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Update "No Site-Visit" Reserve Study

HMC Water System
Herron Island, WA

Report #: **26621-1**
For Period Beginning: **October 1, 2015**
Expires: **September 30, 2016**

Date Prepared: **March 13, 2015**

MIKE FLEMING
CAI-RS
00153
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

1) **<u>The Reserve Component List</u> (the "Scope and Schedule" of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.**

2) **<u>An Evaluation of your current Reserve Fund Size and Strength</u> (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.**

3) **<u>A Recommended Multi-Year Reserve Funding Plan</u>, answering the question… "What do we do now?"**

More Questions?

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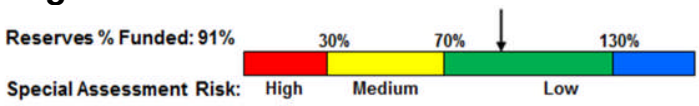
3- Minute Executive Summary

Association: HMC Water System **#: 26621-1**
Location: Herron Island, WA **# of Units: 397**
Report Period: October 1, 2015 through September 30, 2016

Findings/Recommendations as-of 10/1/2015:

Projected Starting Reserve Balance:	**$193,925**
Current Fully Funded Reserve Balance:	**$213,546**
Average Reserve Deficit (Surplus) Per Unit:	**$49**
100% 2015/2016 Annual "Full Funding" Contributions:	**$67,000**
70% 2015/2016 Annual "Threshold Funding" Contributions:	**$52,700**
Baseline contribution (min to keep Reserves above $0):	**$20,505**
Recommended 2015/2016 Special Assessment for Reserves:	**$0**

Most Recent Budgeted Reserve Contribution Rate: $37,752



Economic Assumptions:

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

- **This is an "Update No-Site-Visit" Reserve Study, based on our most recent Full Report prepared for your 2014/2015 Fiscal Year. Refer to photo pages of that report for additional component information. No site inspection was performed as part of this Reserve Study, which was prepared by, or under the supervision of a credentialed Reserve Specialist (RS 153).**
- **Your Reserve Fund is currently 91% Funded. This means the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.**
- **Based on this starting point and your anticipated future expenses, our recommendation is to substantially increase your Reserve contributions to within the 70% to 100% level, as noted above, to maintain your current strong status going forward. 100% "Full" and 70% contribution rates are designed to achieve these funding objectives *by the end of* our 30-year report scope. No assets appropriate for Reserve designation were knowingly excluded. See appendix for component details; the basis of our assumptions.**

Table 1: Executive Summary				26621-1
#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
	Capacity / Storage			
901	Well Pumps/Motors - Replace	30	27	$16,500
904	Well Controls - Replace	30	27	$4,150
910	Storage Tank, Concrete - Replace	80	70	$200,000
914	Storage Tank, Exterior - Clean	5	4	$3,000
	Boost			
920	Booster Pumps, 5 HP - Replace	20	17	$15,500
922	Booster Pump, 15 HP - Replace	40	37	$21,000
924	Booster Pumps VFD Control - Replace	20	17	$15,500
	Distribution			
940	Distribution Lines, 6"-8" - Replace	70	67	$995,000
941	Distribution Lines, 2" - Replace	40	37	$64,500
945	Service Connect/Lines - Replace	40	37	$245,000
946	Service Meters - Replace	10	7	$120,000
947	Service Meter Box/Setters - Replace	20	17	$120,000
950	Pressure Reducing Valves - Replace	20	17	$12,150
954	Blow-Out/Isolation Valves - Replace	30	27	$36,500
958	Hydrants - Replace	40	37	$150,000
	Buildings/Site			
964	Building Roofs - Replace	40	38	$3,100
967	Storage Shed, Vinyl - Replace	20	18	$2,600
969	Building Electrical - Replace	30	27	$10,100
970	Chain Link Fence - Replace	35	33	$16,500
	Systems/Equipment			
980	Generator, Emergency - Replace	50	9	$41,000
999	Meter Reader System - Replace	5	2	$5,150
	Financial/Professional			
1006	SWSMP - Update	6	0	$3,600
1013	Sanitary Survey - Update	5	4	$2,000
23	Total Funded Components			

Introduction

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

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

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

Methodology

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

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Your *first five years* of projected Reserve expenses total $14,691. Adding the next five years, your *first ten years* of projected Reserve expenses are $232,928. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6.

