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Reserve Study Report

Level I Full With-Site-Visit Study

Kawela Plantaion HA

Kaunakakai, HI 96746

Report	**# 3001-3**
Prepared	**July 24, 2018**
Fiscal Year	**January 1, 2018 through December 31, 2018**
Report Expires	**December 31, 2018**

ALOHA!

This Reserve Study Report was prepared in compliance with National Reserves Study Standards and Hawaii State Law.

A Reserve Study Report is a budgeting tool that provides the following information to assist with decision making:

- **An evaluation of the association or property's major physical assets' current deteriorated condition. These major physical assets are defined as Reserve Components.**

- **A comparison of the cost of total Reserve Component current deteriorated condition to the association's current Reserve Fund Balance. This is a statement of "where the current Reserve Fund is" financially.**

- **A Recommended Reserve Fund Contribution to adequately fund for accumulated Reserve Component deterioration, and to have enough cash on hand to timely replace Reserve Components at the end of their useful life in the future without cash flow problems and need for Special Assessments or loans.**

- **A 30-Year Funding Plan projection that adjusts the annual Recommended Reserve Fund Contribution based on the Reserve Component List projections, this report current fiscal year inflation rate and current Reserve Fund interest rate. This is a statement of "where you need to go" for a successfully future.**

This Reserve Study Report is a one-year recommended plan that needs to be reviewed and adjusted annually to then current conditions by the association/property decision makers to meet their fiduciary duty.

Table of Contents

Executive Summary

2017 Status		
Association		**Kawela Plantaion HA**
Location		**Kaunakakai, HI 96746**
# Units		**210**
Base Year		**2018**
Fiscal Year Start		**1/1/2018**
Fiscal Year End		**12/31/2018**
Site Inspection Date		**6/21/2018**
Total Annual Assessment		**$427,632.00**
Annual Reserve Contribution		**$30,000.00**
Starting Balance		**$556,425**
Current Inflation		**2.50%**
Current Interest		**1.00%**
Threshold Value		**$3,500**
Funding Goal		**Threshold Funding (Hawaii 50% Funded)**
Fully Funded Balance		**$534,868**
Percent Funded		**104.0%**
2018 Recommendations		
Recommended Annual Contribution		**$85,000**
Annual Increase		**3.25%**
Years		**15**
Second Increase		**3.75%**
Years		**30**

This is a Level I Full With-Site Visit Report with development and creation of a component list. The site inspection was performed on 6/21/2018. Information provided by the association contact person regarding financial, physical, quality, and known historical issues are deemed accurate and reliable. No known assets meeting Reserve Component requirements were excluded.

- This Reserve Study Report was prepared or supervised by a Reserve Specialist (RS) in compliance with National Reserve Study Standards (NRSS).

- Your Reserve Percent Funded is 104.0% and above 100% Funded indicating a Strong Fund Strength and low risk of cash flow problems and need for Special Assessments or loans in the future.

- This Reserve Study Report calculations, analysis and projects are based on the following Table 1 Reserve Component List.

- The first five (5) years of the plan in the following Table 5-1 are important to the association decision makers short term planning. Note the large expenses in these first years that drive the recommended contribution rate and funding plan.

- The Funding goal of this Reserve Study Report is to gradually increase contributions to maintain 50% Fully Funded for 30 years.

- The Current Funding plan at a contribution rate of $30,000 annually increased by inflation each year, will run out of funds in 2024.

Component List

Table 1: Executive Summary **3001-3**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
	Domestic Water System				
206	Crossover Concrete Pillars - Replace/Repair	10	6	$12,750	$14,786
433	Solar Panels - Replace	20	16	$8,750	$12,989
447	Telemetry - Motor Controls - Replace	5	0	$15,000	$16,971
447	Telemetry SCADA - Replace	6	0	$43,775	$50,766
472	Dom. Water Booster Pump #1 -Replace	10	7	$18,000	$21,396
472	Dom. Water Booster Pump #2 -Replace	10	7	$18,000	$21,396
607	DW Distribution Line - Survey/Inspect	5	2	$6,500	$6,829
607	DW Distribution System - Repair/Replacement	5	0	$48,000	$54,308
607	DW Inventory - Repair/Replacement	1	0	$10,000	$10,250
630	DW Tanks - Survey/Inspect	5	2	$6,200	$6,514
680	DW #2A Well Pump & Valve - Replace	8	1	$77,500	$79,438
680	DW #3A Well Pump & Valve - Replace	8	1	$77,500	$79,438
681	DW #2 Well Casing - Replace	30	22	$175,000	$301,275
681	DW #3 Well Casing - Replace	30	21	$175,000	$293,927
682	DW Chlorination System - Replace	10	4	$10,000	$11,038
685	Old Well Pumps - Decommission	N/A	5	$162,500	$183,854
716	Field Computers - Replace/Upgrade	3	1	$4,600	$4,715
	Office Building				
411	Generators B/U Power - Replace	10	10	$6,500	$8,321
433	Photovoltaic Panels - Install	20	2	$27,500	$28,892
435	HVAC - Replace	15	3	$8,000	$8,615
701	Interior Surfaces - Paint	10	5	$3,483	$3,941
708	Wood Flooring - Replace	10	5	$6,375	$7,213
710	Kitchen & Restrooms - Remodel	15	10	$3,000	$3,840
716	Office Equipment - Replace/Upgrade	4	2	$5,000	$5,253
730	Utility Doors - Partial Replace	10	2	$2,600	$2,732
1001	Exterior - Painting	10	3	$8,910	$9,595
1103	Comp Shingle - Replace	30	15	$21,240	$30,762
	Del Monte Park				
608	Plumbing - Repair/Replace	12	10	$2,250	$2,880
1095	Restroom Building - Repair	12	10	$3,250	$4,160
1110	Restroom Roof - Replace/Repair	15	13	$4,300	$5,928

	Common Grounds				
919	Backhoe - Replace	15	11	$22,500	$29,522
919	Pickup Truck - Replace	8	2	$10,000	$10,506
919	Utility Truck - Replace	10	0	$25,000	$32,002
920	Storage Building - Repair	10	2	$6,500	$6,829
923	Small Riding Mower - Replace	6	2	$6,000	$6,304
926	Trailer Mounted Manlift - Replace	15	12	$35,000	$47,071
938	Trailer - Replace	10	1	$2,500	$2,563
939	Generator/Welder Combo - Replace	10	5	$6,250	$7,071
939	Traffic Safety Equipment - Replace	5	3	$4,500	$4,846
39	Total Funded Components				

5 Year Plan

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4) 3001-3

	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$556,425	$504,955	$420,942	$431,452	$495,821
	Annual Reserve Contribution	$85,000	$87,763	$90,615	$93,560	$96,600
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,305	$4,628	$4,260	$4,634	$5,330
	Total Income	$646,730	$597,345	$515,817	$529,646	$597,751
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$0	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$15,000	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$43,775	$0	$0	$0	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$0	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$0	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$6,829	$0	$0
607	DW Distribution System - Repair/Replacement	$48,000	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$10,000	$10,250	$10,506	$10,769	$11,038
630	DW Tanks - Survey/Inspect	$0	$0	$6,514	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$79,438	$0	$0	$0
680	DW #3A Well Pump & Valve - Replace	$0	$79,438	$0	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$11,038
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$0	$4,715	$0	$0	$5,078
	Office Building					
411	Generators B/U Power - Replace	$0	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$28,892	$0	$0
435	HVAC - Replace	$0	$0	$0	$8,615	$0
701	Interior Surfaces - Paint	$0	$0	$0	$0	$0
708	Wood Flooring - Replace	$0	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$0	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$0	$5,253	$0	$0
730	Utility Doors - Partial Replace	$0	$0	$2,732	$0	$0
1001	Exterior - Painting	$0	$0	$0	$9,595	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$0	$0	$0
1095	Restroom Building - Repair	$0	$0	$0	$0	$0

1110	Restroom Roof - Replace/Repair	$0	$0	$0	$0	$0
	Common Grounds					
919	Backhoe - Replace	$0	$0	$0	$0	$0
919	Pickup Truck - Replace	$0	$0	$10,506	$0	$0
919	Utility Truck - Replace	$25,000	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$6,829	$0	$0
923	Small Riding Mower - Replace	$0	$0	$6,304	$0	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$0	$0	$0
938	Trailer - Replace	$0	$2,563	$0	$0	$0
939	Generator/Welder Combo - Replace	$0	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$4,846	$0
	Total Expenses	$141,775	$176,403	$84,365	$33,825	$27,154
	Ending Reserve Balance:	$504,955	$420,942	$431,452	$495,821	$570,597

General Information

The association decision makers have a duty to maintain the property components and replace or repair them in a timely manner. All Components begin to age and deteriorate as soon as they are put into use. This deterioration can be measured, and with current cost of component replacement a proportional cost of deterioration can be calculated for each component. For example, a $100,000 roof that normal has a normal useful life (UL) of 20 years is observed to be aged and deteriorated to a half the expected life, or remaining useful life (RUL) of 10 years. This calculates to a deteriorated cost of $50,000 ($100,000 x 10 years/20 years = $50,000). Ideally this $50,000 should have been collected and be available in the Reserve Fund.

The total deterioration of all reserve components can be calculated. This total pooled deteriorated cost needs to be adequately funded by the current owners. The Reserve Study Report 30-year Funding Plan projects the recommended contribution rate to meet the Funding Goal, selected by the association decision makers. This recommended contribution is the "fair share" cost levied on the present and future owners to offset the owners' use of the common area Reserve Components.

