Exhibit B

Revenues and Expenses

Revenues and Expenses

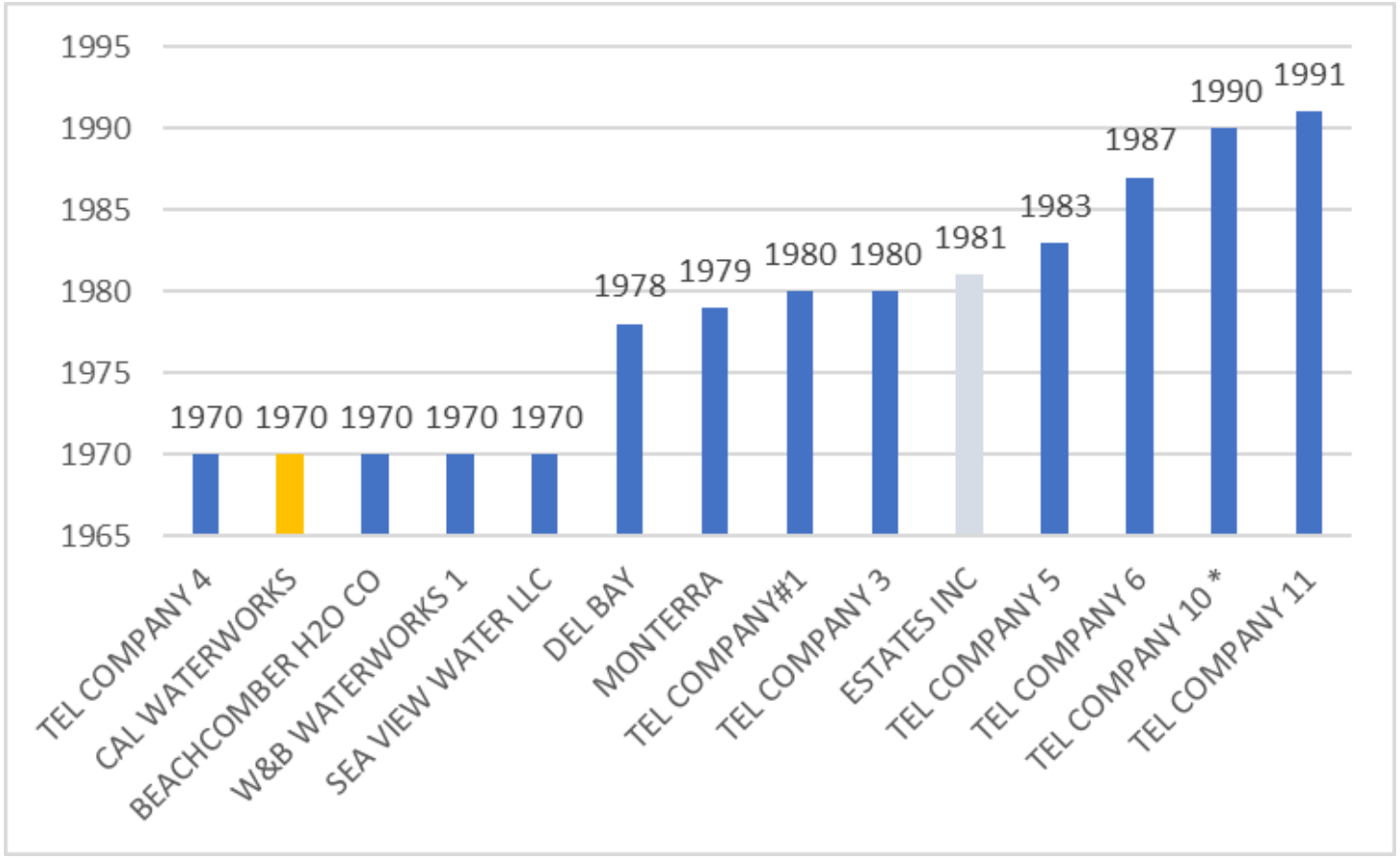
- Revenues are determined by the number of connection / consumers
- Expenses are determined by the number of systems, number of wells, age of the systems, and the distribution networks
- Whidbey Island has 86% of the wells while the Peninsula has 14% of the wells
- 68% of the expenses affecting the new rate requests (from Pro Forma Income Statement (PFIS)) come from
    - Staff needed and their salaries, wages and benefits
    - Improvements / investments → Net Depreciation
    - Contractual Operations
    - Jobbing
    - Miscellaneous

Connections/Consumers determine revenues

Systems/Wells per system/Age of systems determine expenses

	Island	Peninsula
Customer Count	1,113	661
Systems	12	2
Wells	24	4
Distribution networks	12	2
Customers per well	46	165