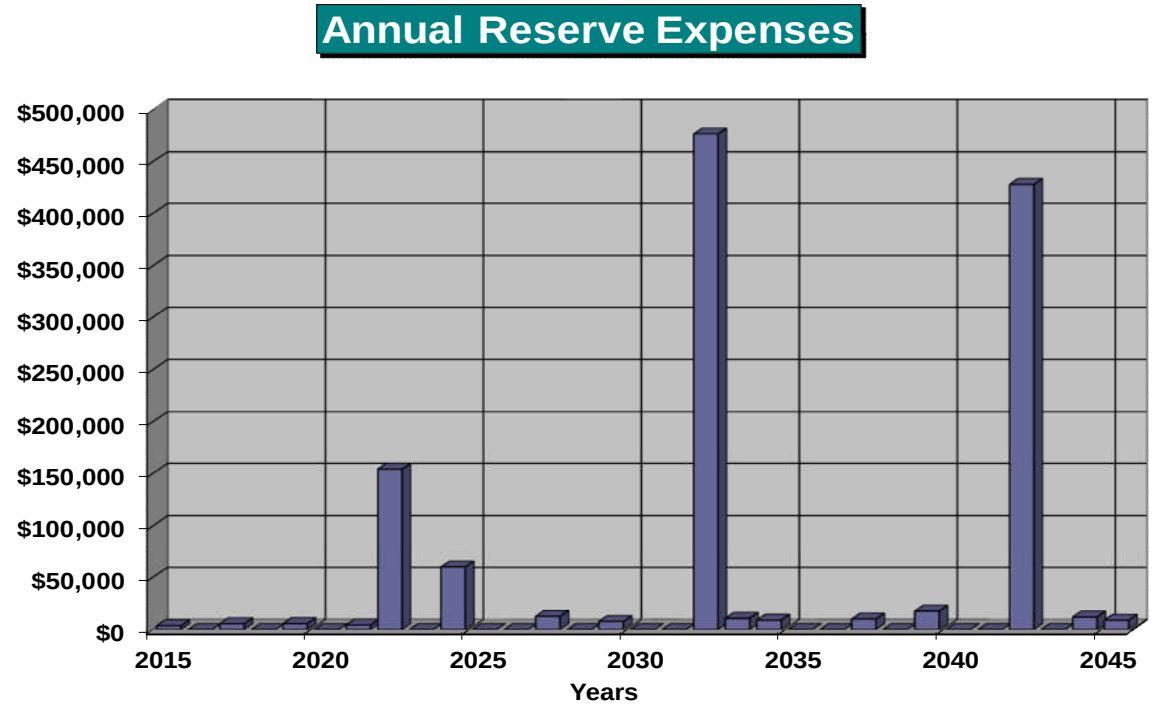


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $193,925 as-of the start of your Fiscal Year on October 1, 2015. As of October 1, 2015, your Fully Funded Balance is computed to be $213,546 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 91% Funded. Across the country, under 1% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $67,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