A Reserve Study prepared to National Reserve Study Standards (NRSS) includes two (2) parts. The **Physical Analysis** provides a Reserve Component List of:

- Component **quantities** and/or identifying **descriptions**.
- Each component's **Useful Life (UL).**
- Each component's **Remaining Useful Life (RUL).**
- Each component's **Current Replacement Cost.**

The Component List is the foundation for the second part of the Reserve Study. The **Financial Analysis** evaluates the associations Reserve Fund Balance, current reserve funding plan and current reserve contribution. This information is used to calculate:

- Reserve Fund **Percent Funded.**
- **Recommended Reserve Contribution.**
- Projected **30-year Reserve Funding Plan.**

Terms and Definitions

Cash Flow Method: A method of developing a Reserve Funding Plan where pooled contributions to the **Reserve Fund** are designed to offset the variable annual expenditures from the Reserve Fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired **Funding Goal** is achieved**.** Also see **Component Method.**

Component: An asset or item listed in the Reserve Study, developed or updated in the **Physical Analysis**. Components requiring Reserve Funding form the building blocks and foundation of the Reserve Study.

Component Inventory: The task of selecting and quantifying **Reserve Components.** This task is accomplished through on-site visual observations, review of association design drawings, review of governing documents, review of prior reserve study reports, and interviews with client representatives.

Component Method: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of individual component contributions. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired **Funding Goal** is achieved**.** Also see **Cash Flow Method.**

Effective Age: The difference between **Useful Life** and **Remaining Useful Life**. Not always equal to chronological age, since some components age irregularly. Used in calculations.

Fully Funded Balance (FFB): This is the total accumulated deterioration cost of all reserve components. Individual component deterioration costs are calculated separately and then summed together for the total accumulated deterioration cost.

Fund Status: The strength of the reserve fund as compared to an established benchmark like **Percent Funded**.

Funding Plan: The Funding Plan is the portion of the Association's annual maintenance fee designated to be deposited in the Reserve Fund. Deposits are normally done each month.

Recommended Funding Plan: This plan is the estimated annual portion of the annual maintenance fees needed to ensure the Reserve Fund covers the target Fully Funded Balance (anticipated current and future year funds needed to cover replacement of components). The Recommended Funding Plan is the result of a Reserve Study. The plan is updated as the Reserve Studies are completed.

Funding Goal: An association selects one of 3 levels to maintain its Reserve Fund. The levels are: 1) Baseline Funding (Hawaii Cash Flow Method), 2) Threshold Funding (Hawaii 50% Funded), and 3) Full Funding(Recommended by Akamai Reserves).

Inflation: Future cost of component replacement is adjusted for current published inflation rates. Hawaii State Law establishes the minimum rate as the Honolulu Consumer Price Index (CPI) for All Consumers published by the U. S. Bureau of Statistics.

Interest: Interest earnings on Reserve Funds are calculated using the average Reserve Fund balance for the year, accounting for income and expenses, multiplied and compounded Annual using the rate provided by the client. The maximum interest rate allowed in Hawaii is based on the 7 Year U. S. Treasury Bill Rate.

Percent Funded: This industry benchmark is a ratio of the **Reserve Fund Balance** to the **Fully Funded Balance** at a particular time. The ratio is expressed as a percentage and used as a measure of risk of cash flow problems requiring need for Special Assessments and loans in the future.

Remaining Useful Life: The estimated time, in years, that a common area element can be expected to continue to serve its intended function.

Replacement Cost: The cost of replacing, repairing, or restoring a **component** to its original functioning condition.

Reserve Fund: A separate client account in a financial institution for depositing reserve contribution collections, investing in approved financial instruments, and withdrawing cash for Reserve expenditures when needed.

Useful Life: The estimated time, in years, that a common area element can be expected to serve its intended function.

BTU: British Thermal Unit, also expressed as BTUH (British Thermal Unit per Hour) is a unit of energy.

DIA: Diameter

GSF: Gross Square Feet (area measure)

GSY: Gross Square Yards (area measure)

HP: Horsepower (unit measure of motor power)

KWH: Kilowatt per Hour (electricity measure)

LF: Linear Feet (length)

USG: U. S. Gallon (liquid volume measure)

Methodology

The association **selects one of the following service options**:

- Level I Full Study with:
  - Review of association Declarations and Bylaws to determine association component maintenance responsibilities.
  - Site inspection
  - Development of Reserve Component List
  - Calculate Percent Funded status
  - Calculate Recommended Reserve Contribution
  - Calculate and project Funding Plan

- Level II With-Site-Visit (WSV) Study
  - Site inspection
  - Update of prior Reserve Component List (with measurements)
  - Calculate Percent Funded status
  - Calculate Recommended Reserve Contribution
  - Calculate and project Funding Plan

- Level III No-Site-Visit (NSV) Study
  - Update of prior Reserve Component List (with measurements)
  - Calculate Percent Funded status
  - Calculate Recommended Reserve Contribution
  - Calculate and project Funding Plan

A **Full Study was selected** for this Reserve Study.

A review of the associations past maintenance history and reserve finances is conducted. The **Reserve Component List is verified by NRSS 4 Part Test** to determine if the component should be included on the list and funded through the Reserve Fund. All the parts of the test are:

- The component must be an **Association common area maintenance responsibility**.
- The component must have a **limited life**.
- The component **limited life must be predictable**.

- The component replacement cost must be above the established minimum **Threshold Value** cost.

Estimating Component Useful Life (UL), Remaining Useful Life (RUL) and current replacement cost.

- **UL and RUL are determined by:**
  - **Visual observation**
  - Our professional **experience and collected data**
  - Association client's **historical information**
  - Vendor **evaluations and recommendations**

- **Current Replacement Cost is estimated from:**
  - Our **collected cost data** from similar nearby properties
  - Association **historic costs**
  - Vendor **recommendation and/or budget estimates**
  - National maintenance **estimating guide books**

Calculation of Percent Funded as follows:

- Each reserve component's deterioration is calculated:

  - Current Replacement Cost x Effective Age / UL = deteriorated cost

- **Fully Funded Balance** is the total of all reserve component deteriorated costs (total deteriorated costs).
- **Starting Reserve Balance** is the year-end Reserve Balance after being adjusted for all projected reserve contributions and expenses. This balance is the new fiscal year's starting reserve balance in the Reserve Study.
- **Percent Funded** is the comparison of the **Fully Funded Balance** to the **Starting Reserve Balance** as follows:

  - Starting Reserve Balance / Fully Funded Balance = Percent Funded

Note that the Fully Funded Balance increases as components age and if maintenance is deferred. Fully Funded Balance decreases as components are replaced new and

deterioration starts from $0.00. The Starting Reserve Balance is maintained by the rate of owner Reserve Fund contributions.

Percent Funded importance is that this industry benchmark is an indication of the association's Reserve Fund strength:

- **70% - 120%** Percent Funded is considered "strong" indicating very **low risk** of future cash flow problems, need for Special Assessments or loans, and the ability to manage unexpected future expense events with a strong margin of pooled cash.
- **30% - 70%** Percent Funded is "fair" status with **some risk** of future cash flow problems, need for Special Assessments or loans, and fair ability to manage smaller unexpected future expense events with a margin of pooled cash.
- **0% - 30%** Percent Funded is a "weak" status with **high risk** of future cash flow problems, need for Special Assessments or loans, and minimal ability to manage higher than projected costs of replacement or earlier failure of components.

Funding Plan Principles used in developing the 30-year projected plan are to:

- Provide **sufficient cash funds** when needed
- **Establish a Stable contribution rate** over duration of Fund Plan
- **Evenly and fairly distribute contributions** over all existing and future owners for the duration of the Fund Plan
- Provide a **Fiscally Responsible** funding plan

There are **3 Funding Goals** available as follows:

- **Baseline Funding (Hawaii Cash Flow Method)** goal keeps the Reserve Fund Balance above $0.00 for a minimal 20-year period plan without the need for future Special Assessments or loans.
- **Threshold Funding (Hawaii 50% Funded)** goal keeps the Reserve Fund Balance above a specified dollar amount and Percent Funded (maintaining 50% Funded in Hawaii). *Recommended by Akamai Reserves.
- **Full Funding** goal is gradually attaining and maintaining at or near 100% Fully Funded. *Recommended by Akamai Reserves.

Our company goal is to partner with our clients to craft a sound funding plan that meets the NRSS 4 Funding Principles. The Funding Plan provides adequate funds to minimize cash flow problems due to unanticipated component failures or added requirements. The Cash flow method is used to ensure available cash and an adequate margin is available to cover unexpected component failures or higher replacement/repair costs. We strongly recommend that decision makers gradually obtain Full Funding status as a safe and sound course to manage their association.

Disclosures

We have no control over future events and cannot claim that all the events we anticipate will occur as planned and at cost projections. We assume inflationary/deflationary current trends will continue. The expectation is that financial institutions will continue to provide interest earnings on funds on deposit. Reasonable estimates for these future events, costs and variables are much more accurate than ignoring economic trends and data. We assume a stable economic environment excluding unpredictable natural disasters. What we can control is the accuracy of our component quantities. We strive for accuracy within 5% for our measurements. The report Starting Reserve Balance and Reserve Interest earnings can be calculated with a high degree of accuracy based on financial information provided by the client. This financial information is not audited or independently verified by us, but assumed accurate and reliable.

Because both the physical and financial status of the association change each year, this is a one year document. This reserve study information should be reviewed and adjusted annually to reflect current situations as part of the annual Reserve Study Update process. Current reality is often different from the best past assumptions about the future due to changing economic conditions, physical conditions, ownership expectations and statutory regulation. The reserve study report provides a powerful 30-year view of future expenses, in order to assist with adequate funding for large cost longer life components. We expect adjustments in cost and schedule will be needed annually in future years to these distant future component expense projects as conditions change. The American Institute of Certified Public Accountants (AICPA), and Akamai Reserves recommend annually updating the reserve study to current conditions.