Age of the Cascadia Systems

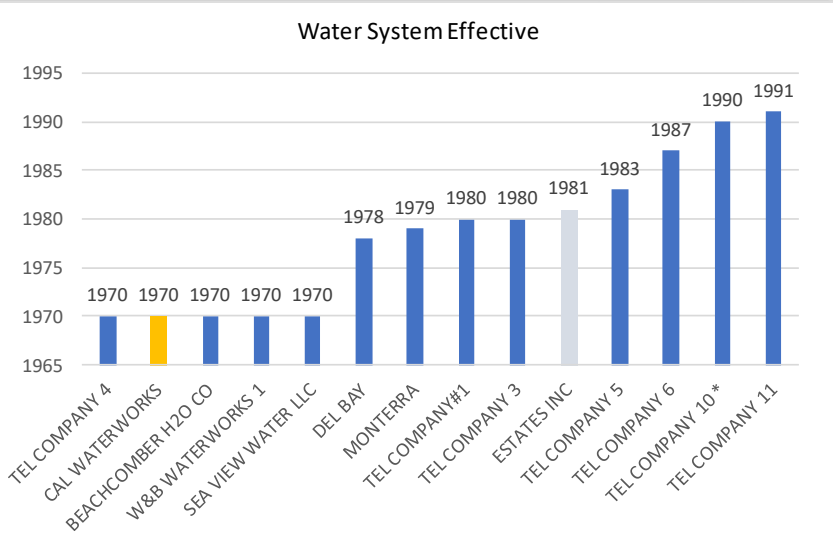


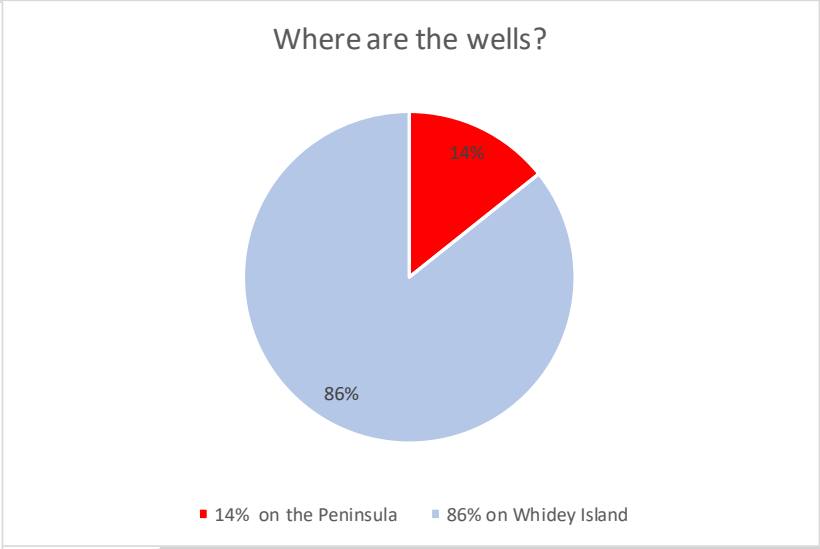
This is incomplete. Only 7 of the systems are in Appendix O. However, note the totals!

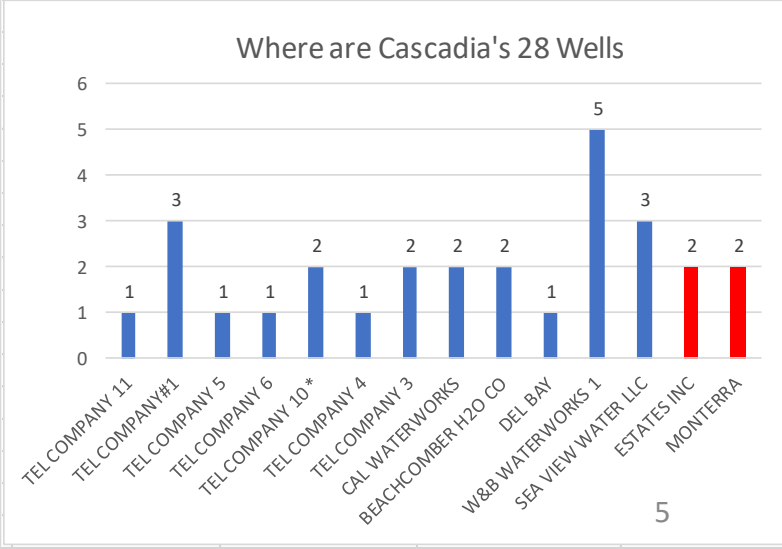
Appendix O of WSP (Asset Inventories) — ***Shows impact of replacing distribution systems.*** — ***Replacement Costs Over the Next Six Years***

Water Systems and Future Costs	wells	connections	WS Effective	total cost	*6 year replacement cost*	6 yr replacement cost per well	6 yr annual cost per well	6 yr cost per connection	6 yr annual cost per connection
TEL COMPANY 11	1	8	4/9/1991	$ -	$ -	$ -	$ -	$ -	$ -
TEL COMPANY#1	3	73	11/1/1980	$ 2,378,550	$ 2,134,450	$ 711,483	$ 118,581	$ 29,239	$ 4,873
TEL COMPANY 5	1	8	1/1/1983			$ -	$ -	$ -	$ -
TEL COMPANY 6	1	7	4/1/1987			$ -	$ -	$ -	$ -
TEL COMPANY 10 *	2	9	3/1/1990			$ -	$ -	$ -	$ -
TEL COMPANY 4	1	29	1/1/1970	$ 993,250	$ 92,100	$ 92,100	$ 15,350	$ 3,176	$ 529
TEL COMPANY 3	2	24	3/1/1980	$ 993,250	$ 92,100	$ 46,050	$ 7,675	$ 3,838	$ 640
CAL WATERWORKS	2	100	1/1/1970	$ 29,093,085	$ 29,093,045	$ 14,546,523	$ 2,424,420	$ 290,930	$ 48,488
BEACHCOMBER H2O CO	2	128	1/1/1970	$ 393,400	$ 73,400	$ 36,700	$ 6,117	$ 573	$ 96
DEL BAY	1	38	7/1/1978			$ -	$ -	$ -	$ -
W&B WATERWORKS 1	5	456	1/1/1970	$ 9,469,700	$ 2,202,600	$ 440,520	$ 73,420	$ 4,830	$ 805
SEA VIEW WATER LLC	3	190	1/1/1970	$ 2,364,170	$ 2,248,020	$ 749,340	$ 124,890	$ 11,832	$ 1,972
ESTATES INC	2	367	8/1/1981			$ -	$ -	$ -	$ -
MONTERRA	2	188	1/1/1979			$ -	$ -	$ -	$ -
	28	1625		$ 45,685,405	**$ 35,935,715**	$ 16,622,716	$ 2,770,453	$ 344,418	$ 57,403

Note the 6 year replacement cost for just 7 Whidbey Island systems.







Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	TFI Company #4
System ID:	76976-N

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1 (AGA858)	6", 170' Depth Capacity: 27 gpm	1975	60	2	2	14.3	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 39,781	$ -
Well #1 Pump		2012	15	1	2	7	$ 6,000	1	EA	$ 6,000	2.0%	No	$ 6,892	$ -
Well #2 (AGA842)	6", 168' Depth Capacity: 27 gpm	1984	60	1	2	24	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 48,253	$ -
Well #2 Pump	2 hp	2012	15	1	2	7 0	$ 6,000	1	EA	$ 6,000	2.0%	No	$ 6,892	$ -
Well Meter	MasterMeter	2018	25	1	3	23	$ 1,500	2	EA	$ 3,000	2.0%	No	$ 4,731	$ -
Storage Reservoir #1	35,000 gallon Concrete Rectangle	1983	50	1	2	13 0	$ 2	21,200	GAL	$ 42,400	2.0%	No	$ 54,849	$ -
Pressure Tanks	(3) 119-gallon bladder tank	2012	10	1	2	2	$ 1,200	3	EA	$ 3,600	2.0%	Yes	$ 3,745	$ 3,600
Booster Pump	2.5 HP Berkeley (3-Phase) 1 HP F&W (3-Phase) 1.5 HP Marathon (1-phase)	2005 2005 2005	15 15 15	2 2 2	3 3 3	0 0 0	$ 3,000 $ 3,000 $ 3,000	1 1 1	EA EA EA	$ 3,000 $ 3,000 $ 3,000	2.0% 2.0% 2.0%	Yes Yes Yes	$ 3,000 $ 3,000 $ 3,000	$ 3,000 $ 3,000 $ 3,000
Distribution System Piping	6"	1980	50	2	2	9.5	$ 150	2,575	LF	$ 386,250	2.0%	No	$ 466,198	$ -
Distribution System Piping	4"	1980	50	2	2	9.5	$ 125	2,100	LF	$ 262,500	2.0%	No	$ 316,833	$ -
Distribution System Piping	2"	1980	50	2	2	9.5	$ 100	750	LF	$ 75,000	2.0%	No	$ 90,524	$ -
Gate Valves		1980	20	4	4 / 5	0	$ 1,500	5	EA	$ 7,500	2.0%	Yes	$ 7,500	$ 7,500
Air-release Valves		1980	20	4	4 / 5	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Blow-offs		1980	20	4	4 / 5	0	$ 3,000	2	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Check Valves		1980	20	4	4 / 5	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Service meters	Meters to be replaced with remote read and meter setters (all services)	2000	15	3	4	0	$ 1,500	24	EA	$ 36,000	2.0%	Yes, 5% per year	$ 36,000	$ 36,000
Pumphouse	10x12 Pumphouse	1980	30	2	3	0	$ 200	120	SF	$ 24,000	2.0%	Yes	$ 24,000	$ 24,000
									Total System Value:	$ 933,250	***Estimated Near-Term Upgrade Costs:***			$ 92,100