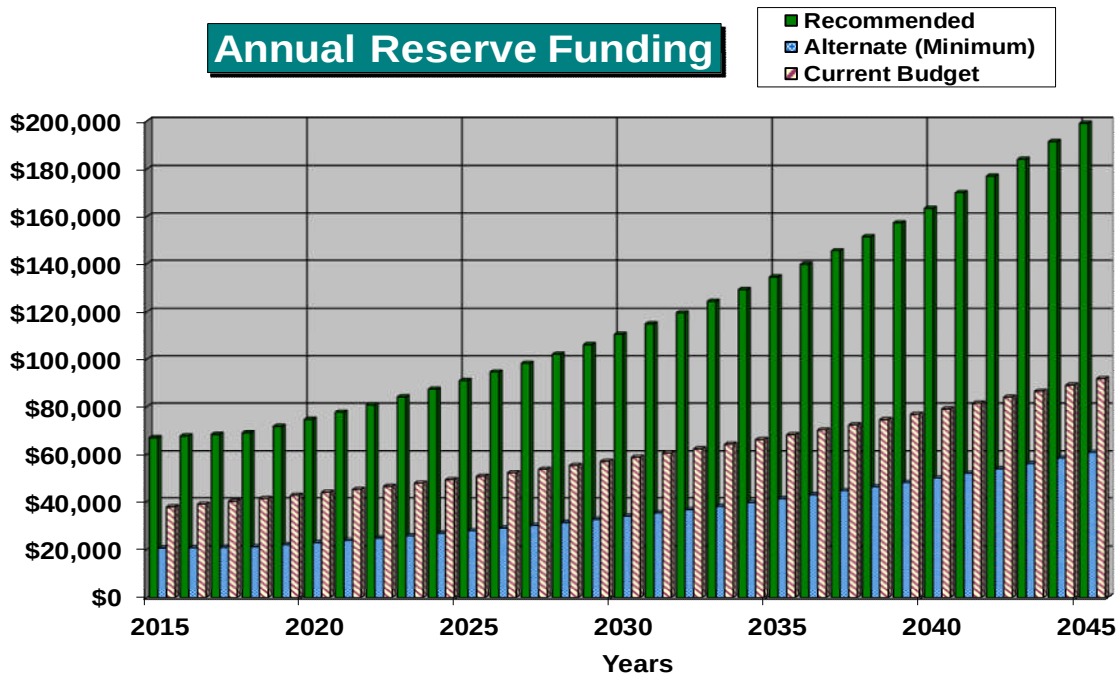


Figure 2

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

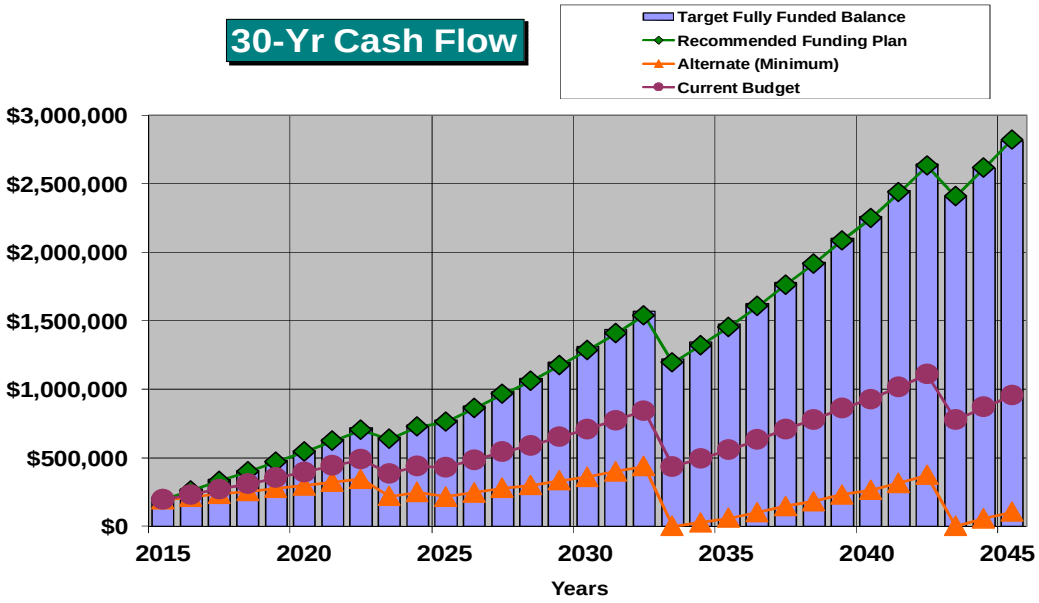


Figure 3

This figure shows this same information, plotted on a Percent Funded scale.

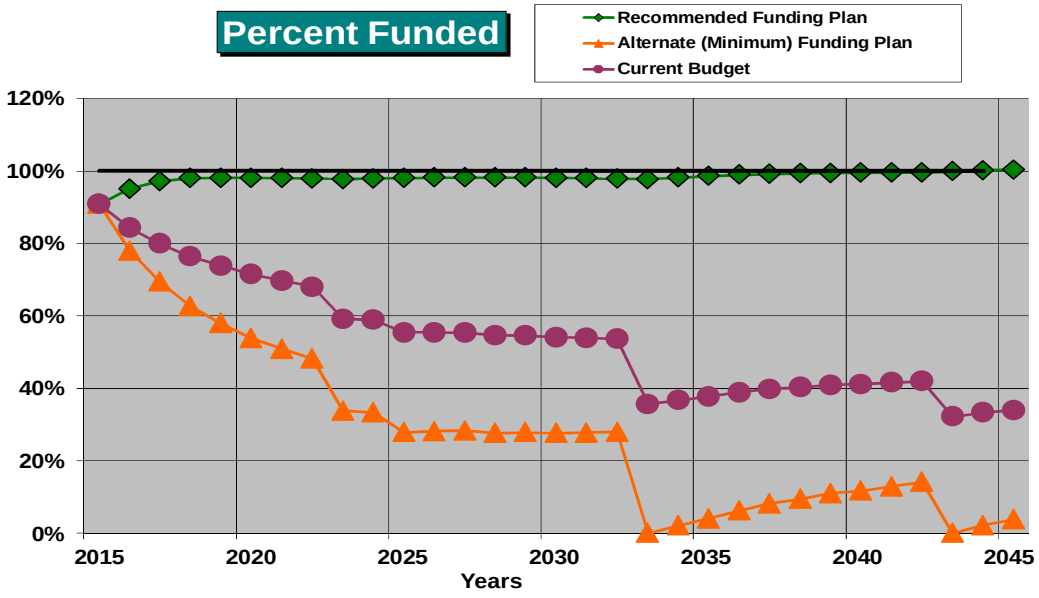


Figure 4

Table Descriptions

The tabular information in this Report is broken down into six tables.

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/year of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table 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 for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail 26621-1