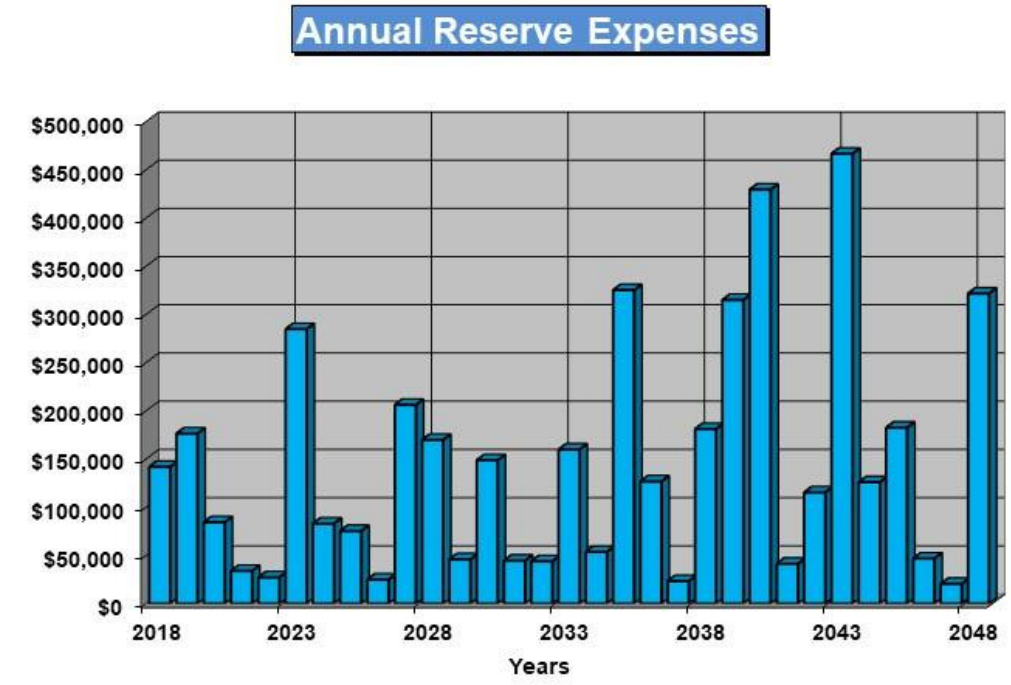
Akamai Reserves and its staff have no ownership, management or other business relationship or interest with the client or the property other than this Reserve Study Report engagement. Akamai Reserves is an independent company with no affiliation with any other management or reserve study provider company. Any potential conflict of interest, actual or perceived, Akamai Reserves may have with the client to our knowledge has been disclosed to the client. President Andrew Price, Reserve Specialist #256 is in Responsible Charge of all work performed on this reserve Study. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client association's reserve funding situation.

Information provided by the official representative of the client, their vendors, suppliers

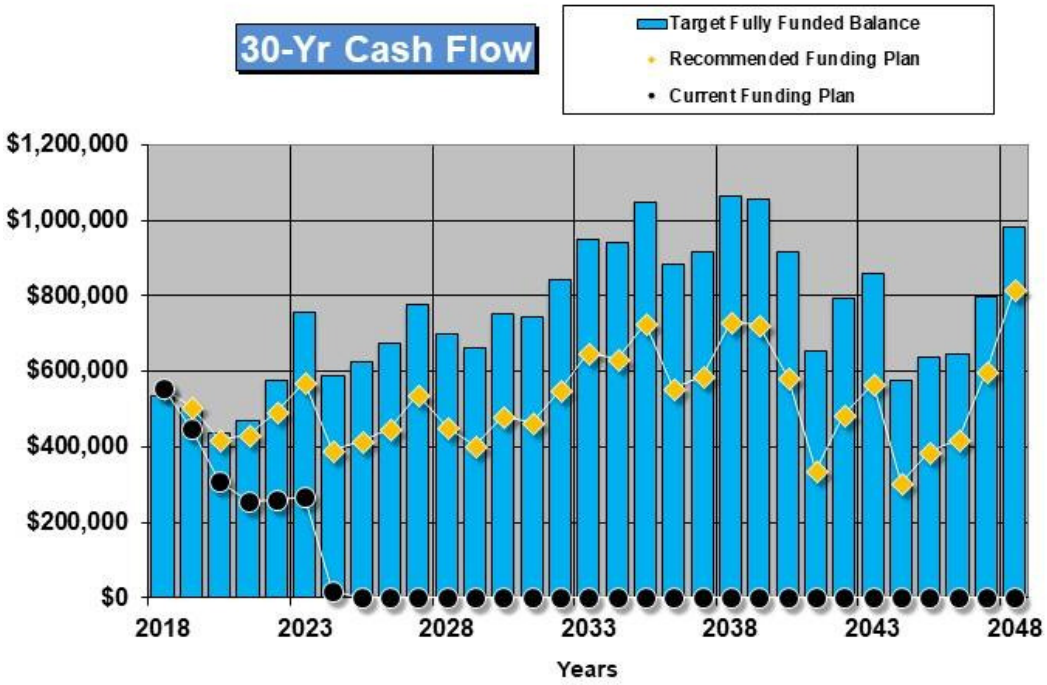
or their authorized agent regarding financial, physical, quantity, or historical issues is deemed reliable by Akamai Reserves. This information was not independently verified or audited. Any on-site inspection should not be considered a quality/ forensic analyses, project audit or quality inspection. No destructive testing or intrusive testing was performed. Inspection of a sampling of the whole component is performed, and substituting drawing take offs for actual field measurements is performed when the reliability is deemed accurate. The site inspection is performed for budget purposes only.

Funding Plan

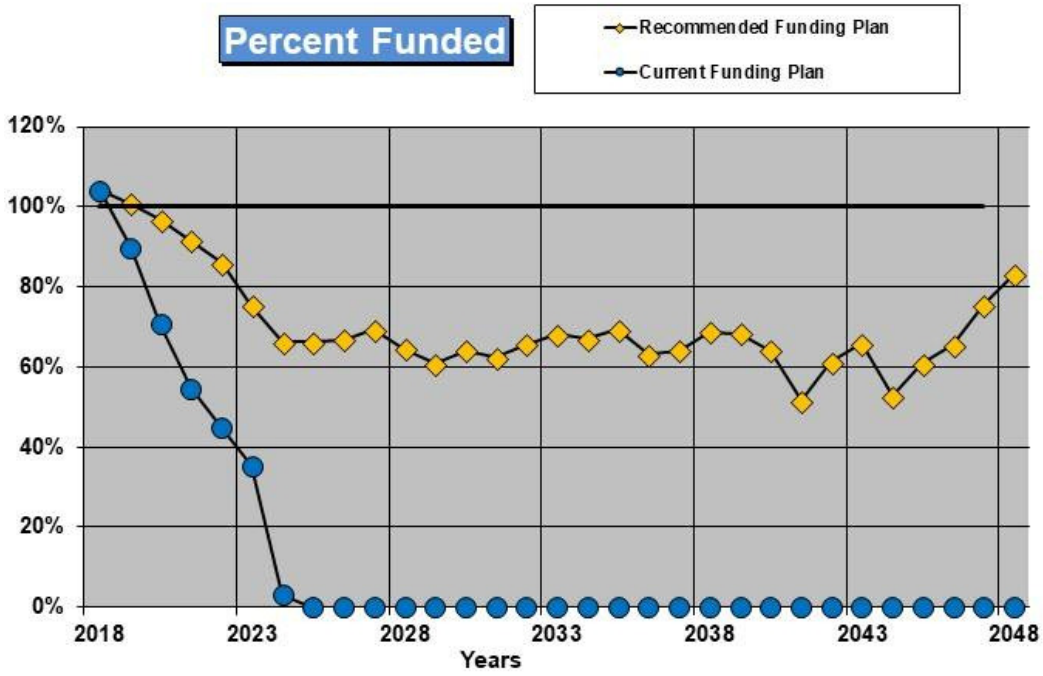
The following graphs show the Funding Plan expenses. The expenses per year vary greatly as you can note.



The 30-Year Cash Flow graph compares the Current Funding Plan to the Recommended Funding Plan with the Fully Funded Balance in vertical bars. Note how the Recommended Funding Plan collections gradually cover more of the Fully Funded Balance expense.



The Percent Funded graph shows an increasing funding gap between the Recommended Funding Plan and the Current Funding Plan. To maintain the "strong" status, the Funding Plan needs to be revised to ensure adequate funds are in the Reserve Fund for future year replacement/repair of components.



Tables Details

The **National Reserve Study Standards (NRSS)** compliant tabular information in this Report is included in the following five tables:

Table 1 – Executive Summary Component List summarizes the individual Reserve Components found to be appropriate for Reserve funding based on **NRSS 4 Part Test**, indicating **Useful Life (UL), Remaining Useful Life (RUL),** current average cost and future average cost at time of projected replacement of each component.

Table 2 –Detailed Reserve Component List includes Useful Life (**UL**), Remaining Useful Life (**RUL**), quantified component description, and current cost of replacement expressed over a range from low "Best Cost" to higher budgeted "Worst Cost".

Table 3 – Contributions and Fund Breakdown is an accountant's summary. After listing **Useful Life (UL), Remaining Useful Life (RUL),** current average cost for each component, the calculated deteriorated value or **Fully Funded Balance** for each component on the beginning date of this report is listed. The total pooled Fully Funded Balance is indicated at the bottom of this column. Current Fund Balance column shows the distribution of total current **Reserve Funds** offsetting the Fully Funded Balance of each component prioritizing those components with the shortest **RUL** first until available funds are exhausted. Note that underfunding the Reserve Fund leaves certain components with no current fund balance unless the **Starting Reserve Fund Balance** equals the **Fully Funded Balance (100% Fully Funded).**

The Reserve Contribution column indicates a proportional distribution of the **Recommended Contribution** according to component cost significance (current cost divided by **UL**). This is only a way to distribute the reserve contribution evenly toward all the listed components. This presentation is not meant to cause redistribution of reserve funds. This is a cash flow method (pooled funds) reserve study report and not a component method (each component individually funded) report. The Board of Directors has the flexibility to manage reserve contributions to timely replace needed components based on pooled available reserve funds.