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	TEL Company #3
System ID:	93945-8

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1 (AGA858)	6", 170' Depth Capacity: 27 gpm	1975	60	2	2	14.3	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 39,781	$ -
Well #1 Pump		2012	15	1	2	7	$ 6,000	1	EA	$ 6,000	2.0%	No	$ 6,892	$ -
Well #2 (AGA842)	6", 168' Depth Capacity: 27 gpm	1984	60	1	2	24	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 48,253	$ -
Well #2 Pump	2 hp	2012	15	1	2	7 0	$ 6,000	1	EA	$ 6,000	2.0%	No	$ 6,892	$ -
Well Meter	MasterMeter	2018	25	1	3	23	$ 1,500	2	EA	$ 3,000	2.0%	No	$ 4,731	$ -
Storage Reservoir #1	35,000 gallon Concrete Rectangle	1983	50	1	2	13 0	$ 2	21,200	GAL	$ 42,400	2.0%	No	$ 54,849	$ -
Pressure Tanks	(3) 119-gallon bladder tank	2012	10	1	2	2	$ 1,200	3	EA	$ 3,600	2.0%	Yes	$ 3,745	$ 3,600
Booster Pump	2.5 HP Berkeley (3-Phase) 1 HP F&W (3-Phase) 1.5 HP Marathon (1-phase)	2005 2005 2005	15 15 15	2 2 2	3 3 3	0 0 0	$ 3,000 $ 3,000 $ 3,000	1 1 1	EA EA EA	$ 3,000 $ 3,000 $ 3,000	2.0% 2.0% 2.0%	Yes Yes Yes	$ 3,000 $ 3,000 $ 3,000	$ 3,000 $ 3,000 $ 3,000
Distribution System Piping	6"	1980	50	2	2	9.5	$ 150	2,575	LF	$ 386,250	2.0%	No	$ 466,198	$ -
Distribution System Piping	4"	1980	50	2	2	9.5	$ 125	2,100	LF	$ 262,500	2.0%	No	$ 316,833	$ -
Distribution System Piping	2"	1980	50	2	2	9.5	$ 100	750	LF	$ 75,000	2.0%	No	$ 90,524	$ -
Gate Valves		1980	20	4	4 / 5	0	$ 1,500	5	EA	$ 7,500	2.0%	Yes	$ 7,500	$ 7,500
Air-release Valves		1980	20	4	4 / 5	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Blow-offs		1980	20	4	4 / 5	0	$ 3,000	2	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Check Valves		1980	20	4	4 / 5	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Service meters	Meters to be replaced with remote read and meter setters (all services)	2000	15	3	4	0	$ 1,500	24	EA	$ 36,000	2.0%	Yes, 5% per year	$ 36,000	$ 36,000
Pumphouse	10x12 Pumphouse	1980	30	2	3	0	$ 200	120	SF	$ 24,000	2.0%	Yes	$ 24,000	$ 24,000
									Total System Value:	$ 933,250	***Estimated Near-Term Upgrade Costs:***			$ 92,100

From Cascadia WSP

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	CAL Waterworks
System ID:	31040-6

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1 (AGA928)	6", 178' Depth	1963	60	2	2	2.9	$ 30,000	1	LS	$ 30,000	2.0%	Yes	$ 31,742	$ 30,000
Well #1 Pump	Flint and Wailings, 7 Stage, 3 HP 55 GPM @ 165 TDH	1963	15	1	2	0	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,000	$ 8,000
Well #2 (AGA927)	6", 179' Depth 55 GPM		60	1	2	0	$ 30,000	1	LS	$ 30,000	2.0%	Yes	$ 30,000	$ 30,000
Well #2 Pump	Flint and Wailings, 7 Stage, 3 HP 55 GPM @ 165 TDH	1985	15	1	2	0	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,000	$ 8,000
Well Meter			25	1	2	0	$ 30,000		EA	$ -	2.0%	Yes	$ -	$ -
Well Controls (Well #1)		1963	15	1	2	0	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,000	$ 8,000
Well Controls (Well #2)		1985	15	1	2	0	$ 1,500	1	LS	$ 1,500	2.0%	Yes	$ 1,500	$ 1,500
Storage Reservoir	Octagonal Concrete Reservoir 40,000 gallons (24'W x 12'H)	1968	50	1	2	0	$ 60	40,000	GAL	$ 2,400,000	2.0%	Yes	$ 2,400,000	$ 2,400,000
Reservoir Controls	Electrodes		15	2	2	0	$ 100	6	LS	$ 600	2.0%	Yes	$ 600	$ 600
Low Zone Pressure Tank	(2) 315 Gallon Steel Tank 36"ϕ x 60"		10	2	1	0	$ 1,000	630	GAL	$ 630,000	2.0%	Yes	$ 630,000	$ 630,000
High Zone Pressure Tank	(3) 86 Gallon Bladder Tank		10	3	3	0	$ 700	258	GAL	$ 180,600	2.0%	Yes	$ 180,600	$ 180,600
Resevoir Pressure Tank Controls			10	3	3	0	$ 500	1	LS	$ 500	2.0%	Yes	$ 500	$ 500
Distribution System Piping	6" PVC	1965	50	3	2	0	$ 10,000	1,760	LF	$ 17,600,000	2.0%	Yes	$ 17,600,000	$ 17,600,000
Distribution System Piping	4" PVC	1965	50	3	2	0	$ 15,000	540	LF	$ 8,100,000	2.0%	Yes	$ 8,100,000	$ 8,100,000
Distribution System Piping	3" PVC	1965	50	4	1	0	$ 2	5,935	LF	$ 11,870	2.0%	Yes	$ 11,870	$ 11,870
Distribution System Piping	2" PVC	1965	50	4	2	0	$ 2	3,070	LF	$ 6,140	2.0%	Yes	$ 6,140	$ 6,140
Booster Pumps	(3) Sta-Rite DHJ 5 HP 140 GPM @ 104' TDH		10	3	2	0	$ 7,000	3	EA	$ 21,000	2.0%	Yes	$ 21,000	$ 21,000
Booster Pumps	(1) Sta-Rite DHHG, 2.5 HP 55 GPM @ 104' TDH		10	4	2	0	$ 7,000	1	EA	$ 7,000	2.0%	Yes	$ 7,000	$ 7,000
Booster Pumps	(2) Flint and Wailings CJ101C201, 2 HP 3 stage, 38 gpm @ 104' TDH		10	4	5	0		2	EA	$ -	2.0%	Yes	$ -	$ -
Hydrants			50	4	5	0	$ 2,000	0	EA	$ -	2.0%	Yes	$ -	$ -

