

Full Reserve Study Matanzas Shores Waste Water Treatment Plant Palm Coast, Florida



**Prepared for FY 2024
Report Date: April 20, 2023**





April 20, 2023

Ms. Patty Crum, LCAM
Leland Management
10175 Fortune Parkway, Suite 906
Jacksonville Florida 32256

Re: Reserve Study Report for Matanzas Shores Waste Water Treatment Plant

Dear Ms. Crum:

Community Advisors is pleased to provide this Reserve Study report for the above referenced Association. A site visit was not conducted to determine the condition of treatment plant components. Useful life and remaining life projections along with replacement cost was furnished by the Association.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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Jacksonville, FL 32256
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SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.

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Matanzas Shores Waste Water Treatment Plant
Palm Coast, Florida
Executive Summary

Report Date	April 20, 2023
Account Number	1836-1
Version	1
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	1360

<i>Report Parameters</i>	
Inflation	0.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$504,527

GENERAL INFORMATION

- Date of Completion: June 15, 1991
- Date of site visit: February 2, 2023
- Components Included: 78
- Current replacement cost: \$10,025,806
- Level of Service: Level III Update
- Funding Method: The Component Method
- Funding Goal: Full Funding

FINANCIAL INFORMATION

- Fully Funded Reserve Balance: \$3,497,027
- Reserve Fund Beginning Status %: 14%
- Required Contribution: \$316,791
- Interest on funds and inflation on cost are not included in this analysis. The required contribution is for year one only and to maintain adequate reserves annual update must be completed.
- Component Method provides funding over the term for each component by dividing the unfunded balance by the number of remaining life years. These funds are totaled to calculate the total contribution for each year. When the component is replaced, it will then be fully funded.

<i>Component Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$316,790.92
<i>\$232.93 per unit annually</i>	
Average Net Annual Interest Earned	\$0.00
Total Annual Allocation to Reserves	\$316,790.92
<i>\$232.93 per unit annually</i>	

**Matanzas Shores Waste Water Treatment Plant
Contribution Detail By Component**

Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
Equipment							
Blower - 1 Digester #1	6,000	6	0		6,000	1,000.00	6,000
Blower - 2 Digester #2	6,000	6	0		6,000	1,000.00	6,000
Blower - 3 Oxidation #3	6,000	6	0		6,000	1,000.00	6,000
Blower - 4 Surge #4	6,000	6	0		6,000	1,000.00	6,000
CCC Motor - 1	7,500	6	4		2,500	1,250.00	2,500
Clarifier # 21 Drive Motor	10,000	15	13		0	769.23	1,333
Clarifier #1 Drive Motor	10,000	15	5		6,667	666.67	6,667
Control Panel 1 Mat Main Lift Station	40,000	35	17		0	2,352.94	20,571
Control Panel 2 Mat Rec Lift Station	40,000	35	17		0	2,352.94	20,571
Control Panel 3 Sea Col Main Gate L..	40,000	35	17		0	2,352.94	20,571
Control Panel 4 Sea Col Pool Lift Sta..	40,000	35	17		0	2,352.94	20,571
Control Panel 5 Bar Screen Cab	40,000	35	17		0	2,352.94	20,571
Control Panel 6 Surg Pump Cab	40,000	35	17		0	2,352.94	20,571
Control Panel 7 #1 Paddle Cab	40,000	35	17		0	2,352.94	20,571
Control Panel 8 #2 Paddle Cab	40,000	35	17		0	2,352.94	20,571
Control Panel 9 Digester Cab	40,000	35	17		0	2,352.94	20,571
Control Panel'10 CCC Cab	40,000	35	17		0	2,352.94	20,571
Control Panel'11 #1 RAS Cab	40,000	35	17		0	2,352.94	20,571
Control Panel'12 #1 RAS Cab	40,000	35	33		0	1,212.12	2,286
Paddle Drum Aerator 1 - Oxidation ..	200,000	20	18		0	11,111.11	20,000
Paddle Drum Aerator 2 - Oxidation ..	200,000	20	18		0	11,111.11	20,000
Paddle Motor 1 Aerator - Oxidation ..	7,210	8	6		1,802	901.25	1,802
Paddle Motor 2 Aerator- Oxidation D..	7,210	8	6		1,802	901.25	1,802
Plant Main Lift Station Pump Assy 1	20,000	12	3		15,000	1,666.67	15,000
Plant Main Lift Station Pump Assy 1	20,000	12	3		15,000	1,666.67	15,000
Plant Main Lift Station Pump Assy 1	20,000	12	3		15,000	1,666.67	15,000
Plant Main Lift Station Pump Assy 2	20,000	12	3		15,000	1,666.67	15,000
Pressure Relief Value - 1	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 2	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 3	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 4	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 5	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 6	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 7	3,500	15	2		3,033	233.33	3,033
Pressure Relief Value - 8	5,000	15	2		4,333	333.33	4,333
RAS Motor 1 - Clarifer 1	6,000	10	7		1,800	600.00	1,800
RAS Motor 1 - Clarifer 2	6,000	10	8		0	750.00	1,200
RAS Motor 2 - Clarifer 1	6,000	10	8		0	750.00	1,200
RAS Motor 2 - Clarifer 2	6,000	10	8		0	750.00	1,200
RAS Pump 1 - Clarifer 1	8,000	10	7		2,400	800.00	2,400
RAS Pump 1 - Clarifer 2	8,000	10	8		0	1,000.00	1,600
RAS Pump 2 - Clarifer 1	8,000	10	8		0	1,000.00	1,600
RAS Pump 2 - Clarifer 2	8,000	10	8		0	1,000.00	1,600

**Matanzas Shores Waste Water Treatment Plant
Contribution Detail By Component**

Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
<i>Equipment continued...</i>							
Rec Center Lift Station Pump Assy 1	20,000	12	3		15,000	1,666.67	15,000
Rec Center Lift Station Pump Assy 2	20,000	12	3		15,000	1,666.67	15,000
Sea Colony Main Gate Lift Station P..	20,000	12	3		15,000	1,666.67	15,000
Sea Colony Main Gate Lift Station P..	20,000	12	3		15,000	1,666.67	15,000
Sea Colony Pool Lift Station Pump A..	20,000	12	3		15,000	1,666.67	15,000
Sea Colony Pool Lift Station Pump A..	20,000	12	3		15,000	1,666.67	15,000
Surge Pump - 1	8,000	8	0		8,000	1,000.00	8,000
Surge Pump - 2	8,000	8	6		2,000	1,000.00	2,000
Surge Tank Motor - 1	7,500	8	5		2,812	937.50	2,812
Surge Tank Motor - 2	7,500	8	5		2,812	937.50	2,812
Testing Lab Equipment Allowance	5,000	20	5		3,750	250.00	3,750
Equipment - Total	<u>\$1,267,420</u>				<u>\$235,913</u>	<u>\$87,213</u>	<u>\$514,218</u>

Structure

1 Plant Main Lift Station	360,000	60	37		0	9,729.73	138,000
2 Rec Center Lift Station	360,000	60	37		0	9,729.73	138,000
3 Sea Colony Main Gate Lift Station	360,000	60	37		0	9,729.73	138,000
4 Sea Colony Pool Lift Station	360,000	60	37		0	9,729.73	138,000
5 Beach Haven Lift Station	50,000	60	59		0	847.46	833
Asphalt Resurfacing - Treatment Plant	47,208	30	7	10	38,947	1,180.20	38,947
Bar Screen System	200,000	30	7		0	28,571.43	153,333
Building Refurbishment	80,000	25	7		24,701	7,899.79	57,600
Clarifier Tank - 2	407,000	80	77		0	5,285.71	15,262
Clarifier Tank - 1	407,000	80	67		0	6,074.63	66,137
Clorine Contact Chamber (1)	50,000	80	79		0	632.91	625
Concrete Tank Replacement Allowan..	1,000,000	50	19		0	52,631.58	620,000
Digester Tank (1)	485,000	80	79		0	6,139.24	6,062
Exterior Repair/Painting	25,200	20	4		20,160	1,260.00	20,160
Fencing	53,648	25	7	15	44,260	1,341.20	44,260
Generator	35,000	30	29		0	1,206.90	1,167
Light Poles	16,800	25	2	10	15,840	480.00	15,840
Oxidation Ditch Tank (1)	1,300,000	80	47		0	27,659.57	536,250
Pole Lights	112,850	20	0		112,850	5,642.50	112,850
Remote Generator	15,000	15	9		0	1,666.67	6,000
Roof Replacement	12,480	20	1		11,856	624.00	11,856
Sewer Lines	2,521,200	100	77		0	32,742.86	579,876
Surge Tank 1	250,000	80	57		0	4,385.96	71,875
Surge Tank 2	250,000	80	57		0	4,385.96	71,875
Structure - Total	<u>\$8,758,386</u>				<u>\$268,614</u>	<u>\$229,577</u>	<u>\$2,982,809</u>