Table 4 – 30 Year Reserve Plan Summary shows annual cash flow into and out of the reserve fund compared to the **Fully Funded Balance**. Comparing the **Starting**

Reserve Balance to Fully Funded Balance provides the **Percent Funded strength. Percent Funded strength** each year is also indicated with the colored bar (red for high risk of cash problems, yellow for fair or manageable risk, and green for low risk) and risk strength rating system (weak, fair or strong). Annual Reserve Contributions, Loans or Special Assessments, and Reserve Expenses are shown in separate columns.

Table 5 – 30 Year Income/Expense Detail presents annual cash flow detail for the next 30 years. Each table column indicates which components are projected to need repair or replacement in that particular year with the projected cost. This is a scheduling tool for decision makers and on-site staff involved in the annual budget process.

Table 2: Reserve Component List Detail **3001-3**

#	Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Worst Cost
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	Minimal	10	6	$12,000	$13,500
433	Solar Panels - Replace	(3) Tank & (1) PRV Stations	20	16	$7,500	$10,000
447	Telemetry - Motor Controls - Replace	(8) PLC	5	0	$15,000	$15,000
447	Telemetry SCADA - Replace	(1) HMI/Computer	6	0	$43,775	$43,775
472	Dom. Water Booster Pump #1 -Replace	(1) 15 HP Cam Pump	10	7	$17,000	$19,000
472	Dom. Water Booster Pump #2 -Replace	(1) 15 HP Cam Pump	10	7	$17,000	$19,000
607	DW Distribution Line - Survey/Inspect	Extensive	5	2	$6,000	$7,000
607	DW Distribution System - Repair/Replacement	Extensive	5	0	$48,000	$48,000
607	DW Inventory - Repair/Replacement	Various Parts	1	0	$9,000	$11,000
630	DW Tanks - Survey/Inspect	Numerous Tanks	5	2	$5,900	$6,500
680	DW #2A Well Pump & Valve - Replace	(1) 15 HP Multi Stage	8	1	$75,000	$80,000
680	DW #3A Well Pump & Valve - Replace	(1) 15 HP Multi Stage	8	1	$75,000	$80,000
681	DW #2 Well Casing - Replace	Approx 235 LF	30	22	$170,000	$180,000
681	DW #3 Well Casing - Replace	Approx 235 LF	30	21	$170,000	$180,000
682	DW Chlorination System - Replace	(1) System	10	4	$9,000	$11,000
685	Old Well Pumps - Decommission	(4) Well Sites	N/A	5	$150,000	$175,000
716	Field Computers - Replace/Upgrade	(4) Field Computers	3	1	$4,500	$4,700
	Office Building					
411	Generators B/U Power - Replace	(1) B/U Generator	10	10	$6,000	$7,000
433	Photovoltaic Panels - Install	(1) PV System	20	2	$25,000	$30,000
435	HVAC - Replace	(2) HVAC Unit	15	3	$7,000	$9,000
701	Interior Surfaces - Paint	Approx 3,240 GSF	10	5	$2,916	$4,050
708	Wood Flooring - Replace	Approx 2,550 GSF	10	5	$5,100	$7,650
710	Kitchen & Restrooms - Remodel	(1) Kitchen & (1) Restroom	15	10	$2,500	$3,500
716	Office Equipment - Replace/Upgrade	Various Equipment	4	2	$4,000	$6,000
730	Utility Doors - Partial Replace	(7) Doors	10	2	$2,200	$3,000
1001	Exterior - Painting	Approx 3,240 GSF	10	3	$8,100	$9,720
1103	Comp Shingle - Replace	Approx 3,540 GSF	30	15	$19,470	$23,010
	Del Monte Park					
608	Plumbing - Repair/Replace	(2) Restrooms	12	10	$1,500	$3,000
1095	Restroom Building - Repair	Approx 700 GSF	12	10	$3,000	$3,500
1110	Restroom Roof - Replace/Repair	Approx 670 GSF	15	13	$3,300	$5,300
	Common Grounds					
919	Backhoe - Replace	(1) Backhoe	15	11	$15,000	$30,000
919	Pickup Truck - Replace	(1) Small Pickup	8	2	$9,000	$11,000
919	Utility Truck - Replace	(1) Utility Truck	10	0	$20,000	$30,000

920	Storage Building - Repair	Approx 1,270 GSF	10	2	$6,000	$7,000
923	Small Riding Mower - Replace	(1) Mower	6	2	$5,500	$6,500
926	Trailer Mounted Manlift - Replace	(1) Lift	15	12	$34,000	$36,000
938	Trailer - Replace	(1) Trailer	10	1	$2,250	$2,750
939	Generator/Welder Combo - Replace	(1) Unit	10	5	$6,000	$6,500
939	Traffic Safety Equipment - Replace	Miscellaneous Equipment	5	3	$4,400	$4,600
39	Total Funded Components					

Table 3: Contribution and Fund Breakdown 3001-3

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
	Domestic Water System						
206	Crossover Concrete Pillars - Replace/Repair	10	6	$12,750	$5,100	$5,305.55	$970.52
433	Solar Panels - Replace	20	16	$8,750	$1,750	$1,820.53	$333.02
447	Telemetry - Motor Controls - Replace	5	0	$15,000	$15,000	$15,604.56	$2,283.57
447	Telemetry SCADA - Replace	6	0	$43,775	$43,775	$45,539.31	$5,553.51
472	Dom. Water Booster Pump #1 -Replace	10	7	$18,000	$5,400	$5,617.64	$1,370.14
472	Dom. Water Booster Pump #2 -Replace	10	7	$18,000	$5,400	$5,617.64	$1,370.14
607	DW Distribution Line - Survey/Inspect	5	2	$6,500	$3,900	$4,057.19	$989.55
607	DW Distribution System - Repair/Replacement	5	0	$48,000	$48,000	$49,934.59	$7,307.42
607	DW Inventory - Repair/Replacement	1	0	$10,000	$10,000	$10,403.04	$7,611.90
630	DW Tanks - Survey/Inspect	5	2	$6,200	$3,720	$3,869.93	$943.88
680	DW #2A Well Pump & Valve - Replace	8	1	$77,500	$67,813	$70,545.62	$7,374.02
680	DW #3A Well Pump & Valve - Replace	8	1	$77,500	$67,813	$70,545.62	$7,374.02
681	DW #2 Well Casing - Replace	30	22	$175,000	$46,667	$48,547.52	$4,440.27
681	DW #3 Well Casing - Replace	30	21	$175,000	$52,500	$54,615.96	$4,440.27
682	DW Chlorination System - Replace	10	4	$10,000	$6,000	$6,241.82	$761.19
685	Old Well Pumps - Decommission	N/A	5	$162,500	$27,083	$28,174.90	$17,041.14
716	Field Computers - Replace/Upgrade	3	1	$4,600	$3,067	$3,190.27	$1,167.16
	Office Building						
411	Generators B/U Power - Replace	10	10	$6,500	$0	$0.00	$0.00
433	Photovoltaic Panels - Install	20	2	$27,500	$24,750	$25,747.53	$1,046.64
435	HVAC - Replace	15	3	$8,000	$6,400	$6,657.95	$405.97
701	Interior Surfaces - Paint	10	5	$3,483	$1,742	$1,811.69	$265.12
708	Wood Flooring - Replace	10	5	$6,375	$3,188	$3,315.97	$485.26
710	Kitchen & Restrooms - Remodel	15	10	$3,000	$1,000	$1,040.30	$152.24
716	Office Equipment - Replace/Upgrade	4	2	$5,000	$2,500	$2,600.76	$951.49
730	Utility Doors - Partial Replace	10	2	$2,600	$2,080	$2,163.83	$197.91
1001	Exterior - Painting	10	3	$8,910	$6,237	$6,488.38	$678.22
1103	Comp Shingle - Replace	30	15	$21,240	$10,620	$11,048.03	$538.92
	Del Monte Park						
608	Plumbing - Repair/Replace	12	10	$2,250	$375	$390.11	$142.72
1095	Restroom Building - Repair	12	10	$3,250	$542	$563.50	$206.16
1110	Restroom Roof - Replace/Repair	15	13	$4,300	$573	$596.44	$218.21
	Common Grounds						
919	Backhoe - Replace	15	11	$22,500	$6,000	$6,241.82	$1,141.78
919	Pickup Truck - Replace	8	2	$10,000	$7,500	$7,802.28	$951.49
919	Utility Truck - Replace	10	0	$25,000	$25,000	$26,007.60	$1,902.97

920	Storage Building - Repair	10	2	$6,500	$5,200	$5,409.58	$494.77
923	Small Riding Mower - Replace	6	2	$6,000	$4,000	$4,161.22	$761.19
926	Trailer Mounted Manlift - Replace	15	12	$35,000	$7,000	$7,282.13	$1,776.11
938	Trailer - Replace	10	1	$2,500	$2,250	$2,340.68	$190.30
939	Generator/Welder Combo - Replace	10	5	$6,250	$3,125	$3,250.95	$475.74
939	Traffic Safety Equipment - Replace	5	3	$4,500	$1,800	$1,872.55	$685.07
39	Total Funded Components				$534,868	$556,425	$85,000