Gate Valves			20	3	4	0	$ 10	4	EA	$ 40	2.0%	Yes	$ 40	$ -
Gate Valves			20	3	4	0	$ 10	6	EA	$ 60	2.0%	Yes	$ 60	$ 60
Air-release Valves			20	4	4 / 5	0		0	EA	$ -	2.0%	Yes	$ -	$ -
Blow-offs			20	4	4 / 5	0	$ 150	4	EA	$ 600	2.0%	Yes	$ 600	$ 600
Service meters	1-inch		15	3	4 / 5	0	$ 125	99	EA	$ 12,375	2.0%	Yes	$ 12,375	$ 12,375
Pumphouse		1986	30	3	4 / 5	0	$ 115	320	SF	$ 36,800	2.0%	Yes	$ 36,800	$ 36,800
									Total System Value:	$ 29,093,085	*Estimated Near-Term Upgrade Costs:*			$29,093,045

$29, 093, 045

6 year replacement cost for Cal Waterworks

Prepared by Robert Bennion, PE for Cascadia

Source: Cascadia Water System Plan (WSP) 2020

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE. & Kris Keenan, EIT

Water System:	Beachcombers H2O Co.
System ID:	04979-V

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1 (AGA901)	6", 305' Depth Capacity: 66 pgm	1963	60	2	2	2.9	$ 30,000	1	LS	$ 30,000	2.0%	Yes	$ 31,742	$ 30,000
Well #1 Pump	5 hp	2005	15	1	2	0	$ 6,000	1	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Well #2 (AGA915)	8", 440' Depth Capacity: 66 pgm	1984	60	1	2	24	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 48,253	$ -
Well #2 Pump	Unknown	2005	15	1	2	0 0	$ 6,000	1	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Storage Reservoir #1	Concrete - Circular (Old) To Gravity Distribution	2018	25	1	3	23	$ 2	50,000	GAL	$ 100,000	2.0%	No	$ 157,690	$ -
Storage Reservoir #2	Concrete - Circular (New) To Pressure Distribution	1983	50	1	2	13 0	$ 2	35,000	GAL	$ 70,000	2.0%	No	$ 90,552	$ -
Pressure Tanks	120 Gallons	2012	10	1	2	2	$ 1,200	2	EA	$ 2,400	2.0%	Yes	$ 2,497	$ 2,400
Booster Pump	1.5 HP	2005	15	2	3	0	$ 3,000	2	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Pressure Reducing Valve Stations	Pressure and Gravity Distribution Zones	1980	50	2	2	9.5	$ 45,000	1	EA	$ 45,000	2.0%	No	$ 54,314	$ -
Distribution System Piping	6"	1980	50	2	2	9.5	$ 150		LF	$ -	2.0%	No	$ -	$ -
Distribution System Piping	6" PVC Main Extension North Bluff Road	1989	50	2	2	18.05	$ 150	500	LF	$ 75,000	2.0%	No	$ 107,225	$ -
Well Meter		1980	20	4	4 / 5	0	$ 1,500	2	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Pumphouse		1980	20	4	4 / 5	0	$ 200	100	SF	$ 20,000	2.0%	Yes	$ 20,000	$ 20,000
									Total System Value:	$ 393,400	***Estimated Near-Term Upgrade Costs:***			$ 73,400

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	W&B Waterworks 1
System ID:	46670

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1	6", 310' Depth	1975	60	2	2	14.3	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 39,781	$ -
Well #1 Pump	Sta-Rite 5 HP	2012	15	1	2	7	$ 6,000	1	LS	$ 6,000	2.0%	No	$ 6,892	$ -
Well #2	6", 301' Depth	1977	60	1	2	17	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 42,007	$ -
Well #2 Pump	Sta-Rite 7.5 HP	2012	15	1	2	7	$ 6,000	1	LS	$ 6,000	2.0%	No	$ 6,892	$ -
Well #3	6", 285' Depth	1984	60	1	2	24	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 48,253	$ -
Well #3 Pump	Sta-Rite 7.5 HP	2012	15	1	2	7	$ 6,000	1	LS	$ 6,000	2.0%	No	$ 6,892	$ -
Well #4	8", 264' Depth	1984	60	1	2	24	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 48,253	$ -
Well #4 Pump	Sta-Rite 5 HP	2012	15	1	2	7	$ 6,000	1	LS	$ 6,000	2.0%	No	$ 6,892	$ -
Well Meter		1977	25	2	2	0	$ 1,500	1	EA	$ 1,500	2.0%	Yes	$ 1,500	$ 1,500
Well Controls		1984	15	2	1	0	$ 2,000	1	LS	$ 2,000	2.0%	Yes	$ 2,000	$ 2,000
Wellhouse Enclosure (8'x8')		1975	50	3	3	4	$ 150	64	SF	$ 9,600	2.0%	Yes	$ 10,391	$ 9,600
Wellhouse Enclosure (10'x6')		1977	50	3	3	6	$ 150	60	SF	$ 9,000	2.0%	Yes	$ 10,055	$ 9,000
Storage Reservoir #1	Roy Rd 57,300 (27'-9"x12' Tall) Octagonal	1975	50	3	2	4	$ 2	60,000	GAL	$ 120,000	2.0%	Yes	$ 129,892	$ 120,000
Storage Reservoir #2	Roy Rd 57,300 (27'-9"x12' Tall) Octagonal	1984	50	3	2	11	$ 2	35,200	GAL	$ 70,400	2.0%	No	$ 87,881	$ -
Reservoir Controls		1986	15	4	1	0	$ 5,000	1	LS	$ 5,000	2.0%	Yes	$ 5,000	$ 5,000
Pressure Tank	81 gallon bladder tanks	1975	10	4	2	0	$ 750	2	GAL	$ 1,500	2.0%	Yes	$ 1,500	$ 1,500
Booster Pumps	(2) F&W CJ101 2hp	1975	15	3	2	0	$ 3,000	2	EA	$ 6,000	2.0%	Yes	$ 6,000	$ 6,000
Booster Pump Controls		1975	15	4	2	0	$ 10,000	1	LS	$ 10,000	2.0%	Yes	$ 10,000	$ 10,000
Distribution System Piping	8" PVC	1986	50	4	5	11	$ 175	5,355	LF	$ 937,125	2.0%	No	$ 1,169,821	$ -
Distribution System Piping	6" PVC	1986	50	4	5	11	$ 150	25,005	LF	$ 3,750,750	2.0%	No	$ 4,682,093	$ -