Spare Equipment

Main Lift Station Spare on Site *unfunded*

**Matanzas Shores Waste Water Treatment Plant
Contribution Detail By Component**

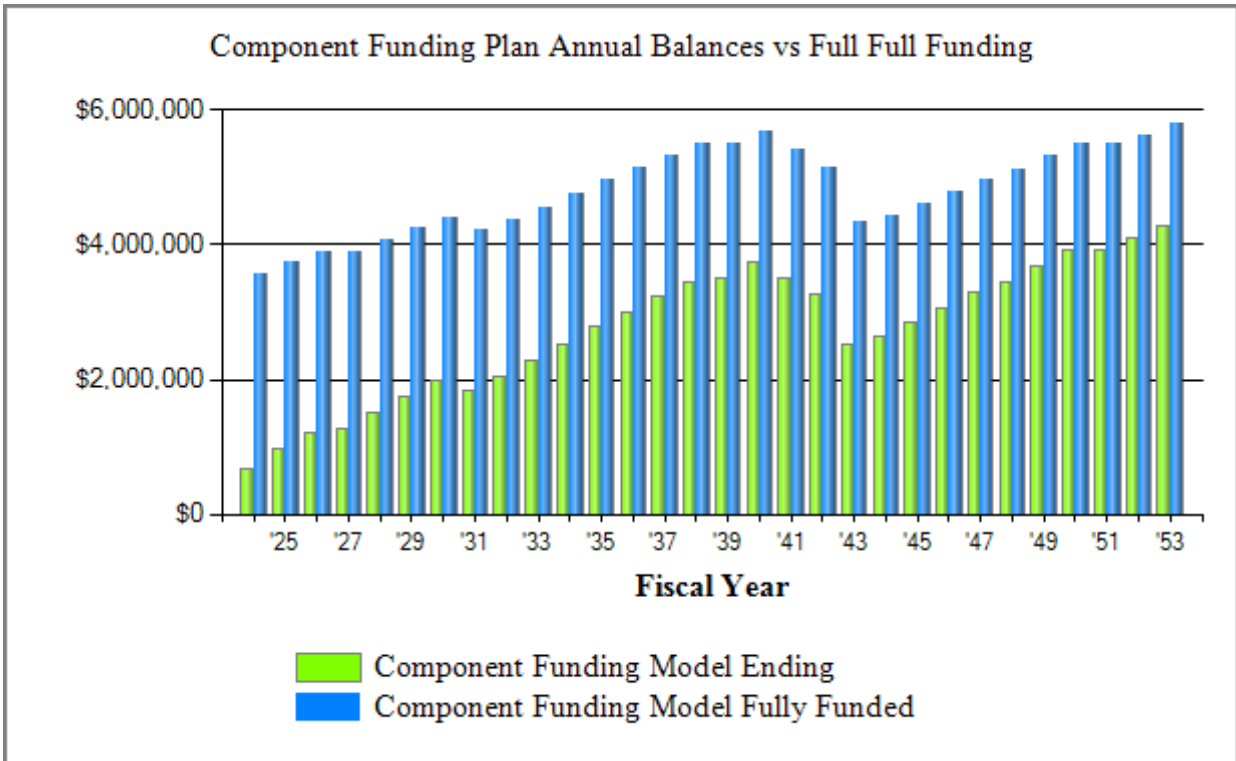
Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
<i>Spare Equipment continued...</i>							
RAS Spare 1 at Site	<i>unfunded</i>						
RAS Spare 2 at Site	<i>unfunded</i>						
Rec Center/Sea Colony Lift Station S..	<i>unfunded</i>						
Components Not Included							
Building Foundations/Frames	<i>unfunded</i>						
Utility Lines	<i>unfunded</i>						
Grand Total:	<u>\$10,025,806</u>				<u>\$504,527</u>	<u>\$316,791</u>	<u>\$3,497,027</u>

Percent Fully Funded	14%
Current Average Liability per Unit (Total Units: 1360)	-\$2,200

**Matanzas Shores Waste Water Treatment Plant
Funding Model Projection**

Beginning Balance: \$504,527

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	10,025,806	316,791		144,850	676,468	3,554,605	19%
2025	10,025,806	293,231		12,480	957,219	3,744,552	26%
2026	10,025,806	286,958		46,300	1,197,877	3,900,872	31%
2027	10,025,806	281,241		200,000	1,279,118	3,903,491	33%
2028	10,025,806	275,010		32,700	1,521,428	4,073,411	37%
2029	10,025,806	268,024		30,000	1,759,452	4,246,030	41%
2030	10,025,806	260,219		46,420	1,973,251	4,402,230	45%
2031	10,025,806	258,661		394,856	1,837,056	4,211,191	44%
2032	10,025,806	257,112		50,000	2,044,168	4,365,009	47%
2033	10,025,806	255,451		15,000	2,284,618	4,553,827	50%
2034	10,025,806	253,666		7,500	2,530,785	4,750,144	53%
2035	10,025,806	251,745			2,782,530	4,953,962	56%
2036	10,025,806	249,672		24,000	3,008,201	5,133,780	59%
2037	10,025,806	248,330		25,000	3,231,531	5,312,597	61%
2038	10,025,806	247,373		22,420	3,456,484	5,493,995	63%
2039	10,025,806	246,354		200,000	3,502,838	5,497,813	64%
2040	10,025,806	245,265		15,500	3,732,602	5,686,130	66%
2041	10,025,806	244,099		483,500	3,493,201	5,406,448	65%
2042	10,025,806	242,787		466,000	3,269,988	5,144,265	64%
2043	10,025,806	241,376		1,000,000	2,511,364	4,348,083	58%
2044	10,025,806	239,620		122,850	2,628,133	4,429,051	59%
2045	10,025,806	238,727		27,480	2,839,380	4,605,388	62%
2046	10,025,806	237,872		29,920	3,047,333	4,779,286	64%
2047	10,025,806	236,964			3,284,296	4,983,104	66%
2048	10,025,806	236,571		72,200	3,448,667	5,114,721	67%
2049	10,025,806	236,242		5,000	3,679,910	5,313,539	69%
2050	10,025,806	235,972			3,915,882	5,517,357	71%
2051	10,025,806	235,707		230,800	3,920,789	5,490,374	71%
2052	10,025,806	235,695		59,500	4,096,983	5,634,692	73%
2053	10,025,806	235,686		50,000	4,282,669	5,788,509	74%



This chart illustrates near full funding is achieved over the term of this analysis

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	504,527	676,468	957,219	1,197,877	1,279,118	1,521,428	1,759,452	1,973,251	1,837,056	2,044,168
Annual Assessment	316,791	293,231	286,958	281,241	275,010	268,024	260,219	258,661	257,112	255,451
Interest Earned										
Expenditures	144,850	12,480	46,300	200,000	32,700	30,000	46,420	394,856	50,000	15,000
Fully Funded Reserves	3,554,605	3,744,552	3,900,872	3,903,491	4,073,411	4,246,030	4,402,230	4,211,191	4,365,009	4,553,827
Percent Fully Funded	19%	26%	31%	33%	37%	41%	45%	44%	47%	50%
Ending Balance	676,468	957,219	1,197,877	1,279,118	1,521,428	1,759,452	1,973,251	1,837,056	2,044,168	2,284,618

Description

Equipment

Blower - 1 Digester #1	6,000						6,000			
Blower - 2 Digester #2	6,000						6,000			
Blower - 3 Oxidation #3	6,000						6,000			
Blower - 4 Surge #4	6,000						6,000			
CCC Motor - 1					7,500					
Clarifier # 21 Drive Motor										
Clarifier #1 Drive Motor							10,000			
Control Panel 1 Mat Main Lift Station										
Control Panel 2 Mat Rec Lift Station										
Control Panel 3 Sea Col Main Gate Lift Station										
Control Panel 4 Sea Col Pool Lift Station										
Control Panel 5 Bar Screen Cab										
Control Panel 6 Surg Pump Cab										
Control Panel 7 #1 Paddle Cab										
Control Panel 8 #2 Paddle Cab										
Control Panel 9 Digester Cab										
Control Panel'10 CCC Cab										
Control Panel'11 #1 RAS Cab										
Control Panel'12 #1 RAS Cab										
Paddle Drum Aerator 1 - Oxidation Ditch										
Paddle Drum Aerator 2 - Oxidation Ditch										
Paddle Motor 1 Aerator - Oxidation Ditch								7,210		
Paddle Motor 2 Aerator- Oxidation Ditch								7,210		
Plant Main Lift Station Pump Assy 1				20,000						

