Dockton Water Association	5/14/2022	Number of Units (Connections, ERUs etc.):	100	Total Equity:	$2,784,719	Connection Fee:	$27,847	Monthly Cost Per Unit to Reserves:	#REF!
								Annual $$ to Reserves:	#REF!
					Reserve Cash Applied:			#REF!	

2022	Calculated Replacement Life					Calculated Equity						No Calculation	Replacement Cost		
Asset and Description *RCAC V14*	Install Date	Est. Effective Life	Condition Rating	Critical Number	Calc Remain Life	Original Cost	Book Value Original $$	Replacment Cost	Infl. Rate	Accum Loss of Value (Dep)	Debt and Grants	Equity	Cash Replace?	Saving Acc't Interest	Future Cost
	Year	Years	1 to 10 Tab A	1 to 5 Tab A	Years	Cost $	Value $	Cost $	%	Loss $	Value $	Value $	X	%	Value $
Dockton Springs															
Dockton Springs Wellpoints (old)	2005	7	2	2	000	$3,000	$0	$4,500	0.4%	$4,500		$0			$4,500
Dockton Springs Wellpoints (new)	2011	10	2	2	000	$450	$0	$550	0.5%	$550		$0			$550
Dockton Springs Headworks tank	2005	50	1	2	33.0	$4,500	$3,459	$5,150	0.9%	$1,751		$3,399			$6,922
Chlorine injection vault (w/ mag meter)	2005	50	2	2	31.4	$4,000	$2,730	$4,326	0.5%	$1,614		$2,712			$5,058
Chlorine Contact Tank	2003	50	2	1	29.5	$26,000	$22,729	$36,050	2.1%	$14,817		$21,233			$66,483
Dockton Springs Pumphouse	2006	50	2	1	32.3	$95,000	$79,114	$118,450	1.6%	$41,931		$76,519			$197,789
Dockton Springs Pumps(2)	2006	40	2	1	22.8	$15,000	$10,026	$17,000	1.0%	$7,310		$9,690			$21,329
Dockton Springs Controls and accessories	2006	50	2	1	32.3	$20,000	$17,460	$25,750	1.9%	$9,116		$16,635			$47,294
Dockton Springs Generator with shelter	2012	40	2	1	28.5	$20,000	$14,830	$20,703	0.4%	$5,952		$14,751			$23,198
Dockton Springs Propane tank	2012	25	2	1	14.3	$4,600	$2,784	$4,841	0.6%	$2,082		$2,759			$5,272
Sandy Shores															
Sandy Shores Well	1982	50	2	1	9.5	$20,000	$6,370	$29,870	1.3%	$24,195		$5,675			$33,770
Sandy Shores Pumphouse Building	1982	5	1	1	000	$1,500	$0	$7,931	4%	$7,931		$0			$7,931
Sandy Shores Well Pump and controls	1982	15	1	1	000	$3,990	$0	$20,085	8.0%	$20,085		$0			$20,085
Sandy Shores Well Generator	1998	40	2	1	15.2	$14,400	$8,597	$20,600	1.9%	$12,772		$7,828			$27,423
Sandy Shores Propane Tank	2013	25	2	1	15.2	$1,000	$636	$1,030	0.5%	$404		$626			$1,111
Sandy Shores Filtration	2017	20	2	1	14.3	$300,000	$228,010	$210,000	1.3%	$60,375		$149,625			$252,438
Twin Silo Storage Tanks															
Two silo tanks (including controls)	1982	50	3	2	8.0	$87,000	$172,832	$309,000	6.5%	$259,560		$49,440			$511,394
Booster Pump Station															
Booster Station vault & contents	1997	50	2	2	23.8	$90,000	$113,965	$221,450	4.0%	$116,261		$105,189			$562,105
Generator	2020	30	1	2	28.0	$55,000	$52,158		0.8%	$3,726		$52,158			$69,852
Distribution Pipelines															
PVC C900 DR-14 8 inch															
2,105 ft. Stouder	2006	75	2	1	56.1	$126,300	$107,223	$140,904	0.8%	$35,602		$105,302			$220,235
600 ft. Windmill	2009	75	2	1	58.9	$72,000	$67,745	$42,260	1.4%	$9,072		$33,188			$95,844
1,200 ft. Dock Loop	2011	75	2	1	60.8	$115,000	$108,632	$128,750	1.4%	$24,377		$104,373			$299,816
1,840 ft 8 inch (260/Stuckey)	2013	75	2	1	62.7	$150,000	$142,115	$185,400	1.4%	$30,406		$154,994			$443,292
2,075 ft 8" PVC 900 (268th)	2016	75	2	1	65.6	$190,000	$178,381	$201,400	1.2%	$25,376		$176,024			$440,192
3,200 ft PVC 900 (Hake Rd.)	2018	75	2	1	67.5	$307,000	$290,735	$322,000	1.3%	$32,415		$289,585			$769,508
800 ft PVC 900 (265th)	2019	75	2	1	68.4	$82,000	$77,969	$84,300	1.4%	$7,418		$76,882			$218,184
PVC CL 200															
18,160 ft. 8 inch	1990	50	2	1	17.1	$900,000	$450,863	$1,215,812	1.2%	$800,004		$415,808			$1,490,916
8,880 ft. 6 inch	1990	50	2	1	17.1	$437,500	$226,207	$594,516	1.3%	$391,192		$203,324			$741,455
DUCTILE IRON															