Distribution System Piping	4" PVC	1977	50	3	4	6	$ 125	16,885	LF	$ 2,110,625	2.0%	Yes	$ 2,358,153	$ -
Distribution System Piping	2" PVC	1977	50	3	4	6	$ 100	17,785	LF	$ 1,778,500	2.0%	Yes	$ 1,987,078	$ 1,778,500
Hydrants		1986	50	4	4 / 5	11	$ 5,000	31	EA	$ 155,000	2.0%	No	$ 193,488	$ -
Gate Valves		1986	20	4	4 / 5	0	$ 2,500	45	EA	$ 112,500	2.0%	Yes	$ 112,500	$ 112,500
Air-release Valves		1977	20	3	4 / 5	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Blow-offs		1977	20	3	4 / 5	0	$ 3,000	3	EA	$ 9,000	2.0%	Yes	$ 9,000	$ 9,000
Pressure Reducing Valve Stations		1986	20	3	4	0	$ 45,000	3	EA	$ 135,000	2.0%	Yes	$ 135,000	$ 135,000
Service meters		1986	15	3	4 / 5	0	$ 200	456	EA	$ 91,200	2.0%	Yes, 5% per year	$ 91,200	$ -
Generator		2020	50	1	3	50	$ 6,000	1	EA	$ 6,000	2.0%	No	$ 16,150	$ -
Propane Tank		2020	30	4	3	21	$ 2,000	1	EA	$ 2,000	2.0%	No	$ 3,031	$ -
									Total System Value:	$ 9,469,700	***Estimated Near-Term Upgrade Costs:***			$ 2,202,600

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	TEL Company #1
System ID:	03099-5

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1	6", 288' Depth	1979	60	2	2	18.1 0	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 42,890	$ -
Well #1 Pump	5 HP	2013	15	1	2	8 0	$ 8,000	1	LS	$ 8,000	2.0%	No	$ 9,373	$ -
Well #2	6", 235' Depth	1985	60	1	2	25 0	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 49,218	$ -
Well #2 Pump	1 HP	2013	15	1	2	8 0	$ 8,000	1	LS	$ 8,000	2.0%	No	$ 9,373	$ -
Well #3	6", 87' Depth (High Arsenic - only for blowoff)	1978	60	1	2	18 0	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 42,847	$ -
Well #3 Pump		2013	15	1	2	8 0	$ 8,000	1	LS	$ 8,000	2.0%	No	$ 9,373	$ -
Well Meter		1985	25	1	2	0 0	$ 1,500	2	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Well Controls - Reservoir 1		1985	15	1	2	0 0	$ 100	2	LS	$ 200	2.0%	Yes	$ 200	$ 200
Well Controls - Reservoir 2		1985	15	2	2	0 0	$ 100	2	LS	$ 200	2.0%	Yes	$ 200	$ 200
Storage Reservoir - Inglewood	50,000 corrugated metal	1981	50	2	1	10.45	$ 2	50,000	GAL	$ 100,000	2.0%	No	$ 122,991	$ -
Booster Pumps - Inglewood	(2) 5 HP, Flint & Walling 22000	2019	10	1	3	9	$ 1,750	2	EA	$ 3,500	2.0%	No	$ 4,183	$ -
	(1) 5HP, Flint & Walling	2013	10	3	3	2.4	$ 1,750	1	EA	$ 1,750	102.0%	Yes	$ 9,460	$ 1,750
	(1) 3HP, Flint & Walling	2005	10	3	3	0	$ 1,500	1	EA	$ 1,500	202.0%	Yes	$ 1,500	$ 1,500
Pressure Tank - Inglewood	(5) 315 Gallon Hydropnuematic Vertical Tanks		15	3	3	0 0	$ 2,500	5	EA	$ 12,500	2.0%	Yes	$ 12,500	$ 12,500
Booster Pumps - Pumphouse 2	(2) 1.5 HP, A.O. Smith Outdoor	2000	10	2	3	0	$ 1,500	2	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
	(1) 0.5HP, Flint & Walling	2014	10	2	3	3.8	$ 1,500	1	EA	$ 1,500	102.0%	Yes	$ 21,698	$ 1,500
Pressure Tank - Pumphouse 2	(3) 81 gallon Well-Rite Bladder Tanks	2014	15	1	2	9	$ 1,100	3	EA	$ 3,300	2.0%	No	$ 3,944	$ -
Pressure Tank - Pumphouse 3	(3) 81 gallon Well-Rite Bladder Tanks	2014	15	1	3	9	$ 1,100 $ 1,100	3	EA	$ 3,300	2.0%	No	$ 3,944	$ -
Pumphouse	Inglewood 20x10	1981	30	4	4	0	$ 200	200	SF	$ 40,000	2.0%	Yes	$ 40,000	$ 40,000
	Pumphouse 2 - 20x10	1985	30	4	4	0	$ 200	200	SF	$ 40,000	102.0%	Yes	$ 40,000	$ 40,000
	Pumphouse 3 - 10x10	1980	30	4	4	0	$ 200	200	SF	$ 40,000	202.0%	Yes	$ 40,000	$ 40,000
Distribution System Piping	6" PVC		50	3	2	0 0	$ 150	300	LF	$ 45,000	2.0%	Yes	$ 45,000	$ 45,000
Distribution System Piping	4" PVC		50	4	2	0 0	$ 125	11,330	LF	$ 1,416,250	2.0%	Yes	$ 1,416,250	$ 1,416,250
Distribution System Piping	3" PVC		50	4	5	0	$ 115	350	LF	$ 40,250	2.0%	Yes	$ 40,250	$ 40,250