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<i>Equipment continued...</i>										
Plant Main Lift Station Pump Assy 1				20,000						
Plant Main Lift Station Pump Assy 1				20,000						
Plant Main Lift Station Pump Assy 2				20,000						
Pressure Relief Valve - 1			3,500							
Pressure Relief Valve - 2			3,500							
Pressure Relief Valve - 3			3,500							
Pressure Relief Valve - 4			3,500							
Pressure Relief Valve - 5			3,500							
Pressure Relief Valve - 6			3,500							
Pressure Relief Valve - 7			3,500							
Pressure Relief Valve - 8			5,000							
RAS Motor 1 - Clarifer 1								6,000		
RAS Motor 1 - Clarifer 2									6,000	
RAS Motor 2 - Clarifer 1									6,000	
RAS Motor 2 - Clarifer 2									6,000	
RAS Pump 1 - Clarifer 1								8,000		
RAS Pump 1 - Clarifer 2									8,000	
RAS Pump 2 - Clarifer 1									8,000	
RAS Pump 2 - Clarifer 2									8,000	
Rec Center Lift Station Pump Assy 1				20,000						
Rec Center Lift Station Pump Assy 2				20,000						
Sea Colony Main Gate Lift Station Pump Assy 1				20,000						
Sea Colony Main Gate Lift Station Pump Assy 2				20,000						
Sea Colony Pool Lift Station Pump Assy 1				20,000						
Sea Colony Pool Lift Station Pump Assy 2				20,000						
Surge Pump - 1	8,000								8,000	
Surge Pump - 2							8,000			
Surge Tank Motor - 1						7,500				
Surge Tank Motor - 2						7,500				
Testing Lab Equipment Allowance						5,000				
Equipment Total:	32,000		29,500	200,000	7,500	30,000	46,420	14,000	50,000	

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Structure										
1 Plant Main Lift Station										
2 Rec Center Lift Station										
3 Sea Colony Main Gate Lift Station										
4 Sea Colony Pool Lift Station										
5 Beach Haven Lift Station										
Asphalt Resurfacing - Treatment Plant								47,208		
Bar Screen System								200,000		
Building Refurbishment								80,000		
Clarifier Tank - 2										
Clarifier Tank -1										
Clorine Contact Chamber (1)										
Concrete Tank Replacement Allowance										
Digester Tank (1)										
Exterior Repair/Painting					25,200					
Fencing								53,648		
Generator										
Light Poles			16,800							
Oxidation Ditch Tank (1)										
Pole Lights	112,850									
Remote Generator										15,000
Roof Replacement		12,480								
Sewer Lines										
Surge Tank 1										
Surge Tank 2										
Structure Total:	112,850	12,480	16,800		25,200			380,856		15,000
Spare Equipment										
Main Lift Station Spare on Site										<i>Unfunded</i>
RAS Spare 1 at Site										<i>Unfunded</i>
RAS Spare 2 at Site										<i>Unfunded</i>
Rec Center/Sea Colony Lift Station Spare on Site										<i>Unfunded</i>

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:	144,850	12,480	46,300	200,000	32,700	30,000	46,420	394,856	50,000	15,000

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	2,284,618	2,530,785	2,782,530	3,008,201	3,231,531	3,456,484	3,502,838	3,732,602	3,493,201	3,269,988
Annual Assessment	253,666	251,745	249,672	248,330	247,373	246,354	245,265	244,099	242,787	241,376
Interest Earned										
Expenditures	7,500		24,000	25,000	22,420	200,000	15,500	483,500	466,000	1,000,000
Fully Funded Reserves	4,750,144	4,953,962	5,133,780	5,312,597	5,493,995	5,497,813	5,686,130	5,406,448	5,144,265	4,348,083
Percent Fully Funded	53%	56%	59%	61%	63%	64%	66%	65%	64%	58%
Ending Balance	2,530,785	2,782,530	3,008,201	3,231,531	3,456,484	3,502,838	3,732,602	3,493,201	3,269,988	2,511,364

Description

Equipment

Blower - 1 Digester #1			6,000						6,000	
Blower - 2 Digester #2			6,000						6,000	
Blower - 3 Oxidation #3			6,000						6,000	
Blower - 4 Surge #4			6,000						6,000	
CCC Motor - 1	7,500						7,500			
Clarifier # 21 Drive Motor				10,000						
Clarifier #1 Drive Motor										
Control Panel 1 Mat Main Lift Station								40,000		
Control Panel 2 Mat Rec Lift Station								40,000		
Control Panel 3 Sea Col Main Gate Lift Station								40,000		
Control Panel 4 Sea Col Pool Lift Station								40,000		
Control Panel 5 Bar Screen Cab								40,000		
Control Panel 6 Surg Pump Cab								40,000		
Control Panel 7 #1 Paddle Cab								40,000		
Control Panel 8 #2 Paddle Cab								40,000		
Control Panel 9 Digester Cab								40,000		
Control Panel'10 CCC Cab								40,000		
Control Panel'11 #1 RAS Cab								40,000		
Control Panel'12 #1 RAS Cab								40,000		
Paddle Drum Aerator 1 - Oxidation Ditch									200,000	
Paddle Drum Aerator 2 - Oxidation Ditch									200,000	
Paddle Motor 1 Aerator - Oxidation Ditch					7,210					
Paddle Motor 2 Aerator- Oxidation Ditch					7,210					
Plant Main Lift Station Pump Assy 1						20,000				

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<i>Equipment continued...</i>										
Plant Main Lift Station Pump Assy 1						20,000				
Plant Main Lift Station Pump Assy 1						20,000				
Plant Main Lift Station Pump Assy 2						20,000				
Pressure Relief Valve - 1								3,500		
Pressure Relief Valve - 2								3,500		
Pressure Relief Valve - 3								3,500		
Pressure Relief Valve - 4								3,500		
Pressure Relief Valve - 5								3,500		
Pressure Relief Valve - 6								3,500		
Pressure Relief Valve - 7								3,500		
Pressure Relief Valve - 8								5,000		
RAS Motor 1 - Clarifer 1								6,000		
RAS Motor 1 - Clarifer 2									6,000	
RAS Motor 2 - Clarifer 1									6,000	
RAS Motor 2 - Clarifer 2									6,000	
RAS Pump 1 - Clarifer 1								8,000		
RAS Pump 1 - Clarifer 2									8,000	
RAS Pump 2 - Clarifer 1									8,000	
RAS Pump 2 - Clarifer 2									8,000	
Rec Center Lift Station Pump Assy 1						20,000				
Rec Center Lift Station Pump Assy 2						20,000				
Sea Colony Main Gate Lift Station Pump Assy 1						20,000				
Sea Colony Main Gate Lift Station Pump Assy 2						20,000				
Sea Colony Pool Lift Station Pump Assy 1						20,000				
Sea Colony Pool Lift Station Pump Assy 2						20,000				
Surge Pump - 1							8,000			
Surge Pump - 2					8,000					
Surge Tank Motor - 1				7,500						
Surge Tank Motor - 2				7,500						
Testing Lab Equipment Allowance										
Equipment Total:	7,500		24,000	25,000	22,420	200,000	15,500	483,500	466,000	

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Structure										
1 Plant Main Lift Station										
2 Rec Center Lift Station										
3 Sea Colony Main Gate Lift Station										
4 Sea Colony Pool Lift Station										
5 Beach Haven Lift Station										
Asphalt Resurfacing - Treatment Plant										
Bar Screen System										
Building Refurbishment										
Clarifier Tank - 2										
Clarifier Tank -1										
Clorine Contact Chamber (1)										
Concrete Tank Replacement Allowance										1,000,000
Digester Tank (1)										
Exterior Repair/Painting										
Fencing										
Generator										
Light Poles										
Oxidation Ditch Tank (1)										
Pole Lights										
Remote Generator										
Roof Replacement										
Sewer Lines										
Surge Tank 1										
Surge Tank 2										
Structure Total:										1,000,000
Spare Equipment										
Main Lift Station Spare on Site										<i>Unfunded</i>
RAS Spare 1 at Site										<i>Unfunded</i>
RAS Spare 2 at Site										<i>Unfunded</i>
Rec Center/Sea Colony Lift Station Spare on Site										<i>Unfunded</i>

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:	7,500		24,000	25,000	22,420	200,000	15,500	483,500	466,000	1,000,000