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---] Best Case	Worst Case
	Capacity / Storage					
901	Well Pumps/Motors - Replace	(2) 5 HP submersible, 4"	30	27	$14,000	$19,000
904	Well Controls - Replace	(1) two-motor control	30	27	$3,100	$5,200
910	Storage Tank, Concrete - Replace	(1) 99,000 gallon	80	70	$180,000	$220,000
914	Storage Tank, Exterior - Clean	(1) 99,000 gallon	5	4	$2,500	$3,500
	Boost					
920	Booster Pumps, 5 HP - Replace	(2) Nidec, 5 HP	20	17	$12,000	$19,000
922	Booster Pump, 15 HP - Replace	(1) Baldor, 15 HP	40	37	$19,000	$23,000
924	Booster Pumps VFD Control - Replace	(1) three pump control	20	17	$12,000	$19,000
	Distribution					
940	Distribution Lines, 6"-8" - Replace	Approx 26,650 LF	70	67	$890,000	$1,100,000
941	Distribution Lines, 2" - Replace	Approx 2,500 LF	40	37	$57,000	$72,000
945	Service Connect/Lines - Replace	(397) connections	40	37	$230,000	$260,000
946	Service Meters - Replace	(397) meters	10	7	$100,000	$140,000
947	Service Meter Box/Setters - Replace	(397) boxes/setters	20	17	$100,000	$140,000
950	Pressure Reducing Valves - Replace	(60) metal	20	17	$9,300	$15,000
954	Blow-Out/Isolation Valves - Replace	(38) total, assorted	30	27	$33,000	$40,000
958	Hydrants - Replace	(41) hydrants	40	37	$140,000	$160,000
	Buildings/Site					
964	Building Roofs - Replace	Approx 500 square feet	40	38	$2,600	$3,600
967	Storage Shed, Vinyl - Replace	(1) 8'x8'	20	18	$2,100	$3,100
969	Building Electrical - Replace	Extensive systems	30	27	$8,200	$12,000
970	Chain Link Fence - Replace	Approx 720 linear feet	35	33	$15,000	$18,000
	Systems/Equipment					
980	Generator, Emergency - Replace	(1) Marathon, 60KW	50	9	$36,000	$46,000
999	Meter Reader System - Replace	(1) meter, software	5	2	$4,100	$6,200
	Financial/Professional					
1006	SWSMP - Update	Every 6 years	6	0	$3,100	$4,100
1013	Sanitary Survey - Update	Every 5 years	5	4	$1,500	$2,500
23	Total Funded Components					

Table 3: Fully Funded Balance 26621-1

#	Component	Current Cost Estimate		Effective Age		Useful Life		Fully Funded Balance
	Capacity / Storage							
901	Well Pumps/Motors - Replace	$16,500	X	3	/	30	=	$1,650
904	Well Controls - Replace	$4,150	X	3	/	30	=	$415
910	Storage Tank, Concrete - Replace	$200,000	X	10	/	80	=	$25,000
914	Storage Tank, Exterior - Clean	$3,000	X	1	/	5	=	$600
	Boost							
920	Booster Pumps, 5 HP - Replace	$15,500	X	3	/	20	=	$2,325
922	Booster Pump, 15 HP - Replace	$21,000	X	3	/	40	=	$1,575
924	Booster Pumps VFD Control - Replace	$15,500	X	3	/	20	=	$2,325
	Distribution							
940	Distribution Lines, 6"-8" - Replace	$995,000	X	3	/	70	=	$42,643
941	Distribution Lines, 2" - Replace	$64,500	X	3	/	40	=	$4,838
945	Service Connect/Lines - Replace	$245,000	X	3	/	40	=	$18,375
946	Service Meters - Replace	$120,000	X	3	/	10	=	$36,000
947	Service Meter Box/Setters - Replace	$120,000	X	3	/	20	=	$18,000
950	Pressure Reducing Valves - Replace	$12,150	X	3	/	20	=	$1,823
954	Blow-Out/Isolation Valves - Replace	$36,500	X	3	/	30	=	$3,650
958	Hydrants - Replace	$150,000	X	3	/	40	=	$11,250
	Buildings/Site							
964	Building Roofs - Replace	$3,100	X	2	/	40	=	$155
967	Storage Shed, Vinyl - Replace	$2,600	X	2	/	20	=	$260
969	Building Electrical - Replace	$10,100	X	3	/	30	=	$1,010
970	Chain Link Fence - Replace	$16,500	X	2	/	35	=	$943
	Systems/Equipment							
980	Generator, Emergency - Replace	$41,000	X	41	/	50	=	$33,620
999	Meter Reader System - Replace	$5,150	X	3	/	5	=	$3,090
	Financial/Professional							
1006	SWSMP - Update	$3,600	X	6	/	6	=	$3,600
1013	Sanitary Survey - Update	$2,000	X	1	/	5	=	$400
								$213,546