						0								
Distribution System Piping	2" PVC		50	4	5	0 0	$ 100	3,730	LF	$ 373,000	2.0%	Yes	$ 373,000	$ 373,000
Hydrants			50	3	4	0 0	$ 5,000	4	EA	$ 20,000	2.0%	Yes	$ 20,000	$ -
Gate Valves	1-inch		20	3	4	0 0	$ 500	4	EA	$ 2,000	2.0%	Yes	$ 2,000	$ 2,000
Gate Valves	4-inch		20	4	4 / 5	0 0	$ 1,200	4	EA	$ 4,800	2.0%	Yes	$ 4,800	$ 4,800
Air-release Valves			20	4	4 / 5	0 0	$ 3,000		EA	$ -	2.0%	Yes	$ -	$ -
Blow-offs			20	3	4 / 5	0 0	$ 3,000		EA	$ -	2.0%	Yes	$ -	$ -
Pressure Reducing Valve Stations			20	3	4 / 5	0 0	$ 45,000		EA	$ -	2.0%	Yes	$ -	$ -
Service meters	Meters to be replaced with remote read and meter setters (all services)	2000	15	3	4	0	$ 1,500	73	EA	$ 109,500	2.0%	Yes, 5% per year	$ 109,500	$ 109,500
Pumphouse	Concrete Masonry		30	3	4 / 5	0 0	$ 200		SF	$ -	2.0%	Yes	$ -	$ -
									Total System Value:	$ 2,378,550	***Estimated Near-Term Upgrade Costs:***			$ 2,134,450

Component Inventory and Assessment

Operator:	Cascadia Water
Operator Address:	PO Box 2243, Oak Harbor, WA 98277
Prepared By:	Robert Bennion, PE.

Water System:	Sea View Water, LLC.
System ID:	77148-Y

Component	Component Information	Installed Date	Effective Life	Condition Rating	Critical Number	Remaining Life	Replacement Cost/Unit	Quantity	Unit	Total Cost	Inflation Rate	Replace in 6 Years?	Future Cost	6-Year Replacement Cost
Well #1	8", 271' Depth	1968	60	2	2	7.6	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 34,872	$ -
Well #1 Pump	Goulds UHS 10 HP, Three Phase	2008	15	1	2	3	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,490	$ 8,000
Well #2	8", 277' Depth	1974	60	1	2	14	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 39,584	$ -
Well #2 Pump	Goulds UHS 10 HP, Three Phase	2008	15	1	2	3	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,490	$ 8,000
Well #3	8", 299' Depth	1978	60	1	2	18	$ 30,000	1	LS	$ 30,000	2.0%	No	$ 42,847	$ -
Well #3 Pump	Aermotor, 10 HP, Three Phase	2008	15	1	2	3	$ 8,000	1	LS	$ 8,000	2.0%	Yes	$ 8,490	$ 8,000
Well Meter		1975	25	1	2	0	$ 1,500	2	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Well Controls	Alternating Relay ARA-120-AME: Duplexor/Triplexor	1975	15	1	2	0	$ 60	2	LS	$ 120	2.0%	Yes	$ 120	$ 120
Well Controls	Pressure Switch	1975	15	2	2	0	$ 100	2	LS	$ 200	2.0%	Yes	$ 200	$ 200
Feed Pump	LMI Series A		30	2	1	0	$ 1,000	4	EA	$ 4,000	2.0%	Yes	$ 4,000	$ 4,000
Chlorine Solution Tank	50 gallon		30	3	3	0	$ 700	2	EA	$ 1,400	2.0%	Yes	$ 1,400	$ 1,400
Potassium Permanganate Solution Tank	35 gallon		30	3	3	0	$ 500	2	EA	$ 1,000	2.0%	Yes	$ 1,000	$ 1,000
Treatment System-Res #1	(2) 48" Pressure Filters		30	3	2	0	$ 10,000	1	EA	$ 10,000	2.0%	Yes	$ 10,000	$ 10,000
Treatment System-Res #2	(3) 42" Pressure Filters		30	3	2	0	$ 15,000	1	EA	$ 15,000	2.0%	Yes	$ 15,000	$ 15,000
Storage Reservoir #1	30,000 gallon-Reinforced Concrete		50	4	1	0	$ 2	30,000	GAL	$ 60,000	2.0%	Yes	$ 60,000	$ 60,000
Storage Reservoir #2	30,000 gallon- Reinforced Concrete		50	4	2	0	$ 2	30000	GAL	$ 60,000	2.0%	Yes	$ 60,000	$ 60,000
Reservoir #1 Pump	Submersible Pump 7.5 HP		15	3	2	0	$ 7,000	2	EA	$ 14,000	2.0%	Yes	$ 14,000	$ 14,000
Reservoir #2 Pump	Grundos Model 225S75-3 7.5 HP		15	4	2	0	$ 7,000	1	EA	$ 7,000	2.0%	Yes	$ 7,000	$ 7,000
Reservoir Controls	Electrodes		15	4	5	0		6	LS	$ -	2.0%	Yes	$ -	$ -
Reservoir Aerator	Aerator per Reservoir		15	4	5	0	$ 2,000	2	LS	$ 4,000	2.0%	Yes	$ 4,000	$ 4,000