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	2,511,364	2,628,133	2,839,380	3,047,333	3,284,296	3,448,667	3,679,910	3,915,882	3,920,789	4,096,983
Annual Assessment	239,620	238,727	237,872	236,964	236,571	236,242	235,972	235,707	235,695	235,686
Interest Earned										
Expenditures	122,850	27,480	29,920		72,200	5,000		230,800	59,500	50,000
Fully Funded Reserves	4,429,051	4,605,388	4,779,286	4,983,104	5,114,721	5,313,539	5,517,357	5,490,374	5,634,692	5,788,509
Percent Fully Funded	59%	62%	64%	66%	67%	69%	71%	71%	73%	74%
Ending Balance	2,628,133	2,839,380	3,047,333	3,284,296	3,448,667	3,679,910	3,915,882	3,920,789	4,096,983	4,282,669

Description

Equipment

Blower - 1 Digester #1					6,000					
Blower - 2 Digester #2					6,000					
Blower - 3 Oxidation #3					6,000					
Blower - 4 Surge #4					6,000					
CCC Motor - 1			7,500						7,500	
Clarifier # 21 Drive Motor									10,000	
Clarifier #1 Drive Motor	10,000									
Control Panel 1 Mat Main Lift Station										
Control Panel 2 Mat Rec Lift Station										
Control Panel 3 Sea Col Main Gate Lift Station										
Control Panel 4 Sea Col Pool Lift Station										
Control Panel 5 Bar Screen Cab										
Control Panel 6 Surg Pump Cab										
Control Panel 7 #1 Paddle Cab										
Control Panel 8 #2 Paddle Cab										
Control Panel 9 Digester Cab										
Control Panel'10 CCC Cab										
Control Panel'11 #1 RAS Cab										
Control Panel'12 #1 RAS Cab										
Paddle Drum Aerator 1 - Oxidation Ditch										
Paddle Drum Aerator 2 - Oxidation Ditch										
Paddle Motor 1 Aerator - Oxidation Ditch				7,210						
Paddle Motor 2 Aerator- Oxidation Ditch				7,210						
Plant Main Lift Station Pump Assy 1								20,000		

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<i>Equipment continued...</i>										
Plant Main Lift Station Pump Assy 1								20,000		
Plant Main Lift Station Pump Assy 1								20,000		
Plant Main Lift Station Pump Assy 2								20,000		
Pressure Relief Valve - 1										
Pressure Relief Valve - 2										
Pressure Relief Valve - 3										
Pressure Relief Valve - 4										
Pressure Relief Valve - 5										
Pressure Relief Valve - 6										
Pressure Relief Valve - 7										
Pressure Relief Valve - 8										
RAS Motor 1 - Clarifer 1								6,000		
RAS Motor 1 - Clarifer 2									6,000	
RAS Motor 2 - Clarifer 1									6,000	
RAS Motor 2 - Clarifer 2									6,000	
RAS Pump 1 - Clarifer 1								8,000		
RAS Pump 1 - Clarifer 2									8,000	
RAS Pump 2 - Clarifer 1									8,000	
RAS Pump 2 - Clarifer 2									8,000	
Rec Center Lift Station Pump Assy 1								20,000		
Rec Center Lift Station Pump Assy 2								20,000		
Sea Colony Main Gate Lift Station Pump Assy 1								20,000		
Sea Colony Main Gate Lift Station Pump Assy 2								20,000		
Sea Colony Pool Lift Station Pump Assy 1								20,000		
Sea Colony Pool Lift Station Pump Assy 2								20,000		
Surge Pump - 1					8,000					
Surge Pump - 2			8,000							
Surge Tank Motor - 1		7,500								7,500
Surge Tank Motor - 2		7,500								7,500
Testing Lab Equipment Allowance						5,000				
Equipment Total:	10,000	15,000	29,920		32,000	5,000		214,000	59,500	15,000

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Structure										
1 Plant Main Lift Station										
2 Rec Center Lift Station										
3 Sea Colony Main Gate Lift Station										
4 Sea Colony Pool Lift Station										
5 Beach Haven Lift Station										
Asphalt Resurfacing - Treatment Plant										
Bar Screen System										
Building Refurbishment										
Clarifier Tank - 2										
Clarifier Tank -1										
Clorine Contact Chamber (1)										
Concrete Tank Replacement Allowance										
Digester Tank (1)										
Exterior Repair/Painting					25,200					
Fencing										
Generator										35,000
Light Poles								16,800		
Oxidation Ditch Tank (1)										
Pole Lights	112,850									
Remote Generator					15,000					
Roof Replacement		12,480								
Sewer Lines										
Surge Tank 1										
Surge Tank 2										
Structure Total:	112,850	12,480			40,200			16,800		35,000
Spare Equipment										
Main Lift Station Spare on Site										<i>Unfunded</i>
RAS Spare 1 at Site										<i>Unfunded</i>
RAS Spare 2 at Site										<i>Unfunded</i>
Rec Center/Sea Colony Lift Station Spare on Site										<i>Unfunded</i>

**Matanzas Shores Waste Water Treatment Plant
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Components Not Included										
Building Foundations/Frames	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:	122,850	27,480	29,920		72,200	5,000		230,800	59,500	50,000

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Equipment	
Blower - 1 Digester #1	6,000
Blower - 2 Digester #2	6,000
Blower - 3 Oxidation #3	6,000
Blower - 4 Surge #4	6,000
Surge Pump - 1	8,000
Structure	
Pole Lights	112,850
Total for 2024	<u>\$144,850</u>
 Replacement Year 2025	
Structure	
Roof Replacement	12,480
Total for 2025	<u>\$12,480</u>
 Replacement Year 2026	
Equipment	
Pressure Relief Value - 1	3,500
Pressure Relief Value - 2	3,500
Pressure Relief Value - 3	3,500
Pressure Relief Value - 4	3,500
Pressure Relief Value - 5	3,500
Pressure Relief Value - 6	3,500
Pressure Relief Value - 7	3,500
Pressure Relief Value - 8	5,000
Structure	
Light Poles	16,800
Total for 2026	<u>\$46,300</u>
 Replacement Year 2027	
Equipment	
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Plant Main Lift Station Pump Assy 2	20,000
Rec Center Lift Station Pump Assy 1	20,000
Rec Center Lift Station Pump Assy 2	20,000
Sea Colony Main Gate Lift Station Pump Assy 1	20,000
Sea Colony Main Gate Lift Station Pump Assy 2	20,000
Sea Colony Pool Lift Station Pump Assy 1	20,000
Sea Colony Pool Lift Station Pump Assy 2	20,000
Total for 2027	<u>\$200,000</u>
Replacement Year 2028	
Equipment	
CCC Motor - 1	7,500
Structure	
Exterior Repair/Painting	25,200
Total for 2028	<u>\$32,700</u>
Replacement Year 2029	
Equipment	
Clarifier #1 Drive Motor	10,000
Surge Tank Motor - 1	7,500
Surge Tank Motor - 2	7,500
Testing Lab Equipment Allowance	5,000
Total for 2029	<u>\$30,000</u>
Replacement Year 2030	
Equipment	
Blower - 1 Digester #1	6,000
Blower - 2 Digester #2	6,000
Blower - 3 Oxidation #3	6,000
Blower - 4 Surge #4	6,000
Paddle Motor 1 Aerator - Oxidation Ditch	7,210
Paddle Motor 2 Aerator- Oxidation Ditch	7,210
Surge Pump - 2	8,000
Total for 2030	<u>\$46,420</u>

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2031	
Equipment	
RAS Motor 1 - Clarifer 1	6,000
RAS Pump 1 - Clarifer 1	8,000
Structure	
Asphalt Resurfacing - Treatment Plant	47,208
Bar Screen System	200,000
Building Refurbishment	80,000
Fencing	53,648
Total for 2031	<u>\$394,856</u>
Replacement Year 2032	
Equipment	
RAS Motor 1 - Clarifer 2	6,000
RAS Motor 2 - Clarifer 1	6,000
RAS Motor 2 - Clarifer 2	6,000
RAS Pump 1 - Clarifer 2	8,000
RAS Pump 2 - Clarifer 1	8,000
RAS Pump 2 - Clarifer 2	8,000
Surge Pump - 1	8,000
Total for 2032	<u>\$50,000</u>
Replacement Year 2033	
Structure	
Remote Generator	15,000
Total for 2033	<u>\$15,000</u>
Replacement Year 2034	
Equipment	
CCC Motor - 1	7,500
Total for 2034	<u>\$7,500</u>
<i>No Replacement in 2035</i>	
Replacement Year 2036	
Equipment	
Blower - 1 Digester #1	6,000