Table 4: Component Significance 26621-1

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
	Capacity / Storage				
901	Well Pumps/Motors - Replace	30	$16,500	$550	1.0%
904	Well Controls - Replace	30	$4,150	$138	0.3%
910	Storage Tank, Concrete - Replace	80	$200,000	$2,500	4.5%
914	Storage Tank, Exterior - Clean	5	$3,000	$600	1.1%
	Boost				
920	Booster Pumps, 5 HP - Replace	20	$15,500	$775	1.4%
922	Booster Pump, 15 HP - Replace	40	$21,000	$525	1.0%
924	Booster Pumps VFD Control - Replace	20	$15,500	$775	1.4%
	Distribution				
940	Distribution Lines, 6"-8" - Replace	70	$995,000	$14,214	25.7%
941	Distribution Lines, 2" - Replace	40	$64,500	$1,613	2.9%
945	Service Connect/Lines - Replace	40	$245,000	$6,125	11.1%
946	Service Meters - Replace	10	$120,000	$12,000	21.7%
947	Service Meter Box/Setters - Replace	20	$120,000	$6,000	10.9%
950	Pressure Reducing Valves - Replace	20	$12,150	$608	1.1%
954	Blow-Out/Isolation Valves - Replace	30	$36,500	$1,217	2.2%
958	Hydrants - Replace	40	$150,000	$3,750	6.8%
	Buildings/Site				
964	Building Roofs - Replace	40	$3,100	$78	0.1%
967	Storage Shed, Vinyl - Replace	20	$2,600	$130	0.2%
969	Building Electrical - Replace	30	$10,100	$337	0.6%
970	Chain Link Fence - Replace	35	$16,500	$471	0.9%
	Systems/Equipment				
980	Generator, Emergency - Replace	50	$41,000	$820	1.5%
999	Meter Reader System - Replace	5	$5,150	$1,030	1.9%
	Financial/Professional				
1006	SWSMP - Update	6	$3,600	$600	1.1%
1013	Sanitary Survey - Update	5	$2,000	$400	0.7%
23	Total Funded Components			$55,255	100.0%

Table 5: 30-Year Reserve Plan Summary 26621-1

Fiscal Year Start: 10/01/15

Interest:	1.0%	Inflation:	3.0%

Reserve Fund Strength Calculations

(All values as of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2015	$193,925	$213,546	90.8%	Low	$67,000	$0	$2,267	$3,600
2016	$259,592	$273,157	95.0%	Low	$67,670	$0	$2,948	$0
2017	$330,209	$339,971	97.1%	Low	$68,347	$0	$3,633	$5,464
2018	$396,726	$404,921	98.0%	Low	$69,030	$0	$4,332	$0
2019	$470,088	$479,259	98.1%	Low	$71,791	$0	$5,055	$5,628
2020	$541,307	$551,896	98.1%	Low	$74,663	$0	$5,813	$0
2021	$621,783	$634,430	98.0%	Low	$77,650	$0	$6,615	$4,299
2022	$701,748	$716,992	97.9%	Low	$80,756	$0	$6,682	$153,919
2023	$635,267	$649,960	97.7%	Low	$83,986	$0	$6,804	$0
2024	$726,057	$741,554	97.9%	Low	$87,345	$0	$7,431	$60,020
2025	$760,814	$776,239	98.0%	Low	$90,839	$0	$8,099	$0
2026	$859,752	$876,012	98.1%	Low	$94,473	$0	$9,112	$0
2027	$963,336	$981,072	98.2%	Low	$98,251	$0	$10,108	$12,475
2028	$1,059,221	$1,078,798	98.2%	Low	$102,182	$0	$11,154	$0
2029	$1,172,556	$1,194,740	98.1%	Low	$106,269	$0	$12,275	$7,563
2030	$1,283,538	$1,308,878	98.1%	Low	$110,520	$0	$13,450	$0
2031	$1,407,507	$1,436,812	98.0%	Low	$114,940	$0	$14,717	$0
2032	$1,537,164	$1,571,244	97.8%	Low	$119,538	$0	$13,649	$476,516
2033	$1,193,835	$1,221,638	97.7%	Low	$124,319	$0	$12,565	$10,555
2034	$1,320,164	$1,344,305	98.2%	Low	$129,292	$0	$13,868	$8,768
2035	$1,454,557	$1,475,400	98.6%	Low	$134,464	$0	$15,288	$0
2036	$1,604,308	$1,622,453	98.9%	Low	$139,842	$0	$16,819	$0
2037	$1,760,970	$1,777,000	99.1%	Low	$145,436	$0	$18,372	$9,868
2038	$1,914,910	$1,929,197	99.3%	Low	$151,254	$0	$19,997	$0
2039	$2,086,160	$2,099,394	99.4%	Low	$157,304	$0	$21,660	$17,482
2040	$2,247,642	$2,260,061	99.5%	Low	$163,596	$0	$23,401	$0
2041	$2,434,639	$2,447,025	99.5%	Low	$170,140	$0	$25,313	$0
2042	$2,630,092	$2,643,173	99.5%	Low	$176,945	$0	$25,164	$427,376
2043	$2,404,825	$2,408,690	99.8%	Low	$184,023	$0	$25,083	$0
2044	$2,613,931	$2,611,162	100.1%	Low	$191,384	$0	$27,162	$11,783

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4) 26621-1

	Fiscal Year	2015	2016	2017	2018	2019
	Starting Reserve Balance	$193,925	$259,592	$330,209	$396,726	$470,088
	Annual Reserve Contribution	$67,000	$67,670	$68,347	$69,030	$71,791
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,267	$2,948	$3,633	$4,332	$5,055
	Total Income	$263,192	$330,209	$402,189	$470,088	$546,934
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$0	$0	$0
904	Well Controls - Replace	$0	$0	$0	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$3,377
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$0	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$0	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$0	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$0	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$0	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$0	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$0	$0
969	Building Electrical - Replace	$0	$0	$0	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$0
999	Meter Reader System - Replace	$0	$0	$5,464	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4) 26621-1