200 ft. 8 inch	1990	75	2	1	40.9	$11,800	$13,728	$20,600	2.4%	$9,380		$11,220			$54,278
100 ft. 8 inch (Springs)	2006	75	2	1	56.1	$6,500	$6,068	$12,875	1.4%	$3,253		$9,622			$28,066
120 ft. 6 inch (Pt. Piner)	2009	75	2	1	58.9	$7,700	$7,245	$15,450	1.4%	$3,317		$12,133			$35,040
HDPE SDR-11															
1,838 ft. 6 inch (Pt. Piner)	2008	50	2	1	34.2	$115,000	$85,531	$123,054	0.6%	$38,885		$84,169			$150,989
ASBESTOS-CEMENT															
5,800 ft. 6 inch (99th)	1990	50	2	1	17.1	$180,000	$196,888	$386,250	3.7%	$254,153		$132,098			$718,928
4,960 ft. 4 inch (Sandy Shores)	1990	50	7	1	3.6	$158,000	$34,204	$329,600	3.5%	$305,869		$23,731			$373,055
1,600 ft. 4 inch steel	1990	30	2	1	000	$53,000	$0	$103,000	3.0%	$103,000		$0			$103,000
3735 ft. 2 inch PVC	1990	30	2	1	000	$121,800	$0	$175,000	1.4%	$175,000		$0			$175,000
Distribution Fixtures															
Manzanita Pressure Reducing Station	1986	25	2	1	000	$20,000	$0	$30,000	1.4%	$30,000		$0			$30,000
Manzanita Pressure Relief Improvements	2013	50	1	1	41.0	$5,000	$4,646	$8,652	1.4%	$1,557		$7,095			$15,299
Sandy Shores Pressure Reducing Station	1981	30	7	1	000	$10,100		$30,000	2.9%						
Lower Dockton Pressure Reducing Station	2004	50	2	1	30.4	$50,000	$39,044	$30,900	1.4%	$12,113		$18,787			$47,153
Sandy Shores Pressure Relief Station	2008	50	2	1	34.2	$5,000	$5,103	$6,180	2.9%	$1,953		$4,227			$16,428
112 Valves	1990	50	1	1	18.0	$112,000	$62,912	$118,450	1.4%	$75,808		$42,642			$152,131
6 valves in Windmill Project	2009	75	1	1	62.0	$5,600	$5,004	$5,974	0.6%	$1,035		$4,939			$8,656
5 vales on Dock Loop	2011	75	1	1	64.0	$4,665	$4,160	$4,841	0.4%	$710		$4,131			$6,250
5 valves on 260/Stuckey	2013	75	1	1	66.0	$5,000	$4,986	$5,150	1.4%	$618		$4,532			$12,892
49 Fire Hydrants and valves	1990	50	1	1	18.0	$140,000	$78,640	$350,200	1.4%	$224,128		$126,072			$449,779
1 hydrant at Windmill & Stuckey	2009	75	1	1	62.0	$2,100	$1,852	$6,000	0.5%	$1,040		$4,960			$8,174
2 hydrants on the Dock Loop	2011	75	1	1	64.0	$4,200	$3,786	$12,000	0.5%	$1,760		$10,240			$16,512
4 hydrants on 260/Stuckey	2013	75	1	1	66.0	$8,400	$8,377	$24,000	1.4%	$2,880		$21,120			$60,078
Ten Testing Stations	2000	25	1	1	3.0	$12,000	$1,792	$14,420	1.0%	$12,690		$1,730			$14,857
37 metered services	1980	30	1	1	000	$17,500	$0	$25,235	1.1%	$25,235		$0			$25,235
37 metered services	1981	30	1	1	000	$18,000	$0	$25,235	1.1%	$25,235		$0			$25,235
37 metered services	1982	30	1	1	000	$18,500	$0	$25,235	1.0%	$25,235		$0			$25,235
37 metered services	1983	30	1	1	000	$19,000	$0	$25,235	0.9%	$25,235		$0			$25,235
37 metered services	1984	30	1	1	000	$19,500	$0	$25,235	0.8%	$25,235		$0			$25,235
37 metered services	1985	30	1	1	000	$20,000	$0	$25,235	0.8%	$25,235		$0			$25,235
37 metered services	1986	30	1	1	000	$20,500	$0	$25,235	0.8%	$25,235		$0			$25,235
37 metered services	1987	30	1	1	000	$21,000	$0	$25,235	0.8%	$25,235		$0			$25,235
37 metered services	1988	30	1	1	000	$21,500	$0	$25,235	0.8%	$25,235		$0			$25,235
39 metered services	1989	30	1	1	000	$23,400	$0	$26,780	0.5%	$26,780		$0			$26,780
37 metered services	1990	30	1	1	000	$22,000	$0	$25,235	0.8%	$25,235		$0			$25,235
37 metered services	2018	30	1	1	26.0	$25,200	$22,817	$26,000	1.1%	$3,467		$22,533			$34,554
37 metered services	2019	30	1	1	27.0	$25,200	$23,786	$26,000	1.6%	$2,600		$23,400			$39,912
37 metered services	2020	30	1	1	28.0	$25,200	$24,279	$26,000	1.6%	$1,733		$24,267			$40,551
37 metered services	2021	30	1	1	29.0	$25,200	$24,750	$26,000	1.6%	$867		$25,133			$41,199
5 Metered Services (Windmill)	2009	30	2	1	16.2	$3,400	$2,193	$14,420	1.4%	$6,657		$7,763			$18,050
12 Metered Services (Dock Loop)	2011	30	2	1	18.1	$8,100	$5,262	$8,652	0.7%	$3,446		$5,206			$9,813
21 Metered Services (260/Stuckey)	2013	30	2	1	20.0	$14,200	$10,702	$14,626	1.4%	$4,900		$9,726			$19,301
2 Metered Services(2014)	2014	30	2	1	20.9	$3,000	$2,336	$3,090	1.4%	$937		$2,153			$4,132