Table 4: 30-Year Reserve Plan Summary 3001-3

Fiscal Year Beginning: **01/01/18** | **Interest:** **1.00%** | **Inflation:** **2.5%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2018	$556,425	$534,868	104.0%	Strong	$85,000	$0	$5,305	$141,775
2019	$504,955	$500,650	100.9%	Strong	$87,763	$0	$4,628	$176,403
2020	$420,942	$435,373	96.7%	Strong	$90,615	$0	$4,260	$84,365
2021	$431,452	$471,210	91.6%	Strong	$93,560	$0	$4,634	$33,825
2022	$495,821	$577,480	85.9%	Strong	$96,600	$0	$5,330	$27,154
2023	$570,597	$757,759	75.3%	Strong	$99,740	$0	$4,803	$284,671
2024	$390,469	$589,206	66.3%	Fair	$102,982	$0	$4,023	$82,947
2025	$414,527	$625,813	66.2%	Fair	$106,328	$0	$4,320	$75,244
2026	$449,932	$673,904	66.8%	Fair	$109,784	$0	$4,946	$24,977
2027	$539,685	$777,460	69.4%	Fair	$113,352	$0	$4,956	$206,062
2028	$451,931	$700,801	64.5%	Fair	$117,036	$0	$4,275	$169,739
2029	$403,503	$662,334	60.9%	Fair	$120,840	$0	$4,430	$45,923
2030	$482,849	$752,766	64.1%	Fair	$124,767	$0	$4,730	$148,711
2031	$463,636	$743,126	62.4%	Fair	$128,822	$0	$5,081	$44,540
2032	$552,999	$843,119	65.6%	Fair	$133,009	$0	$6,003	$43,802
2033	$648,209	$949,545	68.3%	Fair	$137,331	$0	$6,399	$159,817
2034	$632,122	$942,973	67.0%	Fair	$142,481	$0	$6,797	$53,591
2035	$727,810	$1,048,456	69.4%	Fair	$147,824	$0	$6,421	$325,170
2036	$556,885	$881,628	63.2%	Fair	$153,368	$0	$5,728	$126,761
2037	$589,220	$917,505	64.2%	Fair	$159,119	$0	$6,601	$23,340
2038	$731,600	$1,063,879	68.8%	Fair	$165,086	$0	$7,269	$181,067
2039	$722,888	$1,055,926	68.5%	Fair	$171,277	$0	$6,541	$314,922
2040	$585,784	$914,351	64.1%	Fair	$177,700	$0	$4,621	$429,360
2041	$338,744	$655,807	51.7%	Fair	$184,363	$0	$4,122	$41,310
2042	$485,920	$792,518	61.3%	Fair	$191,277	$0	$5,263	$115,351
2043	$567,108	$860,820	65.9%	Fair	$198,450	$0	$4,350	$466,653
2044	$303,255	$574,915	52.7%	Fair	$205,892	$0	$3,448	$125,894
2045	$386,701	$635,411	60.9%	Fair	$213,613	$0	$4,041	$182,509
2046	$421,846	$643,769	65.5%	Fair	$221,623	$0	$5,116	$46,718
2047	$601,867	$796,011	75.6%	Strong	$229,934	$0	$7,099	$20,464

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4) 3001-3

#	Fiscal Year	2018	2019	2020	2021	2022
	Starting Reserve Balance	$556,425	$504,955	$420,942	$431,452	$495,821
	Annual Reserve Contribution	$85,000	$87,763	$90,615	$93,560	$96,600
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,305	$4,628	$4,260	$4,634	$5,330
	Total Income	$646,730	$597,345	$515,817	$529,646	$597,751
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$0	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$15,000	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$43,775	$0	$0	$0	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$0	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$0	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$6,829	$0	$0
607	DW Distribution System - Repair/Replacement	$48,000	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$10,000	$10,250	$10,506	$10,769	$11,038
630	DW Tanks - Survey/Inspect	$0	$0	$6,514	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$79,438	$0	$0	$0
680	DW #3A Well Pump & Valve - Replace	$0	$79,438	$0	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$11,038
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$0	$4,715	$0	$0	$5,078
	Office Building					
411	Generators B/U Power - Replace	$0	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$28,892	$0	$0
435	HVAC - Replace	$0	$0	$0	$8,615	$0
701	Interior Surfaces - Paint	$0	$0	$0	$0	$0
708	Wood Flooring - Replace	$0	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$0	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$0	$5,253	$0	$0
730	Utility Doors - Partial Replace	$0	$0	$2,732	$0	$0
1001	Exterior - Painting	$0	$0	$0	$9,595	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$0	$0	$0
1095	Restroom Building - Repair	$0	$0	$0	$0	$0

1110	Restroom Roof - Replace/Repair	$0	$0	$0	$0	$0
	Common Grounds					
919	Backhoe - Replace	$0	$0	$0	$0	$0
919	Pickup Truck - Replace	$0	$0	$10,506	$0	$0
919	Utility Truck - Replace	$25,000	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$6,829	$0	$0
923	Small Riding Mower - Replace	$0	$0	$6,304	$0	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$0	$0	$0
938	Trailer - Replace	$0	$2,563	$0	$0	$0
939	Generator/Welder Combo - Replace	$0	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$4,846	$0
	Total Expenses	$141,775	$176,403	$84,365	$33,825	$27,154
	Ending Reserve Balance:	$504,955	$420,942	$431,452	$495,821	$570,597

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9) 3001-3

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$570,597	$390,469	$414,527	$449,932	$539,685
	Annual Reserve Contribution	$99,740	$102,982	$106,328	$109,784	$113,352
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,803	$4,023	$4,320	$4,946	$4,956
	Total Income	$675,141	$497,474	$525,176	$564,662	$657,993
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$14,786	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$16,971	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$0	$50,766	$0	$0	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$21,396	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$21,396	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$7,726	$0	$0
607	DW Distribution System - Repair/Replacement	$54,308	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$11,314	$11,597	$11,887	$12,184	$12,489
630	DW Tanks - Survey/Inspect	$0	$0	$7,370	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$0	$0	$0	$96,787
680	DW #3A Well Pump & Valve - Replace	$0	$0	$0	$0	$96,787
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$0
685	Old Well Pumps - Decommission	$183,854	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$0	$0	$5,468	$0	$0
	Office Building					
411	Generators B/U Power - Replace	$0	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$0	$0	$0
435	HVAC - Replace	$0	$0	$0	$0	$0
701	Interior Surfaces - Paint	$3,941	$0	$0	$0	$0
708	Wood Flooring - Replace	$7,213	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$0	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$5,798	$0	$0	$0
730	Utility Doors - Partial Replace	$0	$0	$0	$0	$0
1001	Exterior - Painting	$0	$0	$0	$0	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$0	$0	$0
1095	Restroom Building - Repair	$0	$0	$0	$0	$0
1110	Restroom Roof - Replace/Repair	$0	$0	$0	$0	$0

	Common Grounds					
919	Backhoe - Replace	$0	$0	$0	$0	$0
919	Pickup Truck - Replace	$0	$0	$0	$0	$0
919	Utility Truck - Replace	$0	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$0	$0	$0
923	Small Riding Mower - Replace	$0	$0	$0	$7,310	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$0	$0	$0
938	Trailer - Replace	$0	$0	$0	$0	$0
939	Generator/Welder Combo - Replace	$7,071	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$5,483	$0
	Total Expenses	$284,671	$82,947	$75,244	$24,977	$206,062
	Ending Reserve Balance:	$390,469	$414,527	$449,932	$539,685	$451,931

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14) **3001-3**

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$451,931	$403,503	$482,849	$463,636	$552,999
	Annual Reserve Contribution	$117,036	$120,840	$124,767	$128,822	$133,009
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,275	$4,430	$4,730	$5,081	$6,003
	Total Income	$573,242	$528,772	$612,347	$597,538	$692,011
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$0	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$19,201	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$0	$0	$58,873	$0	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$0	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$0	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$8,742	$0	$0
607	DW Distribution System - Repair/Replacement	$61,444	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$12,801	$13,121	$13,449	$13,785	$14,130
630	DW Tanks - Survey/Inspect	$0	$0	$8,338	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$0	$0	$0	$0
680	DW #3A Well Pump & Valve - Replace	$0	$0	$0	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$14,130
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$5,888	$0	$0	$6,341	$0
	Office Building					
411	Generators B/U Power - Replace	$8,321	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$0	$0	$0
435	HVAC - Replace	$0	$0	$0	$0	$0
701	Interior Surfaces - Paint	$0	$0	$0	$0	$0
708	Wood Flooring - Replace	$0	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$3,840	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$6,400	$0	$0	$0	$7,065
730	Utility Doors - Partial Replace	$0	$0	$3,497	$0	$0
1001	Exterior - Painting	$0	$0	$0	$12,283	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$2,880	$0	$0	$0	$0
1095	Restroom Building - Repair	$4,160	$0	$0	$0	$0
1110	Restroom Roof - Replace/Repair	$0	$0	$0	$5,928	$0

	Common Grounds					
919	Backhoe - Replace	$0	$29,522	$0	$0	$0
919	Pickup Truck - Replace	$12,801	$0	$0	$0	$0
919	Utility Truck - Replace	$32,002	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$8,742	$0	$0
923	Small Riding Mower - Replace	$0	$0	$0	$0	$8,478
926	Trailer Mounted Manlift - Replace	$0	$0	$47,071	$0	$0
938	Trailer - Replace	$0	$3,280	$0	$0	$0
939	Generator/Welder Combo - Replace	$0	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$6,203	$0
	Total Expenses	$169,739	$45,923	$148,711	$44,540	$43,802
	Ending Reserve Balance:	$403,503	$482,849	$463,636	$552,999	$648,209

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19) **3001-3**

#	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$648,209	$632,122	$727,810	$556,885	$589,220
	Annual Reserve Contribution	$137,331	$142,481	$147,824	$153,368	$159,119
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,399	$6,797	$6,421	$5,728	$6,601
	Total Income	$791,939	$781,400	$882,055	$715,981	$754,940
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$18,927	$0	$0	$0
433	Solar Panels - Replace	$0	$12,989	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$21,724	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$0	$0	$0	$68,274	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$27,389	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$27,389	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$9,891	$0	$0
607	DW Distribution System - Repair/Replacement	$69,518	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$14,483	$14,845	$15,216	$15,597	$15,987
630	DW Tanks - Survey/Inspect	$0	$0	$9,434	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$0	$117,925	$0	$0
680	DW #3A Well Pump & Valve - Replace	$0	$0	$117,925	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$0
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$0	$6,829	$0	$0	$7,354
	Office Building					
411	Generators B/U Power - Replace	$0	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$0	$0	$0
435	HVAC - Replace	$0	$0	$0	$12,477	$0
701	Interior Surfaces - Paint	$5,044	$0	$0	$0	$0
708	Wood Flooring - Replace	$9,233	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$0	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$0	$0	$7,798	$0
730	Utility Doors - Partial Replace	$0	$0	$0	$0	$0
1001	Exterior - Painting	$0	$0	$0	$0	$0
1103	Comp Shingle - Replace	$30,762	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$0	$0	$0
1095	Restroom Building - Repair	$0	$0	$0	$0	$0
1110	Restroom Roof - Replace/Repair	$0	$0	$0	$0	$0

