Murieta Community Services Dist. **Property #: 27003-2**
Security
Location: Rancho Murieta, CA **# of Units: 1**
Report Period: July 1, 2022 through June 30, 2023

Projected Starting Reserve Balance	\$492,609
Current Fully Funded Reserve Balance	\$363,570
Average Reserve Deficit (Surplus) Per Unit	(\$129,039)
Percent Funded	135.5 %
Recommended 2022/23 "Annual Fully Funding Contributions"	\$54,000
Recommended 2022/23 Special Assessments for Reserves	\$0

Reserves % Funded: 135.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 0.50 %
Annual Inflation Rate 4.00 %

- This is an Update "No-Site-Visit" Capital Plan.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 135.5 % Funded, this means the association’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 set your Reserve contributions to \$54,000/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	4	\$8,400
30102	Security Systems - Replace	8	3	\$77,550
30104	Interior - Remodel	15	1	\$47,250
30105	Bathroom - Refurbish	15	1	\$7,875
30107	Lockers - Replace	15	4	\$1,053
30108	Safety Center - Repair/Upgrade	25	24	\$31,550
30109	Sewer Lift Station - Replace	15	6	\$9,965
30110	HVAC - Replace (Safety Center)	18	16	\$18,900
SOUTH GATE				
30201	Generator - Replace (South)	30	14	\$49,900
30202	HVAC (South Gate) - Replace	20	1	\$7,090
30203	Gate Operator (South) - Repl (new)	10	8	\$8,400
30204	Gate Operator (South) - Repl (old)	10	1	\$16,800
30206	South Gate Sec. Bldg. - Repair	50	24	\$92,500
30207	Barcode Reader (South) - Repl	7	4	\$9,450
NORTH GATE				
30301	Generator - Replace (North)	30	23	\$63,000
30302	HVAC (North Gate) - Replace	20	14	\$7,090
30303	Intercoms (North) - Replace	18	10	\$18,000
30304	Gate Operator (North) - Replace	10	4	\$50,450
30306	Barcode Reader (North) - Replace	7	2	\$23,650
VEHICLES				
30401	2005 Ford Ranger VIPS - Replace	10	3	\$35,750
30404	Toyota - Replace	8	7	\$45,000
30405	2015 Jeep Patriot - Replace	10	0	\$45,000

22 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 No-Site-Visit Capital Plan](#), we started with a review of your prior Capital Plan, then looked into recent Capital expenditures, evaluated how expenditures are handled (ongoing maintenance vs Capital), and researched any well-established property

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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.

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.

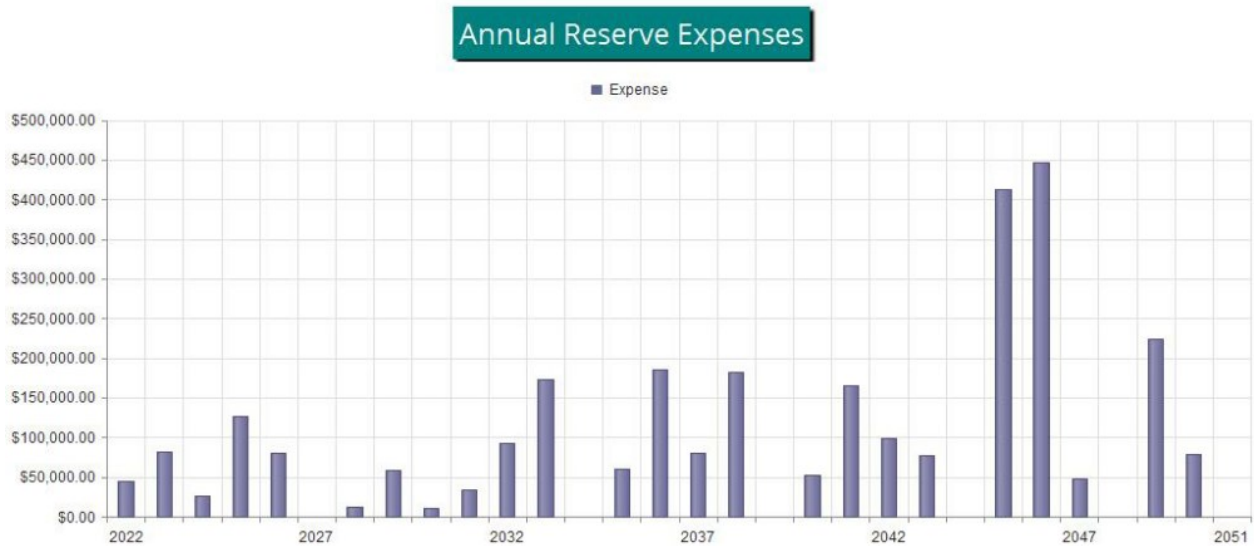


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$492,609 as-of the start of your fiscal year. This is based on your actual balance on 3/18/2022 of \$492,609 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2022, your Fully Funded Balance is computed to be \$363,570. (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 135.5 % 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 \$54,000/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.

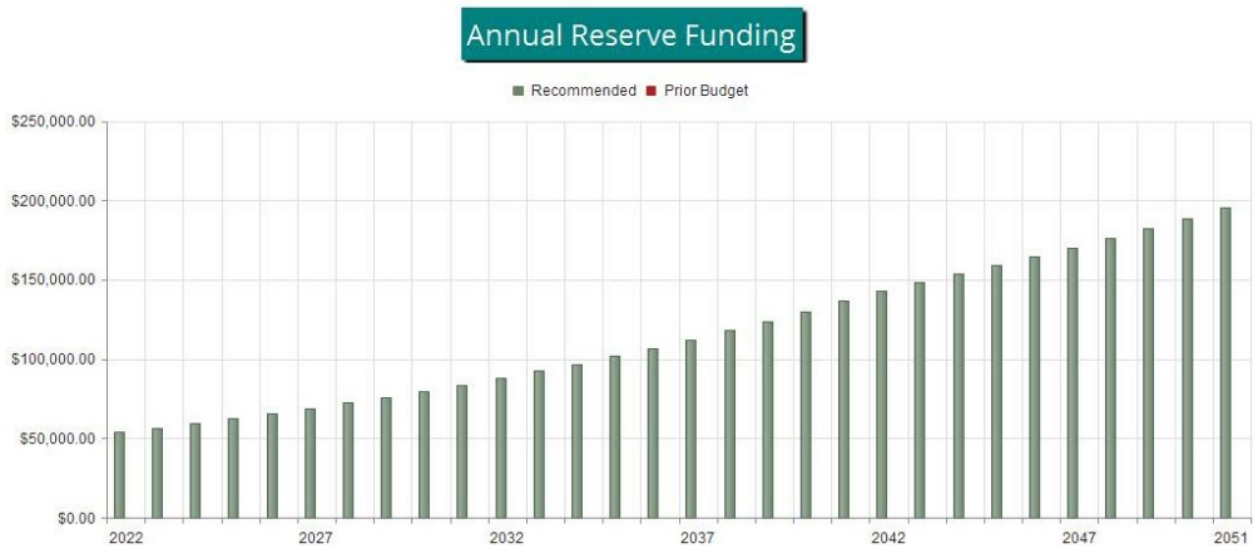


Figure 2

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.