Resevoir #1 Pressure Tank	315 gallon		10	3	4	0	$ 10	315	EA	$ 3,150	2.0%	Yes	$ 3,150	$ -
Resevoir #2 Pressure Tank	300 gallon		10	3	4	0	$ 10	300	EA	$ 3,000	2.0%	Yes	$ 3,000	$ 3,000
Resevoir Pressure Tank Controls	Electrodes		10	4	4 / 5	0		6	EA	$ -	2.0%	Yes	$ -	$ -
Distribution System Piping	6" PVC	1975	50	4	4 / 5	3.5	$ 150	300	LF	$ 45,000	2.0%	Yes	$ 48,230	$ 45,000
Distribution System Piping	4" PVC	1975	50	3	4 / 5	4	$ 125	11,330	LF	$ 1,416,250	2.0%	Yes	$ 1,532,995	$ 1,416,250
Distribution System Piping	3" PVC	1975	50	3	4 / 5	4	$ 115	350	LF	$ 40,250	2.0%	Yes	$ 43,568	$ 40,250
Distribution System Piping	2" PVC	1975	50	3	4	4	$ 100	3,730	LF	$ 373,000	2.0%	Yes	$ 403,747	$ 373,000
Hydrants		1975	50	3	4 / 5	4	$ 5,000	4	EA	$ 20,000	2.0%	Yes, 5% per year	$ 21,649	$ -
Gate Valves	1-inch		20	1	3	0	$ 500	4	EA	$ 2,000	2.0%	Yes	$ 2,000	$ 2,000
Gate Valves	4-inch		20	4	3	0	$ 1,200	4	EA	$ 4,800	2.0%	Yes	$ 4,800	$ 4,800
Air-release Valves	1-inch	1996	20	3	4	0	$ 3,000	1	EA	$ 3,000	2.0%	Yes	$ 3,000	$ -
Blow-offs			20	3	4	0	$ 3,000		EA	$ -	2.0%	Yes	$ -	$ -
Pressure Reducing Valve Stations			20	4	4 / 5	0	$ 45,000		EA	$ -	2.0%	Yes	$ -	$ -
Service meters			15	4	4 / 5	0	$ 200		EA	$ -	2.0%	Yes	$ -	$ -
Pumphouse #1	Concrete Masonry	1975	30	3	4 / 5	0	$ 200	400	SF	$ 80,000	2.0%	Yes	$ 80,000	$ 80,000
Pumphouse #2	Concrete Masonry	1979	30	3	4 / 5	0	$ 200	400	SF	$ 80,000	2.0%	Yes	$ 80,000	$ 80,000
Backflow Prevention Device		1975	30	3	4	0		2	EA	$ -	2.0%	Yes	$ -	$ -
								Total System Value:		$ 2,364,170	***Estimated Near-Term Upgrade Costs:***			$ 2,248,020

Estates Inc, 08166	4/29/2021	Number of Units (Connections, ERUs etc.):	367	Total Equity:	$168,753	Connection Fee:	$460	Monthly Cost Per Unit to Reserves:	$17.87
								Annual $$ to Reserves:	$78,699
					Reserve Cash Applied:			Payments over 11 years:	$865,402

Current Year:	2021	Calculated Replacement Life				Calculated Equity							Replacement Cost		
Asset and Description *RCAC V13*		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 $
Well 1		1982	40	5	1	0.5	$10,000	$396	$25,000	3.0%	$24,688		$313	x		$25,372
Well 2		1972	40	7	2	000	$10,000	$0	$25,000	3.0%	$25,000		$0	x		$25,000
Well 1 Pump		1982	25	5	1	000	$5,000	$0	$10,000	3.0%	$10,000		$0	x		$10,000
Well 2 Pump		1983	25	7	2	000	$5,000	$0	$10,000	3.0%	$10,000		$0	x		$10,000
Tank 1, 30kgal		1972	60	5	4	5.5	$30,000	$11,705	$60,000	3.0%	$54,500		$5,500	x		$70,592
Tank 2, 150kgal		1981	60	5	1	10.0	$150,000	$81,551	$300,000	3.0%	$250,000		$50,000	x		$403,175
Small Hydropneumatic Tank, 940 gal		1982	40	2	4	1.0	$2,000	$150	$9,300	3.0%	$9,079		$221	x		$9,565
Large Hydropneumatic Tank, 1300		1982	40	2	3	1.0	$2,000	$150	$11,000	3.0%	$10,739		$261	x		$11,313
Booster Pump 1, 5 HP, 100 gpm		1982	25	2	1	000	$500	$0	$1,000	3.0%	$1,000		$0	x		$1,000
Booster Pump 2, 5 HP, 100 gpm		1982	25	2	1	000	$500	$0	$1,000	3.0%	$1,000		$0	x		$1,000
Booster Pump 3, 5 HP, 100 gpm		1982	25	2	2	000	$500	$0	$1,000	3.0%	$1,000		$0	x		$1,000
Fire Flow Pump, 10 HP, 250 gpm		1982	25	2	4	000	$1,500	$0	$3,000	3.0%	$3,000		$0	x		$3,000
Oilless air compressor for hyrdopneumatic tanks		1982	15	2	2	000	$125	$0	$200	3.0%	$200		$0	x		$200
4-inch PVC water mains (2000 linear feet)		1983	60	5	3	11.0	$4,000	$2,255	$6,500	3.0%	$5,308		$1,192	x		$8,998
6-inch PVC water mains (4000 linear feet)		1983	60	5	2	11.0	$9,000	$5,073	$76,000	3.0%	$62,067		$13,933	x		$105,202
Well 1 source meter		1990	15	2	4	000	$250	$0	$450	3.0%	$450		$0	x		$450
Well 2 source meter		1990	15	2	4	000	$250	$0	$450	3.0%	$450		$0	x		$450
367 Service meters 5/8"x3/4"		2014	15	1	4	8.0	$45,625	$29,927	$182,500	3.0%	$85,167		$97,333	x		$231,186
Electrical panel and controls		1972	25	2	1	000	$15,000	$0	$20,000	3.0%	$20,000		$0	x		$20,000
Generator		1982	25	3	4	000	$20,000	$0	$60,000	3.0%	$60,000		$0	x		$60,000
										3.0%						

What the Rate Staff showed the Commissioners

		Peninsula	Island	Combined
Current				
	Current Revenue (ignoring ancill.)	$ 188,676	$ 421,462	$ 610,138
	GRC Additional Revenue	$ 103,682	$ 221,848	$ 325,530
	Total Revenue	$ 292,358	$ 643,310	$ 935,668
	Percent Increase	54.95%	52.64%	53.35%
	Customer Count	661	1,113	1,774
	Current Per Customer	$ 23.79	$ 31.56	$ 28.66
	Additional Per Customer	$ 13.07	$ 16.61	$ 15.29
	Total Per Customer	$ 36.86	$ 48.17	$ 43.95
Future				
	Future Improvements (est.)	$ 1,700,000	$ 500,000	$ 2,200,000
	Annual Depreciation	$ 50,490	$ 14,850	$ 65,340
	Annual Return (9.45%)	$ 160,650	$ 47,250	$ 207,900
	Total Future Rev. Req.	$ 503,498	$ 705,410	$ 1,208,908
	Total Revenue Increase	72%	10%	29%
Avg. per Cust. after Future Improvements		$ 63.48	$ 52.82	$ 56.79
	Future Rate Increase	$ 26.62	$ 4.65	$ 12.84