	Common Grounds					
919	Backhoe - Replace	$0	$0	$0	$0	$0
919	Pickup Truck - Replace	$0	$0	$0	$15,597	$0
919	Utility Truck - Replace	$0	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$0	$0	$0
923	Small Riding Mower - Replace	$0	$0	$0	$0	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$0	$0	$0
938	Trailer - Replace	$0	$0	$0	$0	$0
939	Generator/Welder Combo - Replace	$9,052	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$7,018	$0
	Total Expenses	$159,817	$53,591	$325,170	$126,761	$23,340
	Ending Reserve Balance:	$632,122	$727,810	$556,885	$589,220	$731,600

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24) 3001-3

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$731,600	$722,888	$585,784	$338,744	$485,920
	Annual Reserve Contribution	$165,086	$171,277	$177,700	$184,363	$191,277
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,269	$6,541	$4,621	$4,122	$5,263
	Total Income	$903,955	$900,705	$768,104	$527,229	$682,459
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$0	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$24,579	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$0	$0	$0	$0	$79,177
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$0	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$0	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$11,190	$0	$0
607	DW Distribution System - Repair/Replacement	$78,654	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$16,386	$16,796	$17,216	$17,646	$18,087
630	DW Tanks - Survey/Inspect	$0	$0	$10,674	$0	$0
680	DW #2A Well Pump & Valve - Replace	$0	$0	$0	$0	$0
680	DW #3A Well Pump & Valve - Replace	$0	$0	$0	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$301,275	$0	$0
681	DW #3 Well Casing - Replace	$0	$293,927	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$18,087
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$0	$0	$7,919	$0	$0
	Office Building					
411	Generators B/U Power - Replace	$10,651	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$47,343	$0	$0
435	HVAC - Replace	$0	$0	$0	$0	$0
701	Interior Surfaces - Paint	$0	$0	$0	$0	$0
708	Wood Flooring - Replace	$0	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$0	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$0	$8,608	$0	$0
730	Utility Doors - Partial Replace	$0	$0	$4,476	$0	$0
1001	Exterior - Painting	$0	$0	$0	$15,723	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$3,874	$0	$0
1095	Restroom Building - Repair	$0	$0	$5,595	$0	$0
1110	Restroom Roof - Replace/Repair	$0	$0	$0	$0	$0

	Common Grounds					
919	Backhoe - Replace	$0	$0	$0	$0	$0
919	Pickup Truck - Replace	$0	$0	$0	$0	$0
919	Utility Truck - Replace	$40,965	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$11,190	$0	$0
923	Small Riding Mower - Replace	$9,832	$0	$0	$0	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$0	$0	$0
938	Trailer - Replace	$0	$4,199	$0	$0	$0
939	Generator/Welder Combo - Replace	$0	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$7,941	$0
	Total Expenses	$181,067	$314,922	$429,360	$41,310	$115,351
	Ending Reserve Balance:	$722,888	$585,784	$338,744	$485,920	$567,108

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29) 3001-3

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$567,108	$303,255	$386,701	$421,846	$601,867
	Annual Reserve Contribution	$198,450	$205,892	$213,613	$221,623	$229,934
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,350	$3,448	$4,041	$5,116	$7,099
	Total Income	$769,908	$512,595	$604,355	$648,585	$838,900
#	Component					
	Domestic Water System					
206	Crossover Concrete Pillars - Replace/Repair	$0	$24,229	$0	$0	$0
433	Solar Panels - Replace	$0	$0	$0	$0	$0
447	Telemetry - Motor Controls - Replace	$27,809	$0	$0	$0	$0
447	Telemetry SCADA - Replace	$0	$0	$0	$0	$0
472	Dom. Water Booster Pump #1 -Replace	$0	$0	$35,060	$0	$0
472	Dom. Water Booster Pump #2 -Replace	$0	$0	$35,060	$0	$0
607	DW Distribution Line - Survey/Inspect	$0	$0	$12,661	$0	$0
607	DW Distribution System - Repair/Replacement	$88,989	$0	$0	$0	$0
607	DW Inventory - Repair/Replacement	$18,539	$19,003	$19,478	$19,965	$20,464
630	DW Tanks - Survey/Inspect	$0	$0	$12,076	$0	$0
680	DW #2A Well Pump & Valve - Replace	$143,681	$0	$0	$0	$0
680	DW #3A Well Pump & Valve - Replace	$143,681	$0	$0	$0	$0
681	DW #2 Well Casing - Replace	$0	$0	$0	$0	$0
681	DW #3 Well Casing - Replace	$0	$0	$0	$0	$0
682	DW Chlorination System - Replace	$0	$0	$0	$0	$0
685	Old Well Pumps - Decommission	$0	$0	$0	$0	$0
716	Field Computers - Replace/Upgrade	$8,528	$0	$0	$9,184	$0
	Office Building					
411	Generators B/U Power - Replace	$0	$0	$0	$0	$0
433	Photovoltaic Panels - Install	$0	$0	$0	$0	$0
435	HVAC - Replace	$0	$0	$0	$0	$0
701	Interior Surfaces - Paint	$6,457	$0	$0	$0	$0
708	Wood Flooring - Replace	$11,819	$0	$0	$0	$0
710	Kitchen & Restrooms - Remodel	$5,562	$0	$0	$0	$0
716	Office Equipment - Replace/Upgrade	$0	$9,501	$0	$0	$0
730	Utility Doors - Partial Replace	$0	$0	$0	$0	$0
1001	Exterior - Painting	$0	$0	$0	$0	$0
1103	Comp Shingle - Replace	$0	$0	$0	$0	$0
	Del Monte Park					
608	Plumbing - Repair/Replace	$0	$0	$0	$0	$0
1095	Restroom Building - Repair	$0	$0	$0	$0	$0
1110	Restroom Roof - Replace/Repair	$0	$0	$0	$8,585	$0

	Common Grounds					
919	Backhoe - Replace	$0	$42,757	$0	$0	$0
919	Pickup Truck - Replace	$0	$19,003	$0	$0	$0
919	Utility Truck - Replace	$0	$0	$0	$0	$0
920	Storage Building - Repair	$0	$0	$0	$0	$0
923	Small Riding Mower - Replace	$0	$11,402	$0	$0	$0
926	Trailer Mounted Manlift - Replace	$0	$0	$68,173	$0	$0
938	Trailer - Replace	$0	$0	$0	$0	$0
939	Generator/Welder Combo - Replace	$11,587	$0	$0	$0	$0
939	Traffic Safety Equipment - Replace	$0	$0	$0	$8,984	$0
	Total Expenses	$466,653	$125,894	$182,509	$46,718	$20,464
	Ending Reserve Balance:	$303,255	$386,701	$421,846	$601,867	$818,436

Photographic Component Inventory Appendix

Component: 206 - Crossover Concrete Pillars - Replace/Repair **Quantity:** Minimal
Location: Crossover concrete pillars
Cost Source: Estimate provided by client **Useful Life:** 10 **Remaining Useful Life:** 6
Best Case: $12,000 Estimate for repair
Worst Case: $13,500 Higher estimate

Evaluation: Small in house repairs were performed in 2017. Reported future repairs will be required.

Component: 309 - Chain Link Fencing - Replace **Quantity:** Approx 4,400 LF
Location:
Cost Source: **Useful Life:** **Remaining Useful Life:**
Best Case:
Worst Case:

Evaluation: Standard 7 Ft tall galvanized fencing supported by tubular framework. Most sections undamaged and secure. Hinged gates function and most are in alignment. Generally in fair condition, aging extended due to dry climate. Expect to repair as needed under the Operating Budget, not Reserves.

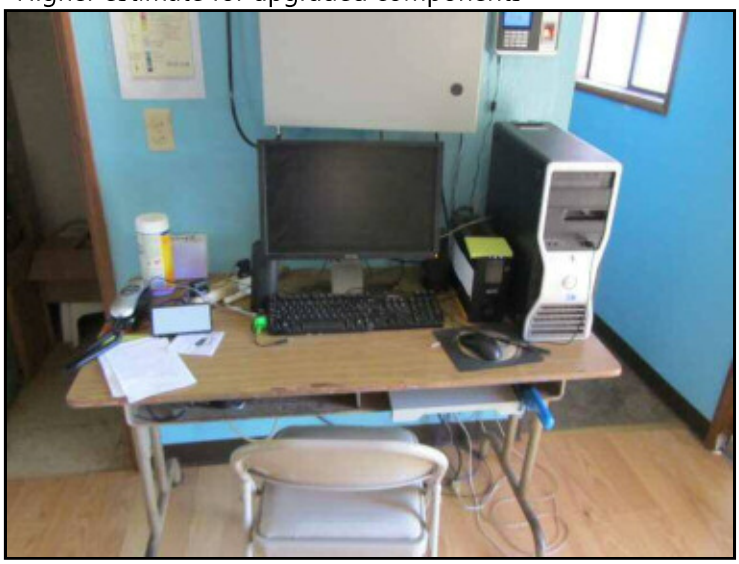
Component: 433 - Solar Panels - Replace **Quantity:** (3) Tank & (1) PRV Stations
Location: Tank and PRV Stations
Cost Source: Client Cost History **Useful Life:**20 **Remaining Useful Life:**16
Best Case: $7,500 Estimate to replace
Worst Case: $10,000 Higher estimate

Evaluation: PV systems installed in 2014. System is in fair functional condition with no problems reported.