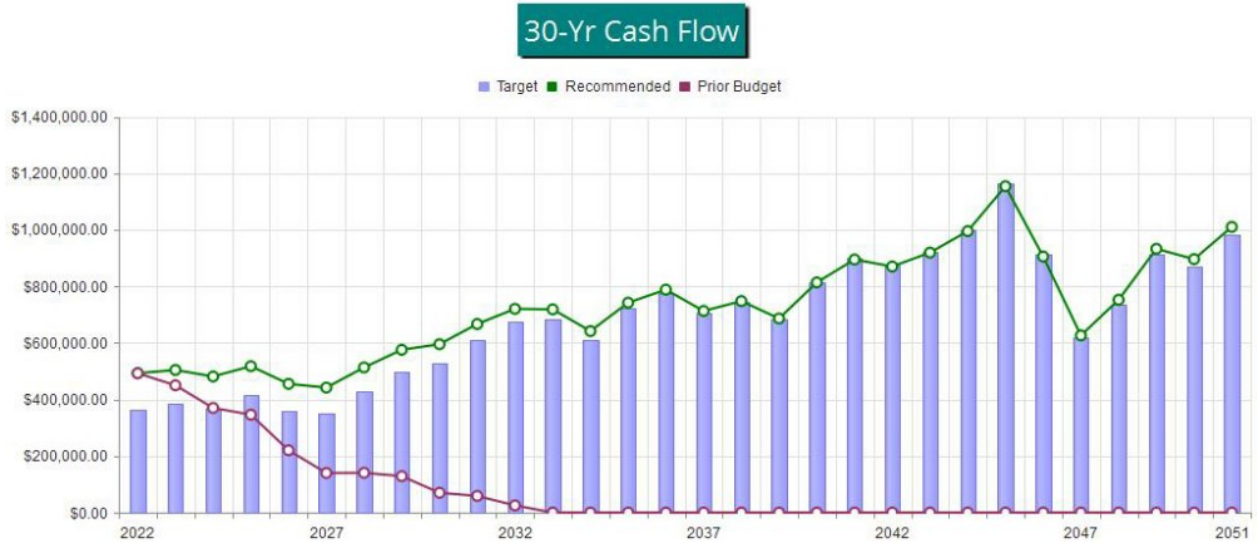


Figure 3

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.

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

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

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

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

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

Budget Summary

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NSV

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	07/01/2022 Current Fund Balance	07/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
JAMES L. NOLLER SAFETY CENTER	7	25	1	24	\$202,543	\$0	\$153,962	\$113,632	\$48,581	\$18,677
SOUTH GATE	7	50	1	24	\$184,140	\$0	\$138,607	\$102,299	\$45,533	\$8,204
NORTH GATE	7	30	2	23	\$162,190	\$0	\$97,541	\$71,990	\$64,649	\$12,594
VEHICLES	8	10	0	7	\$125,750	\$45,000	\$102,500	\$75,650	\$23,250	\$14,525
					\$674,623	\$45,000	\$492,609	\$363,570	\$182,013	\$54,000
Percent Funded:									135.5%	

#	Component	Current	X	Effective	/	Useful	=	Fully
		Cost		Age		Life		Funded
		Estimate						Balance
JAMES L. NOLLER SAFETY CENTER								
30101	Radios - Replace/Upgrade	\$8,400	X	3	/	7	=	\$3,600
30102	Security Systems - Replace	\$77,550	X	5	/	8	=	\$48,469
30104	Interior - Remodel	\$47,250	X	14	/	15	=	\$44,100
30105	Bathroom - Refurbish	\$7,875	X	14	/	15	=	\$7,350
30107	Lockers - Replace	\$1,053	X	11	/	15	=	\$772
30108	Safety Center - Repair/Upgrade	\$31,550	X	1	/	25	=	\$1,262
30109	Sewer Lift Station - Replace	\$9,965	X	9	/	15	=	\$5,979
30110	HVAC - Replace (Safety Center)	\$18,900	X	2	/	18	=	\$2,100
SOUTH GATE								
30201	Generator - Replace (South)	\$49,900	X	16	/	30	=	\$26,613
30202	HVAC (South Gate) - Replace	\$7,090	X	19	/	20	=	\$6,736
30203	Gate Operator (South) - Repl (new)	\$8,400	X	2	/	10	=	\$1,680
30204	Gate Operator (South) - Repl (old)	\$16,800	X	9	/	10	=	\$15,120
30206	South Gate Sec. Bldg. - Repair	\$92,500	X	26	/	50	=	\$48,100
30207	Barcode Reader (South) - Repl	\$9,450	X	3	/	7	=	\$4,050
NORTH GATE								
30301	Generator - Replace (North)	\$63,000	X	7	/	30	=	\$14,700
30302	HVAC (North Gate) - Replace	\$7,090	X	6	/	20	=	\$2,127
30303	Intercoms (North) - Replace	\$18,000	X	8	/	18	=	\$8,000
30304	Gate Operator (North) - Replace	\$50,450	X	6	/	10	=	\$30,270
30306	Barcode Reader (North) - Replace	\$23,650	X	5	/	7	=	\$16,893
VEHICLES								
30401	2005 Ford Ranger VIPS - Replace	\$35,750	X	7	/	10	=	\$25,025
30404	Toyota - Replace	\$45,000	X	1	/	8	=	\$5,625
30405	2015 Jeep Patriot - Replace	\$45,000	X	10	/	10	=	\$45,000
								\$363,570

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
JAMES L. NOLLER SAFETY CENTER					
30101	Radios - Replace/Upgrade	7	\$8,400	\$1,200	2.36 %
30102	Security Systems - Replace	8	\$77,550	\$9,694	19.03 %
30104	Interior - Remodel	15	\$47,250	\$3,150	6.18 %
30105	Bathroom - Refurbish	15	\$7,875	\$525	1.03 %
30107	Lockers - Replace	15	\$1,053	\$70	0.14 %
30108	Safety Center - Repair/Upgrade	25	\$31,550	\$1,262	2.48 %
30109	Sewer Lift Station - Replace	15	\$9,965	\$664	1.30 %
30110	HVAC - Replace (Safety Center)	18	\$18,900	\$1,050	2.06 %
SOUTH GATE					
30201	Generator - Replace (South)	30	\$49,900	\$1,663	3.27 %
30202	HVAC (South Gate) - Replace	20	\$7,090	\$355	0.70 %
30203	Gate Operator (South) - Repl (new)	10	\$8,400	\$840	1.65 %
30204	Gate Operator (South) - Repl (old)	10	\$16,800	\$1,680	3.30 %
30206	South Gate Sec. Bldg. - Repair	50	\$92,500	\$1,850	3.63 %
30207	Barcode Reader (South) - Repl	7	\$9,450	\$1,350	2.65 %
NORTH GATE					
30301	Generator - Replace (North)	30	\$63,000	\$2,100	4.12 %
30302	HVAC (North Gate) - Replace	20	\$7,090	\$355	0.70 %
30303	Intercoms (North) - Replace	18	\$18,000	\$1,000	1.96 %
30304	Gate Operator (North) - Replace	10	\$50,450	\$5,045	9.91 %
30306	Barcode Reader (North) - Replace	7	\$23,650	\$3,379	6.63 %
VEHICLES					
30401	2005 Ford Ranger VIPS - Replace	10	\$35,750	\$3,575	7.02 %
30404	Toyota - Replace	8	\$45,000	\$5,625	11.04 %
30405	2015 Jeep Patriot - Replace	10	\$45,000	\$4,500	8.84 %
22 Total Funded Components				\$50,931	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
JAMES L. NOLLER SAFETY CENTER							
30101	Radios - Replace/Upgrade	7	4	\$8,400	\$3,600	\$4,878	\$1,272
30102	Security Systems - Replace	8	3	\$77,550	\$48,469	\$65,671	\$10,278
30104	Interior - Remodel	15	1	\$47,250	\$44,100	\$59,752	\$3,340
30105	Bathroom - Refurbish	15	1	\$7,875	\$7,350	\$9,959	\$557
30107	Lockers - Replace	15	4	\$1,053	\$772	\$1,046	\$74
30108	Safety Center - Repair/Upgrade	25	24	\$31,550	\$1,262	\$1,710	\$1,338
30109	Sewer Lift Station - Replace	15	6	\$9,965	\$5,979	\$8,101	\$704
30110	HVAC - Replace (Safety Center)	18	16	\$18,900	\$2,100	\$2,845	\$1,113
SOUTH GATE							
30201	Generator - Replace (South)	30	14	\$49,900	\$26,613	\$36,059	\$1,764
30202	HVAC (South Gate) - Replace	20	1	\$7,090	\$6,736	\$9,126	\$376
30203	Gate Operator (South) - Repl (new)	10	8	\$8,400	\$1,680	\$2,276	\$891
30204	Gate Operator (South) - Repl (old)	10	1	\$16,800	\$15,120	\$20,486	\$1,781
30206	South Gate Sec. Bldg. - Repair	50	24	\$92,500	\$48,100	\$65,172	\$1,961
30207	Barcode Reader (South) - Repl	7	4	\$9,450	\$4,050	\$5,487	\$1,431
NORTH GATE							
30301	Generator - Replace (North)	30	23	\$63,000	\$14,700	\$19,917	\$2,227
30302	HVAC (North Gate) - Replace	20	14	\$7,090	\$2,127	\$2,882	\$376
30303	Intercoms (North) - Replace	18	10	\$18,000	\$8,000	\$10,839	\$1,060
30304	Gate Operator (North) - Replace	10	4	\$50,450	\$30,270	\$41,013	\$5,349
30306	Barcode Reader (North) - Replace	7	2	\$23,650	\$16,893	\$22,888	\$3,582
VEHICLES							
30401	2005 Ford Ranger VIPS - Replace	10	3	\$35,750	\$25,025	\$33,907	\$3,790
30404	Toyota - Replace	8	7	\$45,000	\$5,625	\$7,621	\$5,964
30405	2015 Jeep Patriot - Replace	10	0	\$45,000	\$45,000	\$60,971	\$4,771
22 Total Funded Components					\$363,570	\$492,609	\$54,000