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Blower - 2 Digester #2	6,000
Blower - 3 Oxidation #3	6,000
Blower - 4 Surge #4	6,000
Total for 2036	\$24,000
 Replacement Year 2037	
Equipment	
Clarifier # 21 Drive Motor	10,000
Surge Tank Motor - 1	7,500
Surge Tank Motor - 2	7,500
Total for 2037	\$25,000
 Replacement Year 2038	
Equipment	
Paddle Motor 1 Aerator - Oxidation Ditch	7,210
Paddle Motor 2 Aerator- Oxidation Ditch	7,210
Surge Pump - 2	8,000
Total for 2038	\$22,420
 Replacement Year 2039	
Equipment	
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 2	20,000
Rec Center Lift Station Pump Assy 1	20,000
Rec Center Lift Station Pump Assy 2	20,000
Sea Colony Main Gate Lift Station Pump Assy 1	20,000
Sea Colony Main Gate Lift Station Pump Assy 2	20,000
Sea Colony Pool Lift Station Pump Assy 1	20,000
Sea Colony Pool Lift Station Pump Assy 2	20,000
Total for 2039	\$200,000
 Replacement Year 2040	
Equipment	
CCC Motor - 1	7,500

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Surge Pump - 1	8,000
Total for 2040	<u>\$15,500</u>
 Replacement Year 2041	
Equipment	
Control Panel 1 Mat Main Lift Station	40,000
Control Panel 2 Mat Rec Lift Station	40,000
Control Panel 3 Sea Col Main Gate Lift Station	40,000
Control Panel 4 Sea Col Pool Lift Station	40,000
Control Panel 5 Bar Screen Cab	40,000
Control Panel 6 Surg Pump Cab	40,000
Control Panel 7 #1 Paddle Cab	40,000
Control Panel 8 #2 Paddle Cab	40,000
Control Panel 9 Digester Cab	40,000
Control Panel 10 CCC Cab	40,000
Control Panel 11 #1 RAS Cab	40,000
Pressure Relief Value - 1	3,500
Pressure Relief Value - 2	3,500
Pressure Relief Value - 3	3,500
Pressure Relief Value - 4	3,500
Pressure Relief Value - 5	3,500
Pressure Relief Value - 6	3,500
Pressure Relief Value - 7	3,500
Pressure Relief Value - 8	5,000
RAS Motor 1 - Clarifer 1	6,000
RAS Pump 1 - Clarifer 1	8,000
Total for 2041	<u>\$483,500</u>
 Replacement Year 2042	
Equipment	
Blower - 1 Digester #1	6,000
Blower - 2 Digester #2	6,000
Blower - 3 Oxidation #3	6,000
Blower - 4 Surge #4	6,000
Paddle Drum Aerator 1 - Oxidation Ditch	200,000

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Paddle Drum Aerator 2 - Oxidation Ditch	200,000
RAS Motor 1 - Clarifer 2	6,000
RAS Motor 2 - Clarifer 1	6,000
RAS Motor 2 - Clarifer 2	6,000
RAS Pump 1 - Clarifer 2	8,000
RAS Pump 2 - Clarifer 1	8,000
RAS Pump 2 - Clarifer 2	8,000
Total for 2042	<u>\$466,000</u>
Replacement Year 2043	
Structure	
Concrete Tank Replacement Allowance	1,000,000
Total for 2043	<u>\$1,000,000</u>
Replacement Year 2044	
Equipment	
Clarifier #1 Drive Motor	10,000
Structure	
Pole Lights	112,850
Total for 2044	<u>\$122,850</u>
Replacement Year 2045	
Equipment	
Surge Tank Motor - 1	7,500
Surge Tank Motor - 2	7,500
Structure	
Roof Replacement	12,480
Total for 2045	<u>\$27,480</u>
Replacement Year 2046	
Equipment	
CCC Motor - 1	7,500
Paddle Motor 1 Aerator - Oxidation Ditch	7,210

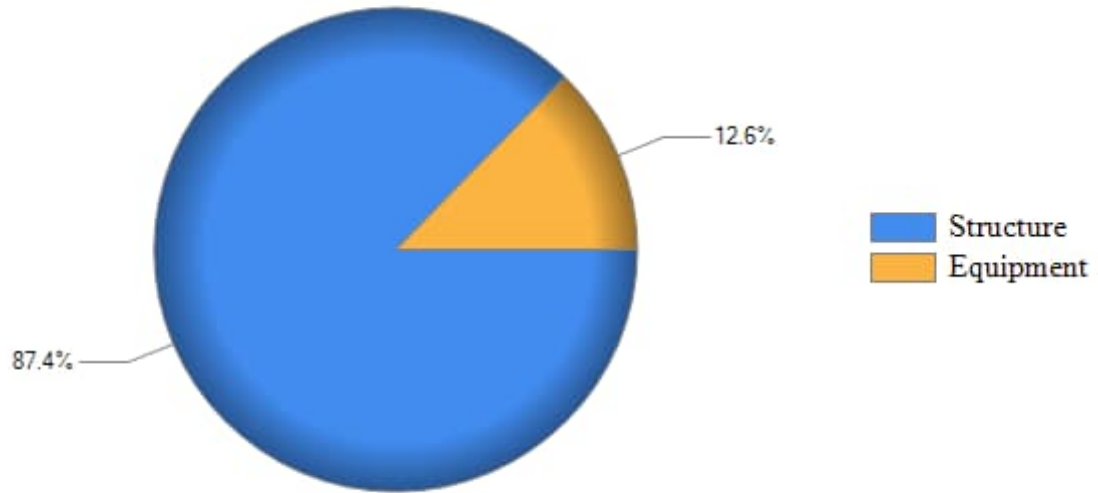
**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Paddle Motor 2 Aerator- Oxidation Ditch	7,210
Surge Pump - 2	8,000
Total for 2046	\$29,920
 <i>No Replacement in 2047</i>	
 Replacement Year 2048	
Equipment	
Blower - 1 Digester #1	6,000
Blower - 2 Digester #2	6,000
Blower - 3 Oxidation #3	6,000
Blower - 4 Surge #4	6,000
Surge Pump - 1	8,000
Structure	
Exterior Repair/Painting	25,200
Remote Generator	15,000
Total for 2048	\$72,200
 Replacement Year 2049	
Equipment	
Testing Lab Equipment Allowance	5,000
Total for 2049	\$5,000
 <i>No Replacement in 2050</i>	
 Replacement Year 2051	
Equipment	
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 1	20,000
Plant Main Lift Station Pump Assy 2	20,000
RAS Motor 1 - Clarifer 1	6,000
RAS Pump 1 - Clarifer 1	8,000
Rec Center Lift Station Pump Assy 1	20,000

**Matanzas Shores Waste Water Treatment Plant
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Rec Center Lift Station Pump Assy 2	20,000
Sea Colony Main Gate Lift Station Pump Assy 1	20,000
Sea Colony Main Gate Lift Station Pump Assy 2	20,000
Sea Colony Pool Lift Station Pump Assy 1	20,000
Sea Colony Pool Lift Station Pump Assy 2	20,000
Structure	
Light Poles	16,800
Total for 2051	\$230,800
Replacement Year 2052	
Equipment	
CCC Motor - 1	7,500
Clarifier # 21 Drive Motor	10,000
RAS Motor 1 - Clarifer 2	6,000
RAS Motor 2 - Clarifer 1	6,000
RAS Motor 2 - Clarifer 2	6,000
RAS Pump 1 - Clarifer 2	8,000
RAS Pump 2 - Clarifer 1	8,000
RAS Pump 2 - Clarifer 2	8,000
Total for 2052	\$59,500
Replacement Year 2053	
Equipment	
Surge Tank Motor - 1	7,500
Surge Tank Motor - 2	7,500
Structure	
Generator	35,000
Total for 2053	\$50,000