	Fiscal Year	2015	2016	2017	2018	2019
1006	SWSMP - Update	$3,600	$0	$0	$0	$0
1013	Sanitary Survey - Update	$0	$0	$0	$0	$2,251
	Total Expenses	$3,600	$0	$5,464	$0	$5,628
	Ending Reserve Balance:	$259,592	$330,209	$396,726	$470,088	$541,307

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9) 26621-1

	Fiscal Year	2020	2021	2022	2023	2024
	Starting Reserve Balance	$541,307	$621,783	$701,748	$635,267	$726,057
	Annual Reserve Contribution	$74,663	$77,650	$80,756	$83,986	$87,345
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,813	$6,615	$6,682	$6,804	$7,431
	Total Income	$621,783	$706,047	$789,186	$726,057	$820,833
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$0	$0	$0
904	Well Controls - Replace	$0	$0	$0	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$3,914
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$0	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$0	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$147,585	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$0	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$0	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$0	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$0	$0
969	Building Electrical - Replace	$0	$0	$0	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$53,496
999	Meter Reader System - Replace	$0	$0	$6,334	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9) 26621-1

	Fiscal Year	2020	2021	2022	2023	2024
1006	SWSMP - Update	$0	$4,299	$0	$0	$0
1013	Sanitary Survey - Update	$0	$0	$0	$0	$2,610
	Total Expenses	$0	$4,299	$153,919	$0	$60,020
	Ending Reserve Balance:	$621,783	$701,748	$635,267	$726,057	$760,814

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14) 26621-1

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$760,814	$859,752	$963,336	$1,059,221	$1,172,556
	Annual Reserve Contribution	$90,839	$94,473	$98,251	$102,182	$106,269
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,099	$9,112	$10,108	$11,154	$12,275
	Total Income	$859,752	$963,336	$1,071,696	$1,172,556	$1,291,100
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$0	$0	$0
904	Well Controls - Replace	$0	$0	$0	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$4,538
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$0	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$0	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$0	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$0	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$0	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$0	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$0	$0
969	Building Electrical - Replace	$0	$0	$0	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$0
999	Meter Reader System - Replace	$0	$0	$7,343	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14) 26621-1

	Fiscal Year	2025	2026	2027	2028	2029
1006	SWSMP - Update	$0	$0	$5,133	$0	$0
1013	Sanitary Survey - Update	$0	$0	$0	$0	$3,025
	Total Expenses	$0	$0	$12,475	$0	$7,563
	Ending Reserve Balance:	$859,752	$963,336	$1,059,221	$1,172,556	$1,283,538

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19) 26621-1

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$1,283,538	$1,407,507	$1,537,164	$1,193,835	$1,320,164
	Annual Reserve Contribution	$110,520	$114,940	$119,538	$124,319	$129,292
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$13,450	$14,717	$13,649	$12,565	$13,868
	Total Income	$1,407,507	$1,537,164	$1,670,351	$1,330,719	$1,463,324
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$0	$0	$0
904	Well Controls - Replace	$0	$0	$0	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$5,261
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$25,619	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$25,619	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$198,342	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$198,342	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$20,082	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$0	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$4,426	$0
969	Building Electrical - Replace	$0	$0	$0	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$0
999	Meter Reader System - Replace	$0	$0	$8,512	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19) 26621-1

	Fiscal Year	2030	2031	2032	2033	2034
1006	SWSMP - Update	$0	$0	$0	$6,129	$0
1013	Sanitary Survey - Update	$0	$0	$0	$0	$3,507
	Total Expenses	$0	$0	$476,516	$10,555	$8,768
	Ending Reserve Balance:	$1,407,507	$1,537,164	$1,193,835	$1,320,164	$1,454,557

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24) 26621-1

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$1,454,557	$1,604,308	$1,760,970	$1,914,910	$2,086,160
	Annual Reserve Contribution	$134,464	$139,842	$145,436	$151,254	$157,304
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$15,288	$16,819	$18,372	$19,997	$21,660
	Total Income	$1,604,308	$1,760,970	$1,924,778	$2,086,160	$2,265,124
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$0	$0	$0
904	Well Controls - Replace	$0	$0	$0	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$6,098
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$0	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$0	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$0	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$0	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$0	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$0	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$0	$0
969	Building Electrical - Replace	$0	$0	$0	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$0
999	Meter Reader System - Replace	$0	$0	$9,868	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24) 26621-1

	Fiscal Year	2035	2036	2037	2038	2039
1006	SWSMP - Update	$0	$0	$0	$0	$7,318
1013	Sanitary Survey - Update	$0	$0	$0	$0	$4,066
	Total Expenses	$0	$0	$9,868	$0	$17,482
	Ending Reserve Balance:	$1,604,308	$1,760,970	$1,914,910	$2,086,160	$2,247,642