30-Year Reserve Plan Summary

27003-2
NSV

Fiscal Year Start: 2022

Interest:

0.50 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting	Fully	Percent	Special	% Increase	In Annual	Loan or	Interest	Reserve
	Reserve	Funded							
	Balance	Balance	Funded	Risk	Contribs.	Contribs.	Funding		
2022	\$492,609	\$363,570	135.5 %	Low	0.00 %	\$54,000	\$0	\$2,491	\$45,000
2023	\$504,100	\$384,281	131.2 %	Low	5.00 %	\$56,700	\$0	\$2,462	\$82,176
2024	\$481,087	\$369,277	130.3 %	Low	5.00 %	\$59,535	\$0	\$2,496	\$25,580
2025	\$517,538	\$414,736	124.8 %	Low	5.00 %	\$62,512	\$0	\$2,431	\$127,447
2026	\$455,034	\$358,363	127.0 %	Low	5.00 %	\$65,637	\$0	\$2,242	\$81,133
2027	\$441,780	\$350,285	126.1 %	Low	5.00 %	\$68,919	\$0	\$2,387	\$0
2028	\$513,086	\$428,740	119.7 %	Low	5.00 %	\$72,365	\$0	\$2,721	\$12,609
2029	\$575,563	\$499,799	115.2 %	Low	5.00 %	\$75,983	\$0	\$2,926	\$59,217
2030	\$595,256	\$527,908	112.8 %	Low	5.00 %	\$79,783	\$0	\$3,154	\$11,496
2031	\$666,697	\$609,559	109.4 %	Low	5.00 %	\$83,772	\$0	\$3,467	\$33,661
2032	\$720,274	\$674,324	106.8 %	Low	5.00 %	\$87,960	\$0	\$3,596	\$93,255
2033	\$718,575	\$682,718	105.3 %	Low	5.00 %	\$92,358	\$0	\$3,400	\$172,727
2034	\$641,607	\$611,933	104.8 %	Low	5.00 %	\$96,976	\$0	\$3,458	\$0
2035	\$742,041	\$721,215	102.9 %	Low	5.00 %	\$101,825	\$0	\$3,825	\$59,526
2036	\$788,165	\$776,352	101.5 %	Low	5.00 %	\$106,916	\$0	\$3,752	\$186,051
2037	\$712,781	\$705,637	101.0 %	Low	5.00 %	\$112,262	\$0	\$3,650	\$81,042
2038	\$747,651	\$744,971	100.4 %	Low	5.00 %	\$117,875	\$0	\$3,584	\$182,943
2039	\$686,167	\$683,718	100.4 %	Low	5.00 %	\$123,769	\$0	\$3,749	\$0
2040	\$813,685	\$814,244	99.9 %	Low	5.00 %	\$129,957	\$0	\$4,270	\$53,178
2041	\$894,735	\$898,813	99.5 %	Low	5.00 %	\$136,455	\$0	\$4,411	\$165,604
2042	\$869,997	\$874,134	99.5 %	Low	5.00 %	\$143,278	\$0	\$4,472	\$98,601
2043	\$919,147	\$922,615	99.6 %	Low	3.50 %	\$148,293	\$0	\$4,785	\$77,148
2044	\$995,076	\$999,989	99.5 %	Low	3.50 %	\$153,483	\$0	\$5,371	\$0
2045	\$1,153,931	\$1,165,519	99.0 %	Low	3.50 %	\$158,855	\$0	\$5,147	\$412,593
2046	\$905,340	\$913,595	99.1 %	Low	3.50 %	\$164,415	\$0	\$3,828	\$447,297
2047	\$626,286	\$620,724	100.9 %	Low	3.50 %	\$170,169	\$0	\$3,446	\$47,585
2048	\$752,316	\$737,270	102.0 %	Low	3.50 %	\$176,125	\$0	\$4,212	\$0
2049	\$932,653	\$913,614	102.1 %	Low	3.50 %	\$182,290	\$0	\$4,570	\$223,605
2050	\$895,908	\$870,336	102.9 %	Low	3.50 %	\$188,670	\$0	\$4,764	\$79,166
2051	\$1,010,176	\$981,654	102.9 %	Low	3.50 %	\$195,273	\$0	\$5,552	\$0

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

27003-2
NSV

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$492,609	\$504,100	\$481,087	\$517,538	\$455,034
Annual Reserve Contribution	\$54,000	\$56,700	\$59,535	\$62,512	\$65,637
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,491	\$2,462	\$2,496	\$2,431	\$2,242
Total Income	\$549,100	\$563,263	\$543,118	\$582,481	\$522,913
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$9,827
30102 Security Systems - Replace	\$0	\$0	\$0	\$87,233	\$0
30104 Interior - Remodel	\$0	\$49,140	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$8,190	\$0	\$0	\$0
30107 Lockers - Replace	\$0	\$0	\$0	\$0	\$1,231
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	\$7,374	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$0
30204 Gate Operator (South) - Repl (old)	\$0	\$17,472	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$0	\$0	\$0	\$11,055
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	\$59,019
30306 Barcode Reader (North) - Replace	\$0	\$0	\$25,580	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$40,214	\$0
30404 Toyota - Replace	\$0	\$0	\$0	\$0	\$0
30405 2015 Jeep Patriot - Replace	\$45,000	\$0	\$0	\$0	\$0
Total Expenses	\$45,000	\$82,176	\$25,580	\$127,447	\$81,133
Ending Reserve Balance	\$504,100	\$481,087	\$517,538	\$455,034	\$441,780

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$441,780	\$513,086	\$575,563	\$595,256	\$666,697
Annual Reserve Contribution	\$68,919	\$72,365	\$75,983	\$79,783	\$83,772
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,387	\$2,721	\$2,926	\$3,154	\$3,467
Total Income	\$513,086	\$588,172	\$654,473	\$678,193	\$753,936
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30107 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$0
30109 Sewer Lift Station - Replace	\$0	\$12,609	\$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	\$11,496	\$0
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	\$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	\$0	\$33,661
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 Toyota - Replace	\$0	\$0	\$59,217	\$0	\$0
30405 2015 Jeep Patriot - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$12,609	\$59,217	\$11,496	\$33,661
Ending Reserve Balance	\$513,086	\$575,563	\$595,256	\$666,697	\$720,274

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$720,274	\$718,575	\$641,607	\$742,041	\$788,165
Annual Reserve Contribution	\$87,960	\$92,358	\$96,976	\$101,825	\$106,916
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,596	\$3,400	\$3,458	\$3,825	\$3,752
Total Income	\$811,831	\$814,334	\$742,041	\$847,691	\$898,833
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$12,931	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$119,385	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30107 Lockers - Replace	\$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	\$86,411
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	\$25,863	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$0
30207 Barcode Reader (South) - Repl	\$0	\$14,548	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$0	\$0
30302 HVAC (North Gate) - Replace	\$0	\$0	\$0	\$0	\$12,278
30303 Intercoms (North) - Replace	\$26,644	\$0	\$0	\$0	\$0
30304 Gate Operator (North) - Replace	\$0	\$0	\$0	\$0	\$87,363
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$59,526	\$0
30404 Toyota - Replace	\$0	\$0	\$0	\$0	\$0
30405 2015 Jeep Patriot - Replace	\$66,611	\$0	\$0	\$0	\$0
Total Expenses	\$93,255	\$172,727	\$0	\$59,526	\$186,051
Ending Reserve Balance	\$718,575	\$641,607	\$742,041	\$788,165	\$712,781