Asset Current Cost by Category



**Matanzas Shores Waste Water Treatment Plant
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
Equipment								
Blower - 1 Digester #1	2016	2024	6	0	0	1 EA	6,000.00	6,000
Blower - 2 Digester #2	2016	2024	6	0	0	1 EA	6,000.00	6,000
Blower - 3 Oxidation #3	2016	2024	6	0	0	1 EA	6,000.00	6,000
Blower - 4 Surge #4	2016	2024	6	0	0	1 EA	6,000.00	6,000
CCC Motor - 1	2022	2028	6	0	4	1 EA	7,500.00	7,500
Clarifier # 21 Drive Motor	2022	2037	15	0	13	1 EA	10,000.00	10,000
Clarifier #1 Drive Motor	2014	2029	15	0	5	1 EA	10,000.00	10,000
Control Panel 1 Mat Main Lift Station	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 2 Mat Rec Lift Station	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 3 Sea Col Main Gate Lift Stat..	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 4 Sea Col Pool Lift Station	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 5 Bar Screen Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 6 Surg Pump Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 7 #1 Paddle Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 8 #2 Paddle Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel 9 Digester Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel'10 CCC Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel'11 #1 RAS Cab	2006	2041	35	0	17	1 EA	40,000.00	40,000
Control Panel'12 #1 RAS Cab	2022	2057	35	0	33	1 EA	40,000.00	40,000
Paddle Drum Aerator 1 - Oxidation Ditch	2022	2042	20	0	18	1 EA	200,000.00	200,000
Paddle Drum Aerator 2 - Oxidation Ditch	2022	2042	20	0	18	1 EA	200,000.00	200,000
Paddle Motor 1 Aerator - Oxidation Ditch	2022	2030	8	0	6	1 EA	7,210.00	7,210
Paddle Motor 2 Aerator- Oxidation Ditch	2022	2030	8	0	6	1 EA	7,210.00	7,210
Plant Main Lift Station Pump Assy 1	2015	2027	12	0	3	1 EA	20,000.00	20,000
Plant Main Lift Station Pump Assy 1	2015	2027	12	0	3	1 EA	20,000.00	20,000
Plant Main Lift Station Pump Assy 1	2015	2027	12	0	3	1 EA	20,000.00	20,000
Plant Main Lift Station Pump Assy 2	2015	2027	12	0	3	1 EA	20,000.00	20,000
Pressure Relief Value - 1	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 2	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 3	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 4	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 5	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 6	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 7	2011	2026	15	0	2	1 Each	3,500.00	3,500
Pressure Relief Value - 8	2011	2026	15	0	2	1 Each	5,000.00	5,000
RAS Motor 1 - Clarifer 1	2021	2031	10	0	7	1 EA	6,000.00	6,000
RAS Motor 1 - Clarifer 2	2022	2032	10	0	8	1 EA	6,000.00	6,000
RAS Motor 2 - Clarifer 1	2022	2032	10	0	8	1 EA	6,000.00	6,000
RAS Motor 2 - Clarifer 2	2022	2032	10	0	8	1 EA	6,000.00	6,000
RAS Pump 1 - Clarifer 1	2021	2031	10	0	7	1 EA	8,000.00	8,000
RAS Pump 1 - Clarifer 2	2022	2032	10	0	8	1 EA	8,000.00	8,000
RAS Pump 2 - Clarifer 1	2022	2032	10	0	8	1 EA	8,000.00	8,000
RAS Pump 2 - Clarifer 2	2022	2032	10	0	8	1 EA	8,000.00	8,000
Rec Center Lift Station Pump Assy 1	2015	2027	12	0	3	1 EA	20,000.00	20,000
Rec Center Lift Station Pump Assy 2	2015	2027	12	0	3	1 EA	20,000.00	20,000

**Matanzas Shores Waste Water Treatment Plant
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
<i>Equipment continued...</i>								
Sea Colony Main Gate Lift Station Pump A..	2015	2027	12	0	3	1 EA	20,000.00	20,000
Sea Colony Main Gate Lift Station Pump A..	2015	2027	12	0	3	1 EA	20,000.00	20,000
Sea Colony Pool Lift Station Pump Assy 1	2015	2027	12	0	3	1 EA	20,000.00	20,000
Sea Colony Pool Lift Station Pump Assy 2	2015	2027	12	0	3	1 EA	20,000.00	20,000
Surge Pump - 1	2016	2024	8	0	0	1 EA	8,000.00	8,000
Surge Pump - 2	2022	2030	8	0	6	1 EA	8,000.00	8,000
Surge Tank Motor - 1	2021	2029	8	0	5	1 EA	7,500.00	7,500
Surge Tank Motor - 2	2021	2029	8	0	5	1 EA	7,500.00	7,500
Testing Lab Equipment Allowance	2009	2029	20	0	5	1 LS	5,000.00	5,000
Equipment - Total								<u>\$1,267,420</u>

Structure

1 Plant Main Lift Station	2001	2061	60	0	37	1 EA	360,000.00	360,000
2 Rec Center Lift Station	2001	2061	60	0	37	1 EA	360,000.00	360,000
3 Sea Colony Main Gate Lift Station	2001	2061	60	0	37	1 EA	360,000.00	360,000
4 Sea Colony Pool Lift Station	2001	2061	60	0	37	1 EA	360,000.00	360,000
5 Beach Haven Lift Station	2023	2083	60	0	59	1 EA	50,000.00	50,000
Asphalt Resurfacing - Treatment Plant	1991	2031	30	10	7	2,810 SY	16.80	47,208
Bar Screen System	2001	2031	30	0	7	1 LS	200,000.00	200,000
Building Refurbishment	2006	2031	25	0	7	1 LS	80,000.00	80,000
Clarifier Tank - 2	2021	2101	80	0	77	1 EA	407,000.00	407,000
Clarifier Tank -1	2011	2091	80	0	67	1 EA	407,000.00	407,000
Clorine Contact Chamber (1)	2023	2103	80	0	79	1 EA	50,000.00	50,000
Concrete Tank Replacement Allowance	1993	2043	50	0	19	1 LS	1,000,000.00	1,000,000
Digester Tank (1)	2023	2103	80	0	79	1 EA	485,000.00	485,000
Exterior Repair/Painting	2008	2028	20	0	4	2,100 SF	12.00	25,200
Fencing	1991	2031	25	15	7	1,916 LF	28.00	53,648
Generator	2023	2053	30	0	29	1 Each	35,000.00	35,000
Light Poles	1991	2026	25	10	2	8 EA	2,100.00	16,800
Oxidation Ditch Tank (1)	1991	2071	80	0	47	1 EA	1,300,000.00	1,300,000
Pole Lights	2001	2024	20	0	0	1 LS	112,850.00	112,850
Remote Generator	2018	2033	15	0	9	1 EA	15,000.00	15,000
Roof Replacement	2005	2025	20	0	1	26 EA	480.00	12,480
Sewer Lines	2001	2101	100	0	77	1 LS	2,521,200.00	2,521,200
Surge Tank 1	2001	2081	80	0	57	1 EA	250,000.00	250,000
Surge Tank 2	2001	2081	80	0	57	1 EA	250,000.00	250,000
Structure - Total								<u>\$8,758,386</u>

Spare Equipment

Main Lift Station Spare on Site	<i>Unfunded</i>
RAS Spare 1 at Site	<i>Unfunded</i>
RAS Spare 2 at Site	<i>Unfunded</i>
Rec Center/Sea Colony Lift Station Spare on..	<i>Unfunded</i>
Spare Equipment - Total	

Matanzas Shores Waste Water Treatment Plant Component Inventory

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful Adjustment</i>	<i>Remaining</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Current Cost</i>
Components Not Included							
Building Foundations/Frames							
Utility Lines							
Components Not Included - Total							
Total Asset Summary							<u>\$10,025,806</u>

**Matanzas Shores Waste Water Treatment Plant
Component Detail Index**

Asset ID	Description	Replacement	Page
Equipment			
1025	Blower - 1 Digester #1	2024	5-7
1025	Blower - 2 Digester #2	2024	5-7
1025	Blower - 3 Oxidation #3	2024	5-7
1025	Blower - 4 Surge #4	2024	5-7
	CCC Motor - 1	2028	5-8
	Clarifier # 21 Drive Motor	2037	5-8
	Clarifier #1 Drive Motor	2029	5-8
	Control Panel 1 Mat Main Lift Station	2041	5-8
	Control Panel 2 Mat Rec Lift Station	2041	5-9
	Control Panel 3 Sea Col Main Gate Lift Station	2041	5-9
	Control Panel 4 Sea Col Pool Lift Station	2041	5-9
	Control Panel 5 Bar Screen Cab	2041	5-9
	Control Panel 6 Surg Pump Cab	2041	5-10
	Control Panel 7 #1 Paddle Cab	2041	5-10
	Control Panel 8 #2 Paddle Cab	2041	5-10
	Control Panel 9 Digester Cab	2041	5-10
	Control Panel 10 CCC Cab	2041	5-11
	Control Panel 11 #1 RAS Cab	2041	5-11
	Control Panel 12 #1 RAS Cab	2057	5-11
	Paddle Drum Aerator 1 - Oxidation Ditch	2042	5-11
	Paddle Drum Aerator 2 - Oxidation Ditch	2042	5-12
	Paddle Motor 1 Aerator - Oxidation Ditch	2030	5-12
	Paddle Motor 2 Aerator- Oxidation Ditch	2030	5-12
	Plant Main Lift Station Pump Assy 1	2027	5-13
	Plant Main Lift Station Pump Assy 1	2027	5-13
	Plant Main Lift Station Pump Assy 1	2027	5-13
	Plant Main Lift Station Pump Assy 2	2027	5-14
	Pressure Relief Value - 1	2026	5-14
	Pressure Relief Value - 2	2026	5-14
	Pressure Relief Value - 3	2026	5-14
	Pressure Relief Value - 4	2026	5-15
	Pressure Relief Value - 5	2026	5-15
	Pressure Relief Value - 6	2026	5-15
	Pressure Relief Value - 7	2026	5-15
	Pressure Relief Value - 8	2026	5-16
	RAS Motor 1 - Clarifer 1	2031	5-16
	RAS Motor 1 - Clarifer 2	2032	5-16