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29) 26621-1

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$2,247,642	$2,434,639	$2,630,092	$2,404,825	$2,613,931
	Annual Reserve Contribution	$163,596	$170,140	$176,945	$184,023	$191,384
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$23,401	$25,313	$25,164	$25,083	$27,162
	Total Income	$2,434,639	$2,630,092	$2,832,201	$2,613,931	$2,832,477
#	Component					
	Capacity / Storage					
901	Well Pumps/Motors - Replace	$0	$0	$36,651	$0	$0
904	Well Controls - Replace	$0	$0	$9,218	$0	$0
910	Storage Tank, Concrete - Replace	$0	$0	$0	$0	$0
914	Storage Tank, Exterior - Clean	$0	$0	$0	$0	$7,070
	Boost					
920	Booster Pumps, 5 HP - Replace	$0	$0	$0	$0	$0
922	Booster Pump, 15 HP - Replace	$0	$0	$0	$0	$0
924	Booster Pumps VFD Control - Replace	$0	$0	$0	$0	$0
	Distribution					
940	Distribution Lines, 6"-8" - Replace	$0	$0	$0	$0	$0
941	Distribution Lines, 2" - Replace	$0	$0	$0	$0	$0
945	Service Connect/Lines - Replace	$0	$0	$0	$0	$0
946	Service Meters - Replace	$0	$0	$266,555	$0	$0
947	Service Meter Box/Setters - Replace	$0	$0	$0	$0	$0
950	Pressure Reducing Valves - Replace	$0	$0	$0	$0	$0
954	Blow-Out/Isolation Valves - Replace	$0	$0	$81,077	$0	$0
958	Hydrants - Replace	$0	$0	$0	$0	$0
	Buildings/Site					
964	Building Roofs - Replace	$0	$0	$0	$0	$0
967	Storage Shed, Vinyl - Replace	$0	$0	$0	$0	$0
969	Building Electrical - Replace	$0	$0	$22,435	$0	$0
970	Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Systems/Equipment					
980	Generator, Emergency - Replace	$0	$0	$0	$0	$0
999	Meter Reader System - Replace	$0	$0	$11,440	$0	$0
	Financial/Professional					

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29) 26621-1

	Fiscal Year	2040	2041	2042	2043	2044
1006	SWSMP - Update	$0	$0	$0	$0	$0
1013	Sanitary Survey - Update	$0	$0	$0	$0	$4,713
	Total Expenses	$0	$0	$427,376	$0	$11,783
	Ending Reserve Balance:	$2,434,639	$2,630,092	$2,404,825	$2,613,931	$2,820,694

Accuracy, Limitations, and Disclosures

Washington disclosure, per RCW:

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

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James D. Talaga R.S., company president, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation.

Component quantities indicated in this Report were found in prior Reserve Studies unless otherwise noted. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' liability in any matter involving this Reserve Study is limited to our Fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)

Effective Age: The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

Fully Funded Balance (FFB): The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.

FFB = (Current Cost X Effective Age) / Useful Life

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 Table 6.

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 Annual 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 appendix Is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The appendix herein represent a wide range of elements 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) Components 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 or how often the project is expected to occur, RUL = Remaining Useful Life or how many hears from our reporting period) and a representative market cost ranged 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 average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Client: 26621A HMC Water System

Comp # : 900 Wells - Replace

Quantity : (2) active
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 901 Well Pumps/Motors - Replace

Quantity : (2) 5 HP submersible, 4"
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 30 years Remaining Life : 28 years
Best Case : $14,000 Worst Case : $18,000

Comp # : 904 Well Controls - Replace

Quantity : (1) two-motor control
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 30 years Remaining Life : 28 years
Best Case : $3,000 Worst Case : $5,000

Comp # : 905 Source Flow Meters - Replace

Quantity : (2) Badger, assorted
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 907 Filter/Treatment Systems - Add

Quantity : None at present
Location : None at present
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 910 Storage Tank, Concrete - Replace

Quantity : (1) 99,000 gallon
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 80 years Remaining Life : 71 years
Best Case : $178,200 Worst Case : $217,800

Comp # : 911 Storage Tank, Interior - Seal

Quantity : None at present
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 912 Storage Tank, Interior - Clean

Quantity : (1) 99,000 gallon
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 914 Storage Tank, Exterior - Clean

Quantity : (1) 99,000 gallon
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 5 years Remaining Life : 0 years
Best Case : $2,000 Worst Case : $3,000

Comp # : 916 Storage Tank, Old - Demolish/Remove

Quantity : (1) project
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 920 Booster Pumps, 5 HP - Replace

Quantity : (2) Nidec, 5 HP
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 20 years Remaining Life : 18 years
Best Case : $12,000 Worst Case : $18,000

Comp # : 922 Booster Pump, 15 HP - Replace

Quantity : (1) Baldor, 15 HP
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 40 years Remaining Life : 38 years
Best Case : $18,000 Worst Case : $22,000