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$712,781	\$747,651	\$686,167	\$813,685	\$894,735
Annual Reserve Contribution	\$112,262	\$117,875	\$123,769	\$129,957	\$136,455
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,650	\$3,584	\$3,749	\$4,270	\$4,411
Total Income	\$828,694	\$869,110	\$813,685	\$947,912	\$1,035,601
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$17,017	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$163,386
30104 Interior - Remodel	\$0	\$88,498	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$14,750	\$0	\$0	\$0
30107 Lockers - Replace	\$0	\$0	\$0	\$0	\$2,217
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	\$35,399	\$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	\$17,017	\$0
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	\$19,144	\$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	\$44,296	\$0	\$0	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$0	\$0
30404 Toyota - Replace	\$81,042	\$0	\$0	\$0	\$0
30405 2015 Jeep Patriot - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$81,042	\$182,943	\$0	\$53,178	\$165,604
Ending Reserve Balance	\$747,651	\$686,167	\$813,685	\$894,735	\$869,997

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$869,997	\$919,147	\$995,076	\$1,153,931	\$905,340
Annual Reserve Contribution	\$143,278	\$148,293	\$153,483	\$158,855	\$164,415
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,472	\$4,785	\$5,371	\$5,147	\$3,828
Total Income	\$1,017,747	\$1,072,224	\$1,153,931	\$1,317,933	\$1,073,583
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30107 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
30108 Safety Center - Repair/Upgrade	\$0	\$0	\$0	\$0	\$80,872
30109 Sewer Lift Station - Replace	\$0	\$22,708	\$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	\$16,156	\$0	\$0	\$0
30203 Gate Operator (South) - Repl (new)	\$0	\$0	\$0	\$0	\$0
30204 Gate Operator (South) - Repl (old)	\$0	\$38,283	\$0	\$0	\$0
30206 South Gate Sec. Bldg. - Repair	\$0	\$0	\$0	\$0	\$237,106
30207 Barcode Reader (South) - Repl	\$0	\$0	\$0	\$0	\$0
NORTH GATE					
30301 Generator - Replace (North)	\$0	\$0	\$0	\$155,277	\$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	\$129,319
30306 Barcode Reader (North) - Replace	\$0	\$0	\$0	\$58,291	\$0
VEHICLES					
30401 2005 Ford Ranger VIPS - Replace	\$0	\$0	\$0	\$88,114	\$0
30404 Toyota - Replace	\$0	\$0	\$0	\$110,912	\$0
30405 2015 Jeep Patriot - Replace	\$98,601	\$0	\$0	\$0	\$0
Total Expenses	\$98,601	\$77,148	\$0	\$412,593	\$447,297
Ending Reserve Balance	\$919,147	\$995,076	\$1,153,931	\$905,340	\$626,286

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$626,286	\$752,316	\$932,653	\$895,908	\$1,010,176
Annual Reserve Contribution	\$170,169	\$176,125	\$182,290	\$188,670	\$195,273
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,446	\$4,212	\$4,570	\$4,764	\$5,552
Total Income	\$799,901	\$932,653	\$1,119,513	\$1,089,342	\$1,211,001
# Component					
JAMES L. NOLLER SAFETY CENTER					
30101 Radios - Replace/Upgrade	\$22,393	\$0	\$0	\$0	\$0
30102 Security Systems - Replace	\$0	\$0	\$223,605	\$0	\$0
30104 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
30105 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
30107 Lockers - Replace	\$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	\$25,189	\$0
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	\$25,192	\$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	\$53,977	\$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 Toyota - Replace	\$0	\$0	\$0	\$0	\$0
30405 2015 Jeep Patriot - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$47,585	\$0	\$223,605	\$79,166	\$0
Ending Reserve Balance	\$752,316	\$932,653	\$895,908	\$1,010,176	\$1,211,001

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: 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: 4 years

Best Case: \$ 7,560

Worst Case: \$9,240

Lower allowance to replace/upgrade

Higher allowance to replace/upgrade

Cost Source: Estimate Provided by Client

Comp #: 30102 Security Systems - Replace**Quantity: (3) Systems**

Location: North and south entrance gates

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: 8 years

Remaining Life: 3 years

Best Case: \$ 62,100

Worst Case: \$93,000

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. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Funding to run 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: 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: \$ 42,000

Worst Case: \$52,500

Lower allowance to remodel

Higher allowance to remodel

Cost Source: Estimate Provided by Client

Comp #: 30105 Bathroom - Refurbish**Quantity: (1) Bathroom**

Location:

Funded?: Yes.

History:

Comments: 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: 15 years

Remaining Life: 1 years

Best Case: \$ 5,250

Worst Case: \$10,500

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: Estimate Provided by Client

Comp #: 30106 Kitchenette - Refurbish**Quantity: (1) Kitchenette**

Location:

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

History:

Comments: The timing for refurbishment of the kitchen 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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 30107 Lockers - Replace**Quantity: (2) Sets**

Location:

Funded?: Yes.

History:

Comments: Funding provided to replace the lockers in the time-frame low.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 945

Worst Case: \$1,160

Cost Source:

Comp #: 30108 Safety Center - Repair/Upgrade**Quantity: Approx 3,250 GSF**

Location: James L. Noller Safety Center

Funded?: Yes.

History:

Comments: This component provides funding for periodic physical repairs and upgrades to the building as needed.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to repair/upgrade

Higher allowance to repair/upgrade

Cost Source: Estimate Provided by Client

Comp #: 30109 Sewer Lift Station - Replace**Quantity: (1) Station**

Location: Garage

Funded?: Yes.

History:

Comments: 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: 6 years

Best Case: \$ 8,930

Worst Case: \$11,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 30110 HVAC - Replace (Safety Center)**Quantity: (2) HVAC**

Location: Security buildings

Funded?: Yes.

History: 2021

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: 18 years

Remaining Life: 16 years

Best Case: \$ 16,800

Worst Case: \$21,000

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: 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: 30 years

Remaining Life: 14 years

Best Case: \$ 42,000

Worst Case: \$57,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

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: 1 years

Best Case: \$ 6,300

Worst Case: \$7,880

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 30203 Gate Operator (South) - Repl (new)**Quantity: (1) Gate Operator**

Location: South Entrance

Funded?: Yes.

History: 2020

Comments: 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: \$ 7,350

Worst Case: \$9,450

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: 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: \$ 14,700

Worst Case: \$18,900

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: 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: 50 years

Remaining Life: 24 years

Best Case: \$ 83,000

Worst Case: \$102,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

Comp #: 30207 Barcode Reader (South) - Repl

Quantity: (2) Barcode Reader

Location: South entrance

Funded?: Yes.

History: 2020

Comments: Due to technology innovation, anticipate the need for future replacement.

Useful Life: 7 years

Remaining Life: 4 years

Best Case: \$ 8,400

Worst Case: \$10,500

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: 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: 30 years

Remaining Life: 23 years

Best Case: \$ 56,700

Worst Case: \$69,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 30302 HVAC (North Gate) - Replace**Quantity: (1) Unit**

Location:

Funded?: Yes.

History:

Comments: 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: 14 years

Best Case: \$ 6,300

Worst Case: \$7,880

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: Fund at the interval below for future replacement.

Useful Life: 18 years

Remaining Life: 10 years

Best Case: \$ 16,200

Worst Case: \$19,800

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: As routine maintenance, we recommend regular professional inspections including service and repair as needed from the operating budget.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 45,200

Worst Case: \$55,700

Lower allowance to replace/repair

Higher allowance to replace/repair

Cost Source: Estimate Provided by Client

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: Due to technology innovation, anticipate the need for future replacement.

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$26,300

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: 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: 10 years

Remaining Life: 3 years

Best Case: \$ 32,600

Worst Case: \$38,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 30402 2006 Ford Explorer XLT #517 - Repl.**Quantity: (1) Ford Explorer #517**

Location:

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 30404 Toyota - Replace**Quantity: (1) Jeep Patriot**

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: 8 years

Remaining Life: 7 years

Best Case: \$ 40,000

Worst Case: \$50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 30405 2015 Jeep Patriot - Replace**Quantity: (1) Jeep Patriot**

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: 10 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

MEMORANDUM

Date: March 25, 2022
To: Board of Directors
From: Michael Fritschi, P.E. - Director of Operations
Paula O'Keefe – Director of Administrative Services
Subject: District Reserve Study Update

RECOMMENDED ACTION

Staff looks to the Board for direction in resetting or reaffirming funding levels in the Water and Sewer Reserve categories and to direct staff to author an ordinance to adjust rates to meet desired reserve allocations. The District utilized the planning software provided by Association Reserves and directed District staff to update the schedule of reserve projects to reflect current pricing and to support future infrastructure needs. The Board desired to ascertain at what level of reserve investment it will take to reach 60% funding in all categories within 5-7 years.