Component: 447 - Telemetry - Motor Controls - Replace **Quantity:** (8) PLC
Location: DW electrical cabinets
Cost Source: Client Cost History **Useful Life:**5 **Remaining Useful Life:**0
Best Case: $15,000 Estimate to replace
Worst Case: $15,000 Higher estimate for upgraded components

Evaluation: PLC (Program Logic Center) control the motors more efficiently with the HMI Telemetry System. Upgrade to run on newer OS.

Component: 447 - Telemetry SCADA - Replace **Quantity:** (1) HMI/Computer
Location: Telemetry Control Computer in Office
Cost Source: Client Cost History **Useful Life:**6 **Remaining Useful Life:**0
Best Case: $43,775 Estimate to replace computer/software system
Worst Case: $43,775 Higher estimate for upgraded components



Evaluation: Reported SCADA system and computer will be replaced in 2018.

Component: 472 - Dom. Water Booster Pump #1 -Replace **Quantity:** (1) 15 HP Cam Pump
Location: Site #1
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**7
Best Case: $17,000 Estimate to replace 15 HP Pump & VSD
Worst Case: $19,000 Higher estimate

Evaluation: Replaced 15 HP Grundfos "cam" pump in 2015. Expect eventual replacement of pump, flow meter and gate valve on this cycle.

Component: 472 - Dom. Water Booster Pump #2 -Replace **Quantity:** (1) 15 HP Cam Pump
Location: Site #1
Cost Source: Akamai Reserves Cost Database **Useful Life:**10 **Remaining Useful Life:**7
Best Case: $17,000 Estimate to replace 15 HP Pump & VSD
Worst Case: $19,000 Higher estimate

Evaluation: Replaced 15 HP Grundfos "cam" pump in 2015. Expect eventual replacement of pump, flow meter and gate valve on this cycle. Coordinate with Booster Pump #1 Replacement. Both boosters pump from DT 100,000 USG tank #1 to DT 150,000 USG tank #2.

Component: 607 - DW Distribution Line - Survey/Inspect **Quantity:** Extensive
Location: Throughout property
Cost Source: Estimate provided by client **Useful Life:**5 **Remaining Useful Life:**2
Best Case: $6,000 Estimate to inspect domestic water lines
Worst Case: $7,000 Higher estimate

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Evaluation: Reported routine inspection and survey of domestic water distribution lines are performed on this cycle.

Component: 607 - DW Distribution System - Repair/Replacement **Quantity:** Extensive
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**5 **Remaining Useful Life:**0
Best Case: $48,000 Estimate to repair
Worst Case: $48,000 Higher estimate

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Evaluation: Domestic water distribution system general repairs planned on this cycle per board request.

Component: 607 - DW Inventory - Repair/Replacement **Quantity:** Various Parts
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**1 **Remaining Useful Life:**0
Best Case: $9,000 Estimate for repair/replacement parts
Worst Case: $11,000 Higher estimate

Evaluation: General replacement parts and small repair budget. Requested by board as an annual expense.

Component: 630 - DW Tanks - Survey/Inspect **Quantity:** Numerous Tanks
Location: DW water tanks
Cost Source: Client Cost History **Useful Life:**5 **Remaining Useful Life:**2
Best Case: $5,900 Estimate
Worst Case: $6,500 Higher estimate

Evaluation: Water tanks were opened and inspected in 2015. Expect future inspections on this cycle.

Component: 680 - DW #2A Well Pump & Valve - Replace **Quantity:** (1) 15 HP Multi Stage
Location: Site #3
Cost Source: Client Cost History **Useful Life:**8 **Remaining Useful Life:**1
Best Case: $75,000 Lower estimate for replacement pump/valve - installed
Worst Case: $80,000 Higher estimate

Evaluation: Multi-staged submersible pump was last replaced in 2010. Reported to be in fair functional condition.

Component: 680 - DW #3A Well Pump & Valve - Replace **Quantity:** (1) 15 HP Multi Stage
Location: Site #4
Cost Source: Client Cost History **Useful Life:**8 **Remaining Useful Life:**1
Best Case: $75,000 Lower estimate for replacement pump/valve - installed
Worst Case: $80,000 Higher estimate

Evaluation: Multi-staged submersible pump was last replaced in 2010. Reported to be in fair functional condition.

Component: 681 - DW #2 Well Casing - Replace **Quantity:** Approx 235 LF
Location: Site #3
Cost Source: Client Cost History **Useful Life:**30 **Remaining Useful Life:**22
Best Case: $170,000 Estimate to replace
Worst Case: $180,000 Higher estimate

Evaluation: Well casing was replaced in 2010. This is a long life component replacement may be deferred based on future condition.

Component: 681 - DW #3 Well Casing - Replace **Quantity:** Approx 235 LF
Location: Site #4
Cost Source: Client Cost History **Useful Life:**30 **Remaining Useful Life:**21
Best Case: $170,000 Estimate to replace
Worst Case: $180,000 Higher estimate

Evaluation: Well casing was replaced in 2009. This is a long life component replacement may be deferred based on future condition.

Component: 682 - DW Chlorination System - Replace **Quantity:** (1) System
Location: Site #1
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**4
Best Case: $9,000 Estimate to replace
Worst Case: $11,000 Higher estimate

Evaluation: Water Treatment Building contains fiberglass tanks and small metering pumps. Expect system upgrade in the future. Last upgrade was in 2012.

Component: 685 - Old Well Pumps - Decommission **Quantity:** (4) Well Sites
Location: Well sites
Cost Source: Estimate provided by client **Useful Life: Remaining Useful Life:** 5
Best Case: $150,000 Estimate to remove pumps and fill wells
Worst Case: $175,000 Higher estimate

Evaluation: Old wells may require equipment removal and fill. This is a planned one time expense.

Component: 716 - Field Computers - Replace/Upgrade **Quantity:** (4) Field Computers
Location: Throughout property
Cost Source: Client Cost History **Useful Life:** 3 **Remaining Useful Life:** 1
Best Case: $4,500 Estimate to replace/upgrade
Worst Case: $4,700 Higher estimate

Evaluation: Windows Surface Pro Tablets are used as field computers. Tablets were replaced in 2016.

Component: 411 - Generators B/U Power - Replace **Quantity:** (1) B/U Generator
Location: Office Building
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**10
Best Case: $6,000 Estimate to replace
Worst Case: $7,000 Higher estimate

Evaluation: Honda generator and small portable generators are currently unused. Remaining useful life extended based on lack of use.

Component: 433 - Photovoltaic Panels - Install **Quantity:** (1) PV System
Location: Office Building
Cost Source: Estimate provided by client **Useful Life:**20 **Remaining Useful Life:**2
Best Case: $25,000 Estimate to install
Worst Case: $30,000 Higher estimate

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Evaluation: Future PV system planned to be installed on Office Building. Reported project has been postponed until 2020.

Component: 435 - HVAC - Replace **Quantity:** (2) HVAC Unit
Location: Office Building
Cost Source: Akamai Reserves Cost Database **Useful Life:**15 **Remaining Useful Life:**3
Best Case: $7,000 Estimate for replace
Worst Case: $9,000 Higher estimate

Evaluation: Air conditioner is functional and in fair condition. Reported office AC unit has leaked and requires annual cleaning.

Component: 701 - Interior Surfaces - Paint **Quantity:** Approx 3,240 GSF
Location: Interior of Office/Club House Building
Cost Source: Akamai Reserves Cost Database **Useful Life:**10 **Remaining Useful Life:**5
Best Case: $2,916 $0.90/GSF; Estimate to paint with patching
Worst Case: $4,050 $1.25/GSF; Higher estimate for more patching

Evaluation: Interior surfaces are in fair attractive condition.

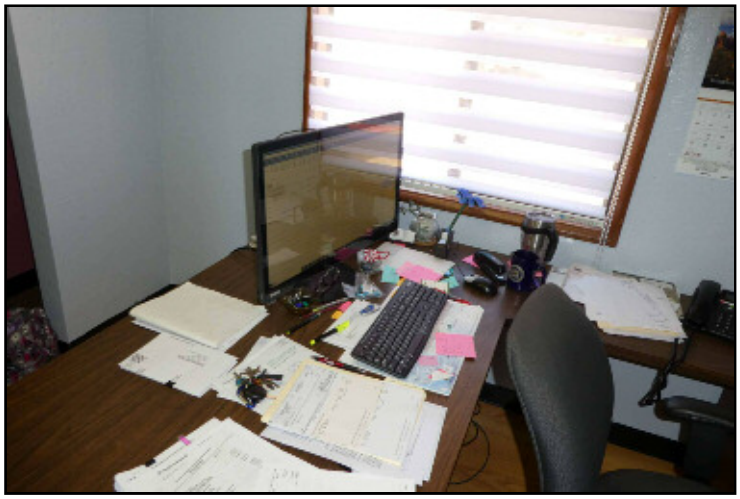
Component: 708 - Wood Flooring - Replace **Quantity:** Approx 2,550 GSF
Location: Office Building
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**5
Best Case: $5,100 Estimate to replace
Worst Case: $7,650 Higher estimate

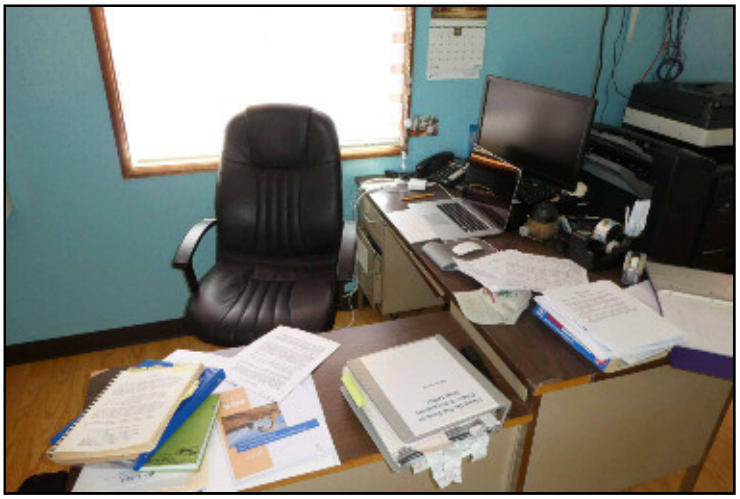
Evaluation: Office flooring is in fair attractive condition.