Model A

Same Model with Data from the WSP & DOH

		Peninsula	Island	Combined
Current				
	Current Revenue (ignoring ancill.)	$ 188,676	$ 421,462	$ 610,138
	GRC Additional Revenue	$ 103,682	$ 221,848	$ 325,530
	Total Revenue	$ 292,358	$ 643,310	$ 935,668
	Percent Increase	54.95%	52.64%	53.35%
	Customer Count	661	1,113	1,774
	Current Per Customer	$ 23.79	$ 31.56	$ 28.66
	Additional Per Customer	$ 13.07	$ 16.61	$ 15.29
	Total Per Customer	$ 36.86	$ 48.17	$ 43.95
Future				
	Future Improvements (est.)	$ 719,000	$ 5,109,500	$ 5,828,500
	Annual Depreciation	$ 21,354	$ 151,752	$ 173,106
	Annual Return (9.45%)	$ 67,946	$ 482,848	$ 550,793
	Total Future Rev. Req.	$ 381,658	$ 1,277,910	$ 1,659,568
	Total Revenue Increase	31%	99%	77%
Avg. per Cust. after Future Improvements		$ 48.12	$ 95.68	$ 77.96
	Future Rate Increase	$ 11.26	$ 47.51	$ 34.01

Model B

Whidbey Island Investments from the WSP

	Cascadia WSP 2020		Immediate / Near Term		Medium Range 2022-2030		
1	W&B Waterworks		**$ 1,898,000**		**$2,880,000**		
2	Sea View Water		$ 591,000		$1,320,000		
3	Beachcomber		$ 225,000				
4	Cal Waterworks		$ 735,000		691500		
5	TEL Company 1		$ 335,000		117000		
6	TEL Company 3		$ 321,500		25000		
7	TEL Company 4		$ 228,000				
8	TEL Company 5		$ 174,000				
9	TEL Company 6		$ 174,000				
10	TEL Company 10		$ 224,000				
11	TEL Company 11		$ 204,000				
			$ 5,109,500		$ 5,033,500	$	10,143,000
12	*Del Bay is not in WSP*						
13	*Estates is not in the WSP*						
14	Monterra is not in the WSP						

From Table 3.25 of the Cascadia Water System Plan (WSP) 2020

Investments For Estates and Monterra from the DOH

The following list is for Estates with two wells:

1.	Above ground reservoirs (200,000 gal W&B)	403,175
2.	Magnesium filtration and treatment system*	60,000
3.	Well 2 (new well)	25,000
4.	Well pump 1	10,000
5.	Well pump 2	10,000
6.	Booster Pump 1, 5 hp, 100 gpm	1,000
7.	Booster Pump 2, 5 hp, 100 gpm	1,000
8.	Booster pump 3, 5 hp, 100 gpm	1,000
9.	Fireflow pump, 10 hp, 250 gpm	3,000
10.	Oilless air compressor for hyrdopneumatic tanks	200
11.	Well 1 source meter	450
12.	Well 2 source meter	450
13.	Electrical Panel and Controls	20,000
14.	Generator*	60,000
	Total	$ 595,275

The following list is for Monterra with two wells:

1.	North well #2	$25,000
2.	South well #1	$25,000
3.	North well pump	$10,000
4.	South well pump	$10,000
5.	Fire pump 500 gpm	$ 3,000
6.	Source meter	$ 1,000
7.	Electrical controls and panel	$20,000
8.	New auto start generator (not on the list)	$30,000
	Total	$ 124,000

Peninsula Water Systems

Estates	$ 595,000
Monterra	$ 124,000
	$ 719,000

Estates		Monterra	
Well 1	$ 25,372	North Well - Well 2	$ 25,000
Well 2	$ 25,000	South Well - Well 1	$ 25,000
Well 1 Pump	$ 10,000	North Well Pump	$ 10,000
Well 2 Pump	$ 10,000	South Well Pump	$ 10,000
Tank 1, 30kgal	$ 70,592	Storage Tank 75k gall	$ 150,000
Tank 2, 150kgal	$ 403,175	Hydropneumatic Tanks, 750 gal each (2)	$ 8,500
Small Hydropneumatic Tank, 940 gal	$ 9,565	Booster Pump 140 gpm	$ 1,000
Large Hydropneumatic Tank, 1300	$ 11,313	Fire Pump 500 gpm	$ 3,000
Booster Pump 1, 5 HP, 100 gpm	$ 1,000	Oilless air compressor for hydropneumatic tanks	$ 200
Booster Pump 2, 5 HP, 100 gpm	$ 1,000	PVC Water Mains	$ 76,000
Booster Pump 3, 5 HP, 100 gpm	$ 1,000	Source meter	$ 1,000
Fire Flow Pump, 10 HP, 250 gpm	$ 3,000	Service Meters 5/8"x3/4"	$ 94,000
Oilless air compressor for	$ 200	Electrical controls and panel	$ 20,000
4-inch PVC water mains (2000 linear	$ 8,998		
6-inch PVC water mains (4000 linear	$ 105,202		**$ 423,700**
Well 1 source meter	$ 450		
Well 2 source meter	$ 450		
367 Service meters 5/8"x3/4"	$ 231,186		
Electrical panel and controls	$ 20,000	Estates	$ 997,502
Generator	$ 60,000	Monterra	$ 423,700
	$ 997,502	Total	**$ 1,421,202**

1) That Cascadia planned to invest $5,109,500 in Whidbey Island systems in 2021.
2) That Cascadia replaced **all assets** in the Peninsula Estates and Monterra systems in 2021.

Current		Peninsula	Island	Combined
	Current Revenue (ignoring ancill.)	$ 188,676	$ 421,462	$ 610,138
	GRC Additional Revenue	$ 103,682	$ 221,848	$ 325,530
	Total Revenue	$ 292,358	$ 643,310	$ 935,668
	Percent Increase	54.95%	52.64%	53.35%
	Customer Count	661	1,113	1,774
	Current Per Customer	$ 23.79	$ 31.56	$ 28.66
	Additional Per Customer	$ 13.07	$ 16.61	$ 15.29
	Total Per Customer	$ 36.86	$ 48.17	$ 43.95
Future				
	Future Improvements (est.)	$ 1,421,202	$ 5,109,500	$ 6,530,702
	Annual Depreciation	$ 42,210	$ 151,752	$ 193,962
	Annual Return (9.45%)	$ 134,304	$ 482,848	$ 617,151
	Total Future Rev. Req.	$ 468,872	$ 1,277,910	$ 1,746,782
	Total Revenue Increase	60%	99%	87%
Avg. per Cust. after Future Improvements		$ 59.11	$ 95.68	$ 82.05
	Future Rate Increase	$ 22.25	$ 47.51	$ 38.10

Model C