Maintaining adequate reserves is the Board's #1 priority. The District reserves are currently funded at 26% in Water, 27% in Sewer, 12% in Drainage, 136% in Security. Administration reserves are not listed as it is a support to the other District enterprise funds. Over the last 10 years, the District has funded the Water and Sewer reserves between \$5-\$7 per connection, per month, until last fiscal year when funding was increased to \$14 per connection, per month. Drainage and Security are funded through Measure J which can only be increased by 2% per year. The study illustrates the District reserves in Water and Sewer will require additional funding to maintain existing infrastructure in its current, functional state to adequately serve the ratepayers.

While development impact fees play a role in increased capacity, these monies cannot be applied to reserve replacement infrastructure. While development does increase the number of ratepayer connections available to help shoulder reserve funding, it can only be spent on capital infrastructure capacity increases. In the next 10 years it is possible that up to 1,090 homes may be added in subsequent developments within the Rancho Murieta service area. This provides an increase in up to 40% of potential reserve revenue.

The Association Reserves recommendation is to eventually achieve 100% funding in all categories within 20-30 years, depending on the reserve category and the timing of expenditures. This varies somewhat from the desire of the Board to reach 60% funding within 5 years. Following the recommendation from Association Reserves would entail a sharp increase in reserve contributions from current funding levels from an initial increase of \$43/per connection, per month in year 1, to a modest increase of roughly \$5-7 per year until year 4 when the reserve investments become somewhat stabilized (See Table 1). Attaining 60% funding in all categories within five years would include a significant increase of \$95 per connection per month in year 1 and an annual increase of roughly \$5-\$6 per connection per month until year 4.

Table 1. Association Reserves Recommended Course of Action to Reach 100% funding

Year	Starting Reserve Balance all categories	Fully Funded Balance all categories	Reserve Contributions all categories	Reserve Contributions per connection per month	Increase in Reserve Contributions per connection per month	Interest Income	Reserve Expenses all categories
2022	\$8,496,415	\$31,603,905	\$2,328,480	\$71.34	\$43.34	\$42,214	\$4,446,385
2023	\$7,533,393	\$30,775,150	\$2,580,560	\$76.94	\$5.60	\$250,066	\$3,264,815
2024	\$7,952,663	\$31,187,651	\$2,881,149	\$83.57	\$6.63	\$259,820	\$2,738,955
2025	\$9,202,552	\$32,221,661	\$3,239,870	\$90.81	\$7.24	\$274,195	\$2,172,793
2026	\$11,385,908	\$33,935,563	\$3,326,122	\$90.26	(\$0.56)	\$288,828	\$3,328,538
2027	\$12,508,033	\$34,567,753	\$3,415,492	\$89.76	(\$0.50)	\$127,295	\$2,216,702
2028	\$14,839,996	\$36,435,317	\$3,506,057	\$89.32	(\$0.44)	\$140,901	\$2,359,370
2029	\$17,131,414	\$38,285,141	\$3,599,831	\$86.43	(\$2.90)	\$154,876	\$2,383,089
2030	\$19,504,544	\$40,242,451	\$3,696,926	\$83.92	(\$2.50)	\$259,648	\$2,137,016
2031	\$22,233,595	\$42,594,465	\$3,797,462	\$84.14	\$0.22	\$278,073	\$3,056,540
2032	\$24,155,282	\$44,147,165	\$3,901,561	\$86.45	\$2.31	\$293,842	\$3,825,550

While staff understands and supports the need to eventually reach 100% funding in all categories within 20-30 years to provide for fiscally responsible management of infrastructure, the financial hardship that the ratepayers would experience if funds are applied in the order of the schedule needs to be taken into consideration. While accelerated reserve investments in water and sewer cannot be avoided entirely, staff recommends funding in a more linear fashion to allow a more gradual increase which would be bolstered somewhat by new development.

Taking the 60% in 5 year accelerated funding cycle and linearizing the annual increases in reserves over the 5-year period will result in a per connection monthly increase of \$21.00 in reserve contributions (see Table 2). Due to the timing of infrastructure replacement, and reduction in initial contributions from the Association Reserves recommendation, the linearized reserve contributions would not meet the 60% in five-year goal without re-ordering when replacements occur. While this does not generate the reserve contributions to get the reserve accounts to 60% within 5 years without reordering projects, it does put the District in much better financial shape and eases the initial burden on ratepayers while remaining fiscally responsible.

Table 2 - Linearized Increases in Monthly Reserve Contributions as Recommended by Staff

Fiscal Year	Reserve Contributions Water/Sewer	Total Water/Sewer Reserve Contributions per connection per month	Increase in Total Water/Sewer Reserve Contributions per connection per month	Increase in Water Reserve Contributions per connection per month	Increase in Sewer Reserve Contributions per connection per month
2022 - 23	\$1,599,360	\$49.00	\$21.00	\$11.00	\$10.00
2023 - 24	\$2,347,800	\$70.00	\$21.00	\$11.00	\$10.00
2024 - 25	\$3,137,316	\$91.00	\$21.00	\$11.00	\$10.00
2025 - 26	\$3,995,712	\$112.00	\$21.00	\$11.00	\$10.00
2026 - 27	\$4,901,316	\$133.00	\$21.00	\$11.00	\$10.00

Over the next 5 years, the breakdown for the Reserve increases would be based on fund need and would be allocated to \$10.00/month for Sewer, \$11.00/month for Water. As the District moves forward, Administration reserve be funded based on allocations from Water/Sewer /Drainage/Security.

It is important to understand the District has not put away enough funds in reserve to meet the needs of water and sewer infrastructure replacement in the past and is in the process of attempting to “catch up” while spending continually occurs in current replacement projects. Staff also recommends revising the reserve study on an annual basis as the reserve study

is a living document and will reflect changes in actual projects being completed, up to date infrastructure assessment inflation, and changes in fund interest rates.

BACKGROUND

The purpose of planning for and collecting capital reserve funds is to commit to saving funds today to pay for replacing infrastructure tomorrow. Reserve planning is an essential part of maintaining a financially stable utility district. A reserve study should be performed annually as an opportunity to take the pulse of the state of new and existing infrastructure, reserve funding protocols and adjust as necessary to keep the District operating in a sound and prudent manner.

The District has a total of (4) reserve categories including: Water, Sewer, Drainage, Security. The focus of this report is primarily Water and Sewer. Each category has physical infrastructure associated within and reserve funding allocated to each category. Physical infrastructure wears out with time and use and needs to be replaced. In addition, the performance of existing infrastructure may need to be improved to meet increased performance challenges and/or regulatory demands. Adequate funding to reserve accounts needs to be allocated on a regular basis to ensure that funds are enough to meet the challenges of infrastructure in the capital improvements program.

For the Rancho Murieta Community Services District, reserves are separate from the general budget and are allocated and adopted with the annual budget. Capital Improvements and Replacements, which are approved at the same time as the annual budget, are not part of the operating budget.

Capital improvements differ from capital replacements in that capital improvements either expand the capacity of infrastructure or improve upon the performance of infrastructure. Capital replacement deals solely with the replacement of infrastructure to meet existing performance and/or capacity levels. In theory, existing ratepayers utilize a certain amount of capacity or treatment performance; when new users are added to the system there is an added need for capacity or increase in performance. The cost to increase performance or capacity is traditionally funded by the new users to the system through development impact fees. Development impact fees are in alignment with the cost of additional performance and/or capacity load being added to the system by the new users. Restrictions are placed on funds allocated for capacity expansion and those funds cannot be used for capital replacement.

The District performed a reserve study in August of 2021 to gain a better understanding of the existing relationship between capital asset replacement needs and available reserve capital. Previously, Association Reserves was hired to aid in setting capital replacement project costs and cycles utilizing proprietary software as a planning aid. Due to uncertainties in the District financial accounting at that time, it was unclear as to the funding levels available for each reserve category.