Component: 710 - Kitchen & Restrooms - Remodel **Quantity:** (1) Kitchen & (1) Restroom
Location: Office Building
Cost Source: Client Cost History **Useful Life:**15 **Remaining Useful Life:**10
Best Case: $2,500 Estimate to refurbish
Worst Case: $3,500 Higher estimate to refurbish

Evaluation: Bathroom has lavatory, toilet and bath tub. Kitchen is in fair condition.

Component: 716 - Office Equipment - Replace/Upgrade **Quantity:** Various Equipment
Location: Office
Cost Source: Akamai Reserves Cost Database **Useful Life:**4 **Remaining Useful Life:**2
Best Case: $4,000 Estimate for replacement equipment
Worst Case: $6,000 Higher estimate for additional equipment replacement





Evaluation: Includes office chairs, desks, and computer equipment. Pieces are in varying condition and ages.

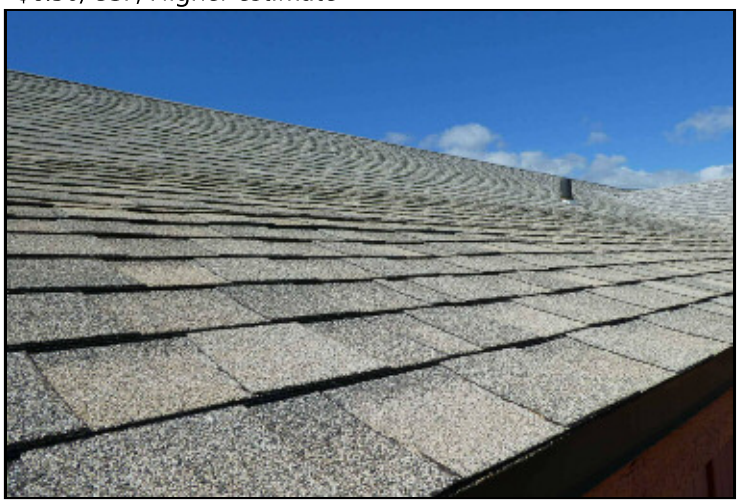
Component: 730 - Utility Doors - Partial Replace **Quantity:** (7) Doors
Location: Office Building
Cost Source: Akamai Reserves Cost Database **Useful Life:**10 **Remaining Useful Life:**2
Best Case: $2,200 $1,100/Door; Estimate for replacement
Worst Case: $3,000 $1,500/Door; Higher estimate for additional expenses

Evaluation: Doors are aged and in fair to poor condition. Recommend partial replacement of 2 doors on this cycle.

Component: 1001 - Exterior - Painting **Quantity:** Approx 3,240 GSF
Location: Office building exterior
Cost Source: Akamai Reserves Cost Database **Useful Life:**10 **Remaining Useful Life:**3
Best Case: $8,100 $2.50/GSF; Estimate to paint
Worst Case: $9,720 $3.00/GSF; Higher estimate to paint

Evaluation: No wood rot or Termite damage observed. Siding is in fair intact condition, and paint is in fair to poor faded condition.

Component: 1103 - Comp Shingle - Replace **Quantity:** Approx 3,540 GSF
Location: Office Building
Cost Source: Akamai Reserves Cost Database **Useful Life:**30 **Remaining Useful Life:**15
Best Case: $19,470 $5.50/GSF; Estimate to reroof
Worst Case: $23,010 $6.50/GSF; Higher estimate



Evaluation: Composition shingle roof was installed 11/2003. Good workmanship noted, drip edging and woven valleys. Fair condition and aging normally.

Component: 541 - BBQ Area - Repair **Quantity:** (1) Fire Pit/BBQ
Location: Del Monte Park
Cost Source: **Useful Life: Remaining Useful Life:**
Best Case:
Worst Case:


Evaluation: Installed permanent BBQ area in 2016. Future repair and replacement to be handled as needed under the Operating Budget.

Component: 608 - Plumbing - Repair/Replace **Quantity:** (2) Restrooms
Location: Del Monte Park
Cost Source: Client Cost History **Useful Life:**12 **Remaining Useful Life:**10
Best Case: $1,500 Estimate for repair
Worst Case: $3,000 Higher estimate for additional repair


Evaluation: The shower enclosures and both restrooms fixtures, partitions and accessories reported repair work completed in 2017.

Component: 611 - Septic System - Install **Quantity:** (1) System
Location: Del Monte Park
Cost Source: **Useful Life:** **Remaining Useful Life:**
Best Case:
Worst Case:

Evaluation: One time expense to install septic system for park restrooms completed in 2017.

Component: 1095 - Restroom Building - Repair **Quantity:** Approx 700 GSF
Location: Del Monte Park
Cost Source: Client Cost History **Useful Life:**12 **Remaining Useful Life:**10
Best Case: $3,000 Estimate to repair
Worst Case: $3,500 Higher estimate

Evaluation: Wood and concrete repairs were performed in 2017.

Component: 1110 - Restroom Roof - Replace/Repair **Quantity:** Approx 670 GSF
Location: Del Monte Park
Cost Source: Akamai Reserves Cost Database **Useful Life:**15 **Remaining Useful Life:**13
Best Case: $3,300 $5.00/GSF; Estimate to replace
Worst Case: $5,300 $8.00/GSF; Higher estimate to replace

Evaluation: Roof replaced in 2016. New roofing is in good functional condition

Component: 919 - Backhoe - Replace **Quantity:** (1) Backhoe
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**15 **Remaining Useful Life:**11
Best Case: $15,000 Estimate for used
Worst Case: $30,000 Higher estimate

Evaluation: Backhoe was purchased used in 2014. Reported in fair condition. Reported purchase of a new backhoe would be over $50,000.

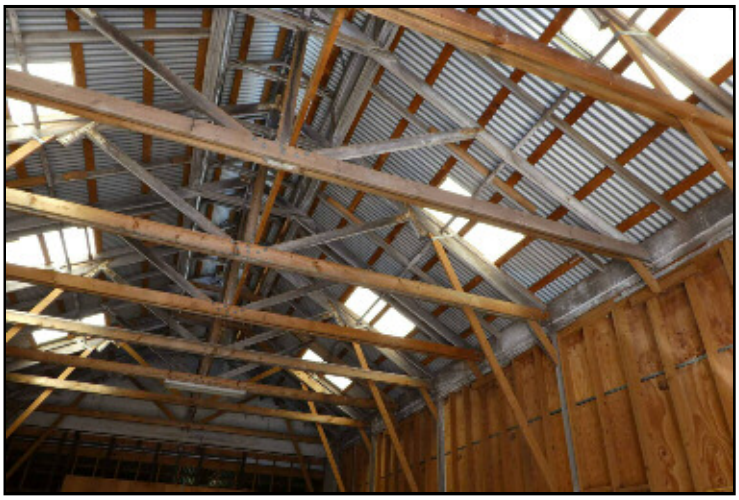
Component: 919 - Pickup Truck - Replace **Quantity:** (1) Small Pickup
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**8 **Remaining Useful Life:**2
Best Case: $9,000 Estimate for replacement
Worst Case: $11,000 Higher estimate

Evaluation: This Chevrolet truck was purchased used and is in fair appearance with no reported problems. Remaining useful life extended based on appearance and maintenance.

Component: 919 - Utility Truck - Replace
Quantity: (1) Utility Truck
Location: Throughout property
Cost Source: Estimate provided by client
Useful Life:10 **Remaining Useful Life:**0
Best Case: $20,000 Estimate for Utility Truck
Worst Case: $30,000 Higher estimate

Evaluation: New utility truck purchase is planned for 2018.

Component: 920 - Storage Building - Repair
Quantity: Approx 1,270 GSF
Location: Off highway, below and makai of Lot 114
Cost Source: Estimate provided by client
Useful Life:10 **Remaining Useful Life:**2
Best Case: $6,000 Estimate for repair
Worst Case: $7,000 Higher estimate



Evaluation: 2 story 1,270 GSF store room with roll up door. T1-11 siding, additional beams and 11 Ft. x 15 Ft.+ roll up door were installed in 1996. Building has a concrete foundation floor with 3 Ft. walls. The building is maintained in fair functional condition.

Component: 923 - Small Riding Mower - Replace **Quantity:** (1) Mower
Location: Maintenance Building
Cost Source: Client Cost History **Useful Life:**6 **Remaining Useful Life:**2
Best Case: $5,500 Estimate to replace
Worst Case: $6,500 Higher estimate

Evaluation: Husqvarna mower is in fair functional condition.

Component: 926 - Trailer Mounted Manlift - Replace **Quantity:** (1) Lift
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**15 **Remaining Useful Life:**12
Best Case: $34,000 Estimate to replace
Worst Case: $36,000 Higher estimate

Evaluation: Manlift is in fair functional condition with low usage. Remaining useful life extended based on condition.

Component: 938 - Trailer - Replace **Quantity:** (1) Trailer
Location: Throughout property
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**1
Best Case: $2,250 Estimate to replace
Worst Case: $2,750 Higher estimate

Evaluation: Trailer was purchased new in 2008 and is reported in fair functioning condition.

Component: 939 - Generator/Welder Combo - Replace **Quantity:** (1) Unit
Location: Storage Building
Cost Source: Client Cost History **Useful Life:**10 **Remaining Useful Life:**5
Best Case: $6,000 Estimate to replace
Worst Case: $6,500 Higher estimate

Evaluation: Portable generator with welder is in fair functional condition.

Component: 939 - Traffic Safety Equipment - Replace **Quantity:** Miscellaneous Equipment
Location: Throughout property
Cost Source: Client Cost History **Useful Life:** 5 **Remaining Useful Life:** 3
Best Case: $4,400 Estimate to replace equipment
Worst Case: $4,600 Higher estimate

Evaluation: Various road safety signs and cones purchased in 2016.