**Matanzas Shores Waste Water Treatment Plant
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Equipment Continued...</i>			
	RAS Motor 2 - Clarifer 1	2032	5-16
	RAS Motor 2 - Clarifer 2	2032	5-17
	RAS Pump 1 - Clarifer 1	2031	5-17
	RAS Pump 1 - Clarifer 2	2032	5-17
	RAS Pump 2 - Clarifer 1	2032	5-17
	RAS Pump 2 - Clarifer 2	2032	5-18
	Rec Center Lift Station Pump Assy 1	2027	5-18
	Rec Center Lift Station Pump Assy 2	2027	5-18
	Sea Colony Main Gate Lift Station Pump Assy 1	2027	5-18
	Sea Colony Main Gate Lift Station Pump Assy 2	2027	5-19
	Sea Colony Pool Lift Station Pump Assy 1	2027	5-19
	Sea Colony Pool Lift Station Pump Assy 2	2027	5-19
	Surge Pump - 1	2024	5-19
	Surge Pump - 2	2030	5-20
	Surge Tank Motor - 1	2029	5-20
	Surge Tank Motor - 2	2029	5-20
1025	Testing Lab Equipment Allowance	2029	5-20
Structure			
	1 Plant Main Lift Station	2061	5-21
	2 Rec Center Lift Station	2061	5-21
	3 Sea Colony Main Gate Lift Station	2061	5-21
	4 Sea Colony Pool Lift Station	2061	5-21
	5 Beach Haven Lift Station	2083	5-22
1031	Asphalt Resurfacing - Treatment Plant	2031	5-22
	Bar Screen System	2031	5-22
1025	Building Refurbishment	2031	5-22
1029	Clarifier Tank - 2	2101	5-23
1029	Clarifier Tank -1	2091	5-23
1029	Clorine Contact Chamber (1)	2103	5-23
1025	Concrete Tank Replacement Allowance	2043	5-23
1029	Digester Tank (1)	2103	5-24
1027	Exterior Repair/Painting	2028	5-24
1030	Fencing	2031	5-24
1029	Generator	2053	5-24
1026	Light Poles	2026	5-25
1029	Oxidation Ditch Tank (1)	2071	5-25

**Matanzas Shores Waste Water Treatment Plant
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Structure Continued...</i>			
	Pole Lights	2024	5-25
1029	Remote Generator	2033	5-25
1028	Roof Replacement	2025	5-26
	Sewer Lines	2101	5-26
1029	Surge Tank 1	2081	5-26
1029	Surge Tank 2	2081	5-26
Spare Equipment			
	Main Lift Station Spare on Site	2024	5-27
	RAS Spare 1 at Site	2024	5-27
	RAS Spare 2 at Site	2024	5-27
	Rec Center/Sea Colony Lift Station Spare on Site	2024	5-27
Components Not Included			
	Building Foundations/Frames	2024	5-28
	Utility Lines	2024	5-28
	Total Funded Assets	78	
	Total Unfunded Assets	<u>6</u>	
	Total Assets	84	

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Blower - 1 Digester #1 - 2024		1 EA	@ \$6,000.00
Asset ID	1025	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2016		
Useful Life	6		
Replacement Year	2024		
Remaining Life	0		

Blower - 2 Digester #2 - 2024		1 EA	@ \$6,000.00
Asset ID	1025	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2016		
Useful Life	6		
Replacement Year	2024		
Remaining Life	0		

Blower - 3 Oxidation #3 - 2024		1 EA	@ \$6,000.00
Asset ID	1025	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2016		
Useful Life	6		
Replacement Year	2024		
Remaining Life	0		

Blower - 4 Surge #4 - 2024		1 EA	@ \$6,000.00
Asset ID	1025	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2016		
Useful Life	6		
Replacement Year	2024		
Remaining Life	0		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

CCC Motor - 1 - 2028

Asset ID		1 EA	@ \$7,500.00
		Asset Actual Cost	\$7,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,500.00
Placed in Service	June 2022		
Useful Life	6		
Replacement Year	2028		
Remaining Life	4		

Clarifier # 21 Drive Motor - 2037

Asset ID		1 EA	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$10,000.00
Placed in Service	June 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	13		

Clarifier #1 Drive Motor - 2029

Asset ID		1 EA	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$10,000.00
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	5		

Control Panel 1 Mat Main Lift Station - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Control Panel 2 Mat Rec Lift Station - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 3 Sea Col Main Gate Lift Station - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 4 Sea Col Pool Lift Station - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 5 Bar Screen Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Control Panel 6 Surg Pump Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 7 #1 Paddle Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 8 #2 Paddle Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel 9 Digester Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Control Panel'10 CCC Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel'11 #1 RAS Cab - 2041

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	2041		
Remaining Life	17		

Control Panel'12 #1 RAS Cab - 2057

Asset ID		1 EA	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$40,000.00
Placed in Service	June 2022		
Useful Life	35		
Replacement Year	2057		
Remaining Life	33		

Paddle Drum Aerator 1 - Oxidation Ditch - 2042

Asset ID		1 EA	@ \$200,000.00
		Asset Actual Cost	\$200,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$200,000.00
Placed in Service	June 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	18		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Paddle Drum Aerator 2 - Oxidation Ditch - 2042

Asset ID		1 EA	@ \$200,000.00
		Asset Actual Cost	\$200,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$200,000.00
Placed in Service	June 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	18		

Paddle Motor 1 Aerator - Oxidation Ditch - 2030

Asset ID		1 EA	@ \$7,210.00
		Asset Actual Cost	\$7,210.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,210.00
Placed in Service	June 2022		
Useful Life	8		
Replacement Year	2030		
Remaining Life	6		

Paddle Motor 2 Aerator- Oxidation Ditch - 2030

Asset ID		1 EA	@ \$7,210.00
		Asset Actual Cost	\$7,210.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,210.00
Placed in Service	June 2022		
Useful Life	8		
Replacement Year	2030		
Remaining Life	6		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Plant Main Lift Station Pump Assy 1 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Plant Main Lift Station Pump Assy 1 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Plant Main Lift Station Pump Assy 1 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Plant Main Lift Station Pump Assy 2 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Pressure Relief Value - 1 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

Pressure Relief Value - 2 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

Pressure Relief Value - 3 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Pressure Relief Value - 4 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

Pressure Relief Value - 5 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

Pressure Relief Value - 6 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

Pressure Relief Value - 7 - 2026

Asset ID		1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,500.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Pressure Relief Value - 8 - 2026

Asset ID		1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$5,000.00
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

RAS Motor 1 - Clarifer 1 - 2031

Asset ID		1 EA	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	7		

RAS Motor 1 - Clarifer 2 - 2032

Asset ID		1 EA	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

RAS Motor 2 - Clarifer 1 - 2032

Asset ID		1 EA	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

RAS Motor 2 - Clarifer 2 - 2032

		1 EA	@ \$6,000.00
Asset ID		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$6,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

RAS Pump 1 - Clarifer 1 - 2031

		1 EA	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	7		

RAS Pump 1 - Clarifer 2 - 2032

		1 EA	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

RAS Pump 2 - Clarifer 1 - 2032

		1 EA	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

RAS Pump 2 - Clarifer 2 - 2032

		1 EA	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

Rec Center Lift Station Pump Assy 1 - 2027

		1 EA	@ \$20,000.00
Asset ID		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Rec Center Lift Station Pump Assy 2 - 2027

		1 EA	@ \$20,000.00
Asset ID		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Sea Colony Main Gate Lift Station Pump Assy 1 - 2027

		1 EA	@ \$20,000.00
Asset ID		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Sea Colony Main Gate Lift Station Pump Assy 2 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Sea Colony Pool Lift Station Pump Assy 1 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Sea Colony Pool Lift Station Pump Assy 2 - 2027

Asset ID		1 EA	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$20,000.00
Placed in Service	June 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	3		