12 Metered Services (2015)	2015	30	2	1	21.9	$8,200	$6,185	$8,446	0.5%	$2,294		$6,152			$9,418
Miscellaneous Depreciable Assets															
Water Office Building	1922	150	2	1	47.5	$1,500	$14,816	$135,342	3.5%	$92,484		$42,858			$693,584
Office Furniture and Equipment	2020	10	2	1	7.6	$5,000	$3,830	$5,356	0.4%	$1,285		$4,071			$5,521
Shop Tools and Minor Equipment	2020	17	2	1	14.3	$5,000	$4,216	$5,253	0.3%	$850		$4,403			$5,482
New Cargo Container	2013	20	2	1	10.5	$3,000	$1,776	$4,120	1.4%	$1,967		$2,153			$4,764
275th Air valve	2015	15	1	1	8.0	$7,000	$3,866	$7,000	####	$3,267		$3,733			$7,285
						$4,563,205	$3,100,351	$6,374,659		$3,615,824	$0	$2,784,719			$10,273,208

A-1 Condition Assessment

Condition Rating	Description	Maintenance Level	Condition Multiplier
1	Good/Expected Condition	Normal Preventive Maintenance (PM)	1
2			0.95
3	Minor Defects Only	Normal PM, Minor Contract Maintenance (CM)	0.8
4			0.7
5	Moderate Deterioration	Normal PM, Major CM	0.5
6			0.35
7	Significant Deterioration	Major repair, rehabilitate	0.2
8			0.1
9	Virtually Unserviceable	Rehab unlikely	0.05
10	Unserviceable	Replace	0

A-2 Critical Number

Critical Number	Description
1	The water system would essentially shut down if this component fails. This asset has no backup and is so important that an emergency plan must be in place as well as funding to replace it. Example: Single well pump failure; single reservoir failure; anything that could cause a violation of the Safe Drinking Water Act.
2	This asset would have a serious impact on the water system if it failed, however, procedures could fix the problem within a reasonable time. Example: Two wells and primary wellpump fails; Electrical compents in panels fail: backflow assembly did not pass testing; key pipe failure that could be repaired; single chlorinator failure; pressure reducing valve failure.
3	The condition of this asset causes continued unnecessary operational costs to your utility. Examples: deteriorating buildings, equipment and rolling stock; leaks in piping; old and worn-out electrical equipment.
4	This asset's condition or failure may cause inconvenience to customers via reduced service, outages, or minor taste or odor complaints. Examples: excessive leaks, valves frozen partway closed, hydrants not working so flushing cannot be done; poor billing program.
5	These assets have been in service for a long time and their condition may not be well known. Evaluation should take place and a determination made as to what may be needed.