After the initial reserve study, District Staff requested a second reserve study to determine the current needs of projects and equipment replacement. At that time the Board directed staff to update the reserve study in part to determine the annual reserve category investment required for the District to reach a 60% funding level in all reserve categories within 5-7 years.

Operations staff accessed the reserve analysis tool by Association Reserves to serve as a basis for the second study. The Operations department reviewed the reserve projects and removed projects that were already completed or were no longer relevant. Operations updated costs to be more in alignment with actual industry project outlays for similar projects and reviewed and updated the reserve project replacement cycles.

The planning tool provided by Association Reserves is a decent starting point for determining adequate reserve levels based on cursory inspections. For example, the current Association Reserves database lumps together large groups of underground pipes by location and designates a certain percentage to be replaced at given linear intervals. However, greater levels of accuracy in forecasted costs and useful life can only be achieved by performing intimate condition assessment on infrastructure. Condition assessment is especially critical with respect to the replacement cycle of

underground assets such as buried water/sewer/drainage pipe where very little information can be physically observed. Currently the District has no existing underground condition assessment program. The District plans on budgeting to begin performing condition assessment in fiscal year 2022-23. A good rule of thumb is it's generally reasonable that an entity would spend 1% – 2% of the asset value on performing and tracking condition assessment. Eventually infrastructure condition will be tracked in a GIS database.

The Water and Sewer Reserve was previously established and has been perennially underfunded. Recent adjustments in fiscal year 2021-22 have increased funding 100% in an attempt to begin increasing reserves. (See table 3 & 4).

Table 3. Water Reserve Collection Per Connection Per Month & Budget Last 12 Years and Staff Proposed 5-year projection

Year	FY2010-11	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16
Amount	\$ 5.74	\$ 5.84	\$ 6.14	\$ 6.39	\$ 6.39	\$ 6.39
Avg # Accounts	2,597	2,599	2,595	2,590	2,592	2,589
Revenue Collected	\$ 181,075	\$ 181,834	\$ 199,867	\$ 182,932	\$ 183,059	\$ 211,306

Year	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Amount	\$ 6.31	\$ 7.75	\$ 7.75	\$ 7.75	\$ 7.75	\$ 14.00
Avg # Accounts	2,609	2,627	2,630	2,593	2,710	2,729
Revenue Collected	\$ 211,619	\$ 213,265	\$ 258,954	\$ 258,044	\$ 268,325	\$ 604,658

Year	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27
Amount	\$ 25	\$ 36	\$ 47	\$ 58	\$ 69
Est # Accounts	2,720	2,795	2,873	2,973	3,071
Estimated Revenue	\$ 816,000	\$ 1,207,440	\$ 1,620,372	\$ 2,069,208	\$ 2,542,788

Table 4. Sewer Reserve Collection Per Connection Per Month & Budget Last 12 Years and Staff Proposed 5-year projection

Year	FY2010-11	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16
Amount	\$ 7	\$ 7	\$ 6	\$ 7	\$ 6	\$ 6
Avg # Accounts	2,523	2,528	2,538	2,536	2,540	2,543
Revenue Collected	\$ 269,401	\$ 270,461	\$ 288,229	\$ 271,748	\$ 271,281	\$ 208,106

Year	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Amount	\$ 6	\$ 7	\$ 7	\$ 7	\$ 7	\$ 14
Avg # Accounts	2,559	2,559	2,574	2,595	2,664	2,671
Revenue Collected	\$ 208,416	\$ 209,747	\$ 225,378	\$ 227,308	\$ 234,293	\$ 485,097

Year	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27
Amount	\$ 24	\$ 34	\$ 44	\$ 54	\$ 64
Est # Accounts	2,720	2,795	2,873	2,973	3,071
Estimated Revenue	\$ 783,360	\$ 1,140,360	\$ 1,516,944	\$ 1,926,504	\$ 2,358,528

ASSOCIATION RESERVES STUDY REVIEW

Association Reserves performed an analysis per their recommended algorithms that optimizes investment per spending for the fund to achieve 100% funding in all categories within 20-30 years depending on the reserve category and the timing of expenditures. The analysis for the separate reserve reports follows that methodology.

The Board desired to know what it would take to get to reach 60% funding within 5 years, the packaged algorithm is not set up to calculate in that manner, but the change in funding was calculated manually by Association Reserves and summarized in each category in this memorandum.

New development will play a significant role in assuming a percentage of reserve investment by introducing new revenue. In the next 10 years it is possible that up to 1,090 homes may be added in various developments within the Rancho Murieta service area. This provides an increase in up to 40% of potential reserve revenue. For this current analysis a schedule of development is assumed in Table 5. Other assumptions for the analysis were 0.5% interest on investments and 4% inflation in costs.

Table 5. Assumed Development Schedule

Fiscal Year	Estimated Homes Added	Development	Resulting Total Avg # Accts
FY2022-23	49	Riverview-Retreats	2,720.00
FY2023-24	75	Riverview-Retreats	2,795.00
FY2024-25	78	Riverview-Retreats	2,873.00
FY2025-26	100	Residences	2,973.00
FY2026-27	98	Residences	3,071.00
FY2027-28	100	North	3,171.00
FY2028-29	100	North	3,271.00
FY2029-30	200	North	3,471.00
FY2030-31	200	North	3,671.00
FY2031-32	90	North	3,761.00

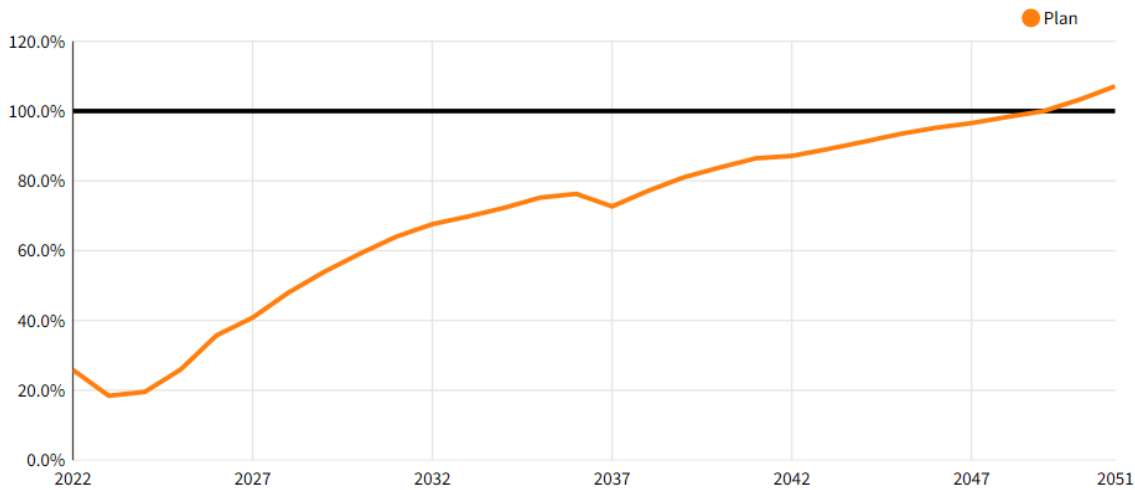
WATER

According to the existing reserve funds and updated expenses the Water fund is currently 26% funded and will not reach 60% funding with the current level of funding. The recommendation of Association Reserves in the analysis show water hitting 60% funding levels in year 8 (2030). See Table 6 below.