Surge Pump - 1 - 2024

Asset ID		1 EA	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2016		
Useful Life	8		
Replacement Year	2024		
Remaining Life	0		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Surge Pump - 2 - 2030		1 EA	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,000.00
Placed in Service	June 2022		
Useful Life	8		
Replacement Year	2030		
Remaining Life	6		

Surge Tank Motor - 1 - 2029		1 EA	@ \$7,500.00
Asset ID		Asset Actual Cost	\$7,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,500.00
Placed in Service	June 2021		
Useful Life	8		
Replacement Year	2029		
Remaining Life	5		

Surge Tank Motor - 2 - 2029		1 EA	@ \$7,500.00
Asset ID		Asset Actual Cost	\$7,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,500.00
Placed in Service	June 2021		
Useful Life	8		
Replacement Year	2029		
Remaining Life	5		

Testing Lab Equipment Allowance - 2029		1 LS	@ \$5,000.00
Asset ID	1025	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$5,000.00
Placed in Service	June 2009		
Useful Life	20		
Replacement Year	2029		
Remaining Life	5		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

1 Plant Main Lift Station - 2061

Asset ID		1 EA @ \$360,000.00
	Asset Actual Cost	\$360,000.00
	Percent Replacement	100%
Category	Structure	Future Cost \$360,000.00
Placed in Service	June 2001	
Useful Life	60	
Replacement Year	2061	
Remaining Life	37	

2 Rec Center Lift Station - 2061

Asset ID		1 EA @ \$360,000.00
	Asset Actual Cost	\$360,000.00
	Percent Replacement	100%
Category	Structure	Future Cost \$360,000.00
Placed in Service	June 2001	
Useful Life	60	
Replacement Year	2061	
Remaining Life	37	

3 Sea Colony Main Gate Lift Station - 2061

Asset ID		1 EA @ \$360,000.00
	Asset Actual Cost	\$360,000.00
	Percent Replacement	100%
Category	Structure	Future Cost \$360,000.00
Placed in Service	June 2001	
Useful Life	60	
Replacement Year	2061	
Remaining Life	37	

4 Sea Colony Pool Lift Station - 2061

Asset ID		1 EA @ \$360,000.00
	Asset Actual Cost	\$360,000.00
	Percent Replacement	100%
Category	Structure	Future Cost \$360,000.00
Placed in Service	June 2001	
Useful Life	60	
Replacement Year	2061	
Remaining Life	37	

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

5 Beach Haven Lift Station - 2083

Asset ID		1 EA	@ \$50,000.00
		Asset Actual Cost	\$50,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$50,000.00
Placed in Service	June 2023		
Useful Life	60		
Replacement Year	2083		
Remaining Life	59		

Asphalt Resurfacing - Treatment Plant - 2031

Asset ID	1031	2,810 SY	@ \$16.80
		Asset Actual Cost	\$47,208.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$47,208.00
Placed in Service	June 1991		
Useful Life	30		
Adjustment	10		
Replacement Year	2031		
Remaining Life	7		

Bar Screen System - 2031

Asset ID		1 LS	@ \$200,000.00
		Asset Actual Cost	\$200,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$200,000.00
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	7		

Building Refurbishment - 2031

Asset ID	1025	1 LS	@ \$80,000.00
		Asset Actual Cost	\$80,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$80,000.00
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	2031		
Remaining Life	7		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Clarifier Tank - 2 - 2101

			1 EA @ \$407,000.00
Asset ID	1029	Asset Actual Cost	\$407,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$407,000.00
Placed in Service	June 2021		
Useful Life	80		
Replacement Year	2101		
Remaining Life	77		

Clarifier Tank -1 - 2091

			1 EA @ \$407,000.00
Asset ID	1029	Asset Actual Cost	\$407,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$407,000.00
Placed in Service	June 2011		
Useful Life	80		
Replacement Year	2091		
Remaining Life	67		

Clorine Contact Chamber (1) - 2103

			1 EA @ \$50,000.00
Asset ID	1029	Asset Actual Cost	\$50,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$50,000.00
Placed in Service	June 2023		
Useful Life	80		
Replacement Year	2103		
Remaining Life	79		

Concrete Tank Replacement Allowance - 2043

			1 LS @ \$1,000,000.00
Asset ID	1025	Asset Actual Cost	\$1,000,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$1,000,000.00
Placed in Service	June 1993		
Useful Life	50		
Replacement Year	2043		
Remaining Life	19		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Digester Tank (1) - 2103

		1 EA	@ \$485,000.00
Asset ID	1029	Asset Actual Cost	\$485,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$485,000.00
Placed in Service	June 2023		
Useful Life	80		
Replacement Year	2103		
Remaining Life	79		

Exterior Repair/Painting - 2028

		2,100 SF	@ \$12.00
Asset ID	1027	Asset Actual Cost	\$25,200.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$25,200.00
Placed in Service	June 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	4		

Fencing - 2031

		1,916 LF	@ \$28.00
Asset ID	1030	Asset Actual Cost	\$53,648.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$53,648.00
Placed in Service	June 1991		
Useful Life	25		
Adjustment	15		
Replacement Year	2031		
Remaining Life	7		

Generator - 2053

		1 Each	@ \$35,000.00
Asset ID	1029	Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$35,000.00
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	2053		
Remaining Life	29		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Light Poles - 2026

		8 EA	@ \$2,100.00
Asset ID	1026	Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$16,800.00
Placed in Service	June 1991		
Useful Life	25		
Adjustment	10		
Replacement Year	2026		
Remaining Life	2		

8

Oxidation Ditch Tank (1) - 2071

		1 EA @	\$1,300,000.00
Asset ID	1029	Asset Actual Cost	\$1,300,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$1,300,000.00
Placed in Service	June 1991		
Useful Life	80		
Replacement Year	2071		
Remaining Life	47		

Pole Lights - 2024

		1 LS	@ \$112,850.00
Asset ID		Asset Actual Cost	\$112,850.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$112,850.00
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2024		
Remaining Life	0		

Remote Generator - 2033

		1 EA	@ \$15,000.00
Asset ID	1029	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$15,000.00
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	9		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Roof Replacement - 2025		26 EA	@ \$480.00
Asset ID	1028	Asset Actual Cost	\$12,480.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$12,480.00
Placed in Service	June 2005		
Useful Life	20		
Replacement Year	2025		
Remaining Life	1		

Sewer Lines - 2101		1 LS @	\$2,521,200.00
Asset ID		Asset Actual Cost	\$2,521,200.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$2,521,200.00
Placed in Service	June 2001		
Useful Life	100		
Replacement Year	2101		
Remaining Life	77		

Surge Tank 1 - 2081		1 EA	@ \$250,000.00
Asset ID	1029	Asset Actual Cost	\$250,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$250,000.00
Placed in Service	June 2001		
Useful Life	80		
Replacement Year	2081		
Remaining Life	57		

Surge Tank 2 - 2081		1 EA	@ \$250,000.00
Asset ID	1029	Asset Actual Cost	\$250,000.00
		Percent Replacement	100%
Category	Structure	Future Cost	\$250,000.00
Placed in Service	June 2001		
Useful Life	80		
Replacement Year	2081		
Remaining Life	57		

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Main Lift Station Spare on Site

Asset ID		Asset Actual Cost	
Category	Spare Equipment	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

RAS Spare 1 at Site

Asset ID		Asset Actual Cost	
Category	Spare Equipment	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

RAS Spare 2 at Site

Asset ID		Asset Actual Cost	
Category	Spare Equipment	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Rec Center/Sea Colony Lift Station Spare on Site

Asset ID		Asset Actual Cost	
Category	Spare Equipment	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

**Matanzas Shores Waste Water Treatment Plant
Component Detail**

Building Foundations/Frames

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Utility Lines

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Cash Flow or Component Funding
 - Funding Goal is the funding plan the Association has or one we recommend
 - Fully Funded Reserve Balance is the 100% balance to begin fully funded
 - Full Funding Contribution is the year one contribution to maintain full funding
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the Association
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The Association may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the Association are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and available of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding uses the same calculation as the Component Method to determine full funding but rather than 100% funding this method maintains a minimum year-end balance or percent funded that is acceptable to the Association. While this method requires lower contributions, it does have an increased measure of risk for deferred maintenance or special assessment. Managing that risk can be accomplished by annual updates to address changes in inflation and interest rates and component remaining useful life.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the Association and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the Association. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period. This method does not fully fund reserves and has a higher risk of deferred maintenance or special assessment than full funding requiring annual updates.

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the Association to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but requires large contributions.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Adequate Funding to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting in a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service is not a common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.