Comp # : 924 Booster Pumps VFD Control - Replace

Quantity : (1) three pump control
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 20 years Remaining Life : 18 years
Best Case : $12,000 Worst Case : $18,000

Comp # : 929 System Components, Small - Replace

Quantity : Assorted systems
Location : Water system, various
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 930 Pressure Tanks - Replace

Quantity : (2) 81 gallon
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5) of Block 3, Division 5
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 940 Distribution Lines, 6"-8" - Replace

Quantity : Approx 26,650 LF
Location : Throughout community
Funded? : Yes
History :
Comments :
Useful Life : 70 years Remaining Life : 68 years
Best Case : $867,300 Worst Case : $1,027,200

Comp # : 941 Distribution Lines, 2" - Replace

Quantity : Approx 2,500 LF
Location : Throughout community
Funded? : Yes
History :
Comments :
Useful Life : 40 years Remaining Life : 38 years
Best Case : $55,000 Worst Case : $70,000

Comp # : 945 Service Connect/Lines - Replace

Quantity : (397) connections
Location : Service connections throughout community
Funded? : Yes
History :
Comments :
Useful Life : 40 years Remaining Life : 38 years
Best Case : $222,320 Worst Case : $254,080

Comp # : 946 Service Meters - Replace

Quantity : (397) meters
Location : Water service points of community
Funded? : Yes
History :
Comments :
Useful Life : 10 years Remaining Life : 8 years
Best Case : $99,250 Worst Case : $138,950

Comp # : 947 Service Meter Box/Setters - Replace

Quantity : (397) boxes/setters
Location : Water service points of community
Funded? : Yes
History :
Comments :
Useful Life : 20 years Remaining Life : 18 years
Best Case : $99,250 Worst Case : $138,950

Comp # : 950 Pressure Reducing Valves - Replace

Quantity : (60) metal
Location : Water service points of community
Funded? : Yes
History :
Comments :
Useful Life : 20 years Remaining Life : 18 years
Best Case : $9,000 Worst Case : $15,000

Comp # : 954 Blow-Out/Isolation Valves - Replace

Quantity : (38) total, assorted
Location : Water service points of community
Funded? : Yes
History :
Comments :
Useful Life : 30 years Remaining Life : 28 years
Best Case : $32,200 Worst Case : $38,600

Comp # : 958 Hydrants - Replace

Quantity : (41) hydrants
Location : Water distribution throughout community
Funded? : Yes
History :
Comments :
Useful Life : 40 years Remaining Life : 38 years
Best Case : $131,200 Worst Case : $151,700

Comp # : 960 Building Exteriors-Maintain/Repair

Quantity : Approx 1,400 GSF
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 962 Building Interiors-Maintain/Repair

Quantity : Moderate GSF
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 964 Building Roofs - Replace

Quantity : Approx 500 square feet
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 40 years Remaining Life : 39 years
Best Case : $2,500 Worst Case : $3,500

Comp # : 967 Storage Shed, Vinyl - Replace

Quantity : (1) 8'x8'
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 20 years Remaining Life : 19 years
Best Case : $2,000 Worst Case : $3,000

Comp # : 969 Building Electrical - Replace

Quantity : Extensive systems
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 30 years Remaining Life : 28 years
Best Case : $8,000 Worst Case : $12,000

Comp # : 970 Chain Link Fence - Replace

Quantity : Approx 720 linear feet
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 35 years Remaining Life : 34 years
Best Case : $14,400 Worst Case : $17,280

Comp # : 972 Landscape/Trees - Refurbish

Quantity : Extensive square feet
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 980 Generator, Emergency - Replace

Quantity : (1) Marathon, 60KW
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : 50 years Remaining Life : 10 years
Best Case : $35,000 Worst Case : $45,000

Comp # : 990 Office Equipment/Furniture-Replace

Quantity : Minor equipment
Location : Community Building
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 991 Small Equipment/Tools - Replace

Quantity : Minor equipment
Location : 421 West Madrona (Lots 7 and 8, Block 3, Division 5)
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Comp # : 999 Meter Reader System - Replace

Quantity : (1) meter, software
Location : MPC office
Funded? : Yes
History :
Comments :
Useful Life : 5 years Remaining Life : 3 years
Best Case : $4,000 Worst Case : $6,000

Comp # : 1002 Loan - Payoff

Quantity : Principal of ~$1,302,000
Location : USDA loan
Funded? : Yes
History :
Comments :
Useful Life : Remaining Life :
Best Case : Worst Case :

Client: 26621A HMC Water System

Comp # : 1006 SWSMP - Update

Quantity : Every 6 years
Location : Community water system
Funded? : Yes
History :
Comments :
Useful Life : 6 years Remaining Life : 1 years
Best Case : $3,000 Worst Case : $4,000

Comp # : 1013 Sanitary Survey - Update

Quantity : Every 5 years
Location : Community water system
Funded? : Yes
History :
Comments :
Useful Life : 5 years Remaining Life : 0 years
Best Case : $1,500 Worst Case : $2,500