Table 6. Association Reserves Funding Schedule – Water Funding Recommendations

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	% Increase In Annual Reserve Contribs.	Total Reserve Contributions required	Reserve Contributions per connection per month	Increase in Reserve Contributions per connection per month	Interest Income	Reserve Expenses
2022	\$3,729,919	\$14,420,894	25.90%	190.61%	\$1,200,000	\$36.76	\$22.76	\$15,495	\$2,475,950
2023	\$2,469,464	\$13,398,381	18.40%	20.00%	\$1,440,000	\$42.93	\$6.17	\$12,834	\$1,257,204
2024	\$2,665,094	\$13,641,489	19.50%	20.00%	\$1,728,000	\$50.12	\$7.19	\$16,143	\$615,755
2025	\$3,793,482	\$14,612,734	26.00%	20.00%	\$2,073,600	\$58.12	\$8.00	\$23,964	\$96,851
2026	\$5,794,195	\$16,205,129	35.80%	3.50%	\$2,146,176	\$58.24	\$0.11	\$31,699	\$1,083,874
2027	\$6,888,197	\$16,879,059	40.80%	3.50%	\$2,221,292	\$58.38	\$0.14	\$39,356	\$291,267
2028	\$8,857,578	\$18,450,376	48.00%	3.50%	\$2,299,037	\$58.57	\$0.20	\$49,151	\$398,702
2029	\$10,807,065	\$20,020,777	54.00%	3.50%	\$2,379,504	\$57.13	(\$1.44)	\$59,146	\$389,318
2030	\$12,856,397	\$21,713,633	59.20%	3.50%	\$2,462,786	\$55.91	(\$1.22)	\$70,099	\$200,085

Percent Funded



Annual deposits to the Water Reserve would need to increase by approximately \$650,000 per year over the Association Reserves recommended deposits for the first 5 years in order to achieve 60% funding within 5 years. This would result in a year 1 increase of \$42.61 per connection per month and dropping down to \$5-\$7 increases over the following 4 years.

Staff recommends a linearized approach of increasing Water reserve contributions by \$11.00 per connection per month over a period of 5 years. While this will not bring funding to 60% in 5 years due to the timing of reserve projects, it will eventually stabilize and move the District closer to attaining the 60% funding goal (See Table 7). The receipt of grant funding and strategically adjusting when projects are completed could assist in meeting the 60% funded in 5-year goal with the linearized approach.

Table 7 - Annual Reserve Contributions with Staff Plan versus Association Reserves Plan

Year	Staff Linearized Plan	Association Reserves Plan	diff
2022	\$ 816,000	\$1,200,000	(\$384,000)
2023	\$ 1,207,440	\$1,440,000	(\$232,560)
2024	\$ 1,620,372	\$1,728,000	(\$107,628)
2025	\$ 2,069,208	\$2,073,600	(\$4,392)
2026	\$ 2,542,788	\$2,146,176	\$396,612

Year 1 water projects encompass (2) partially grant funded projects the sodium hypochlorite conversion at the water treatment plant (est \$892,000) and the security and operational improvements at the Granlees intake forebay (est \$945,000). The SB 170 funding provided was allocated at what was previously thought to be full project cost allocation for the water treatment plant and Granlees intake forebay of \$350,000 and \$170,000 respectively. The District is actively attempting to increase the grant funding for these projects.

There is also other numerous infrastructure replacement identified for year 1 including replacing 1/3 of the water meters and sending units (est \$661,000), Generator for Rio Oso pressure system (est \$180,000) and a combination of SCADA control hardware and software (est \$366,500) as some of the higher end needed projects for fiscal year 2022-23. The District is also actively seeking grants for the replacement of water meters and accompanying real-time sensors which are good candidates for grant funding.

While the District is planning on moving forward with both SB 170 projects, due to the relative magnitude of infrastructure replacement allotted for year 1, some reserve project allocation will need to be moved to subsequent years within the first five-year cycle. Simply put, the District does not have the labor resources required to oversee all the originally identified year 1 useful life projects. Additional information has also brought to light a few changes needed since the reserve cycles were updated identifying infrastructure that is in more imminent need. This has little effect on the allocation needed to reach the 60% funding level.

Infrastructure that has a large effect in the water reserve are the water treatment facility projects (including reoccurring membrane replacement) all together equaling roughly \$6.25 million over 30 years along with the refurbishment/rehabilitation of Van Vleck and Rio Oso tanks at \$2.56 million. Water distribution system replacement values of \$8.65 million profoundly affect the needed influx into the reserves. As mentioned previously, in the absence of condition assessment information, underground infrastructure is the greatest source of unknown cost. For example, the Reserve study allocates a 25% replacement assumption for underground piping every 60 years. While that is a good initial conservative assumption, future condition assessment will provide a much more accurate depiction of the state of the infrastructure and the resulting investment needs.

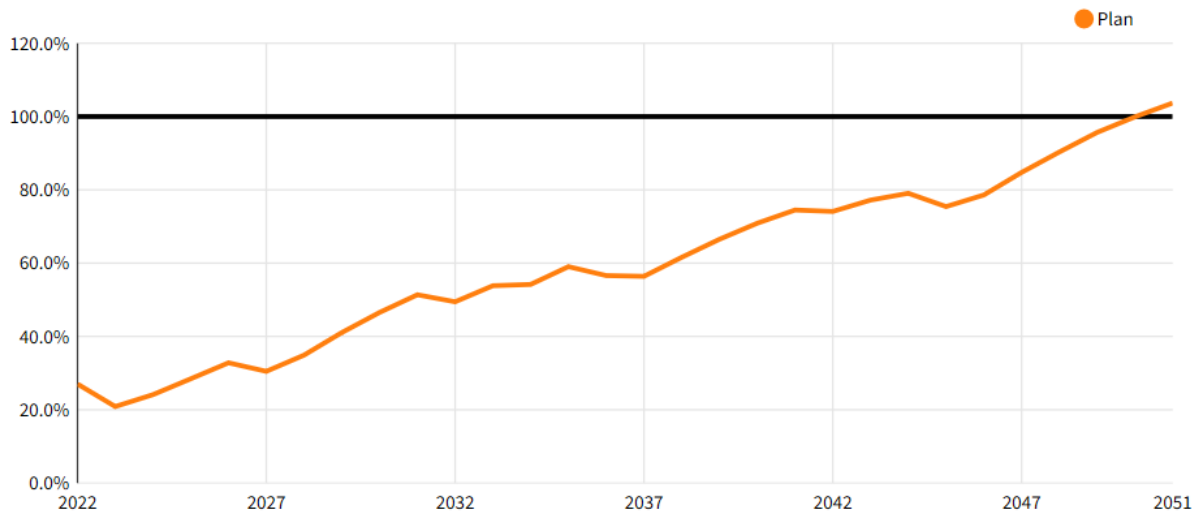
SEWER

According to the existing funds and updated expenses the Sewer fund is currently 27% funded and will not reach 60% funding with the current level of funding. The recommendation of Association Reserves is to hit 60% funding levels in year 13 (2035). See Table 8.

Table 8. Association Reserves Funding Schedule – SEWER Funding Recommendations

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	% Increase In Annual Reserve Contributions	Total Reserve Contributions required	Reserve Contributions per connection per month	Increase in Reserve Contributions per connection per month	Interest Income	Reserve Expenses
2022	\$4,124,344	\$15,261,108	27.00%	0%	\$840,000	\$25.74	\$11.74	\$17,949	\$1,925,435
2023	\$3,056,858	\$14,648,269	20.90%	20.00%	\$1,008,000	\$30.05	\$4.32	\$17,136	\$282,880
2024	\$3,799,115	\$15,750,340	24.10%	20.00%	\$1,209,600	\$35.09	\$5.03	\$21,604	\$186,197
2025	\$4,844,121	\$17,029,456	28.40%	20.00%	\$1,451,520	\$40.69	\$5.60	\$27,060	\$340,446
2026	\$5,982,255	\$18,233,030	32.80%	20.00%	\$1,741,824	\$47.27	\$6.58	\$28,125	\$2,482,182
2027	\$5,270,021	\$17,292,398	30.50%	3.80%	\$1,808,013	\$47.51	\$0.25	\$28,978	\$783,257
2028	\$6,323,756	\$18,117,484	34.90%	3.80%	\$1,876,718	\$47.81	\$0.30	\$35,979	\$165,757
2029	\$8,070,696	\$19,655,693	41.10%	3.80%	\$1,948,033	\$46.77	(\$1.04)	\$44,984	\$136,863
2030	\$9,926,850	\$21,324,916	46.60%	3.80%	\$2,022,058	\$45.90	(\$0.87)	\$54,484	\$132,211
2031	\$11,871,181	\$23,106,759	51.40%	3.80%	\$2,098,897	\$46.51	\$0.60	\$56,530	\$3,281,161
2032	\$10,745,447	\$21,727,622	49.50%	3.80%	\$2,178,655	\$48.27	\$1.77	\$58,199	\$443,378
2033	\$12,538,923	\$23,288,974	53.80%	3.80%	\$2,261,444	\$50.11	\$1.83	\$62,259	\$2,492,769
2034	\$12,369,856	\$22,827,548	54.20%	3.80%	\$2,347,378	\$52.01	\$1.90	\$67,667	\$82,213
2035	\$14,702,689	\$24,902,622	59.00%	3.80%	\$2,436,579	\$53.99	\$1.98	\$68,742	\$4,407,949

Percent Funded



Linearized annual deposits to the Sewer Reserve will need to increase by approximately \$1,021,083 per year for the first 5 years in addition to the Association Reserves recommended deposits order to achieve 60% funding within 5 years. This would result in a year 1 increase of \$43.02 per connection per month and dropping down to \$3-\$5 increases over the following 4 years.

Staff recommends a linearized approach of increasing Sewer reserve contributions by \$10.00 per connection per month over a period of 5 years. While this will not bring funding to 60% in 5 years due to the timing of reserve projects, it will eventually stabilize and move the District closer to attaining the long term 100% funding goal illustrated by Association Reserves (see table 9). As with the Water fund, the receipt of grant funding and strategically adjusting when Sewer projects are completed could assist in meeting the 60% funded in 5-year goal with the linearized approach.

Table 9. - Annual Reserve Contributions with Staff Plan versus Association Reserves Plan

Year	Staff Linearized Plan	Association Reserves Plan	diff
2022	\$ 783,360	\$840,000	\$ (56,640)
2023	\$ 1,140,360	\$1,008,000	\$ 132,360
2024	\$ 1,516,944	\$1,209,600	\$ 307,344
2025	\$ 1,926,504	\$1,451,520	\$ 474,984
2026	\$ 2,358,528	\$1,741,824	\$ 616,704

Major year 1 Sewer project funding requirements are composed of a partially grant funded project to replace the disinfection system at the wastewater recycling plant (est \$1,200,000), various sewer lift station rehabilitation projects (est \$450,000) and electrical wiring replacement at the wastewater recycling plant (est \$225,000). Other priority projects identified by staff are the WWRP DAF control panel replacement (est \$80,000), rebuilding 100 hp Recycled water pumps (est \$75,000), alum tank replacement (est \$50,000), drying bed work combined (est \$30,000), and replacing 15% of the aerator valves (est \$40,000). As mentioned previously, given the number of sewer projects and the availability of staff to manage projects, the sewer improvements will deviate from the initial year 1 reserve cycle project list.

Underground sewer system replacement values of \$8.41m profoundly affect the needed influx into the sewer reserves. As mentioned previously, in the absence of condition assessment information, underground infrastructure is the greatest source of unknown cost. The Reserve study allocates a 25% replacement assumption for underground piping

every 60 years. As mentioned previously, the more condition assessment that is implemented, the better a utility can project future replacement funding.

CONCLUSION

The Associated Reserve recommendation to eventually achieve 100% funding in all categories within 20-30 years and the desire of the Board to reach 60% funding within 5 years, are both not currently attainable with the current funding schedule. The sharp increase in reserve funding required for the funding categories to be stabilized under both options during the initial year 1 period would be cost prohibitive to many ratepayers.

While staff understands the need to eventually reach 100% funding in all categories within 20-30 years to provide for fiscally responsible management of infrastructure, the financial hardship that the ratepayers would experience if funds are applied in the order of the schedule needs to be taken into consideration. While accelerated reserve investments in water and sewer cannot be avoided entirely, staff recommends funding in a more linear fashion to allow a more gradual increase.

Taking the 60% in 5 year accelerated funding cycle and linearizing the annual increases in reserves over the 5-year period will result in an annual increase of \$11.00 and \$10.00 in monthly reserve contributions of water and sewer respectively (see Table 10). Due to the timing of infrastructure replacement, and reduction in initial contributions, the linearized reserve contributions do not meet the 60% in five-year goal without re-ordering when replacements occur. While this does not generate the reserve contributions to get the reserve accounts to 60% within 5 years without re-ordering projects, it does put the District in much better financial shape and eases the initial burden on ratepayers while remaining fiscally responsible.

Table 7 - Linearized Increases in Monthly Reserve Contributions as Recommended by Staff

Fiscal Year	Reserve Contributions Water/Sewer	Total Water/Sewer Reserve Contributions per connection per month	Increase in Total Water/Sewer Reserve Contributions per connection per month	Increase in Water Reserve Contributions per connection per month	Increase in Sewer Reserve Contributions per connection per month
2022 - 23	\$1,599,360	\$49.00	\$21.00	\$11.00	\$10.00
2023 - 24	\$2,347,800	\$70.00	\$21.00	\$11.00	\$10.00
2024 - 25	\$3,137,316	\$91.00	\$21.00	\$11.00	\$10.00
2025 - 26	\$3,995,712	\$112.00	\$21.00	\$11.00	\$10.00
2026 - 27	\$4,901,316	\$133.00	\$21.00	\$11.00	\$10.00

The breakdown for the Reserve increases would be based on fund need and would be allocated to \$10.00/month for Sewer and \$11.00/month Water. Keep in mind that as the District moves forward Administration reserves will be allocated as support to Water/Sewer /Drainage/Security.

It is important to understand that the District has not put away enough funds in reserve to meet the needs of infrastructure replacement in the past and is in the process of attempting to catch funds up while spending continually occurs in current replacement projects. Staff also recommends revising the reserve study on an annual basis as the reserve study is a living document and will reflect changes in actual projects being completed, up to date infrastructure assessment, and changes in fund interest rates.

MEMORANDUM

Date: March 24, 2022
To: Board of Directors
From: Paula O'Keefe, Director of Administration
Subject: Review Proposed District Policy P2022-xx, District Operating Fund and Reserve Fund Policy

RECOMMENDED ACTION

Review District Policy P2022-XX, District Operating Fund and Reserve Fund Policy. Once approved, this policy will supersede 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.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # 2022-XX
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 Replacement 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 upon 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 Replacement Reserves provided, however, that sufficient Operating Fund balances are preserved.

2. Capital 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

- 4.1. 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.
- 4.2. 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).
- 4.3. 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.
- 4.4. 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.
- 4.5. 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**

- 5.1. 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.
- 5.2. 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.
- 5.3. 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.

- 5.4. Use of Funds: The funds will be used to pay off the inter-fund loan.
- 5.5. 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)

- 6.1. 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.
- 6.2. 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.
- 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. 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.
- 6.4. Use of Funds: These funds will be used to supplement differences in revenue projections resulting from economic hardships and unforeseen events.
- 6.5. 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 Reserve (Administration, Water, Sewer, Drainage and Security)

- 7.1. Purpose: To capture excess revenues at the end of the fiscal year that can be used for any purpose.
- 7.2. Target Balance: Because the excess revenues are calculated at the close of a fiscal year, there is no designated target balance.

- 7.3. Methodology/Rational: Revenues in excess of reserve contributions and expenditures resulting from expenditure savings or timing differences are reflected in this fund.
- 7.4. Use of Funds: These funds will be used to pay for operating expenditures according to budget and expenditure authority.
- 7.5. 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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RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # 20 22 12- 07 XX
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 -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 upon 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 ~~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 Replacement Reserves provided, however, that sufficient Operating Fund balances are preserved.

Commented [TH1]:

2. ~~Capital Improvement Fee Reserve~~ Capital 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**

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34.1. 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.

43.2. 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).

43.3. 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.

43.4. 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.

43.5. 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)

54.1. 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.~~

54.2. 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.~~

Commented [TH2]: Why are you discussing the interfund loan?

Commented [PO3R2]: These fees are collected for the interfund loan. The original reserve account was used to fund the WTP, but we are still in the hole just shy of \$800k. The residents pay that fee each month and it is deposited into this account and then pays the interfund lona. If you'd like to remove this section altogether we can do that.

~~54.3. 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.~~

~~54.4. 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.~~

Commented [TH4]: Same comment as above

~~54.5. 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)

~~65.1. 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.~~

~~65.2. 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.~~

~~65.3. 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.~~

~~65.4. Use of Funds: These funds will be used to supplement differences in revenue projections resulting from economic hardships and unforeseen events.~~

~~65.5. 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 Reserve ~~Operating Fund~~ (Administration, Water, Sewer, Drainage and Security)

~~76.1. 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.~~

~~76.2. 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.~~

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~~76.3. 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.~~

~~76.4. Use of Funds: These funds will be used to pay for operating expenditures according to budget and expenditure authority.~~

~~76.5. 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 July 18, 2012
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