



Reserve Study
Financial Update

Hidden Springs Towns Association

Draft 2

Published - November 17, 2022

Prepared for the December 31, 2023 Fiscal Year

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Hidden Springs Towns Association

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Hidden Springs Towns Association

Published - November 17, 2022

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Reserve Study Summary

A Reserve Study was conducted of Hidden Springs Towns Association (the Planned Urban Development, or "**PUD**"). A **Financial Update** includes a review of prior year financials and the following tasks are performed:

- Review and revise the reserve component inventory,
- Update useful life and valuation estimates,
- Review fund status and funding plan.

Hidden Springs Towns Association is a community with a total of 859 Units.

Physical Inspection

North Star Reserves ("**NSR**") did not conduct a physical inspection of the PUD as this study is a "financial update" only. However, for this study components are determined to be major components if:

- As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1000.
- Such additional components, if any, determined by the Board of Directors.

During the financial update, NSR utilized the services of our own construction cost estimator. In addition, independent contractors may have been contacted to render opinions on selected components.

Supplemental information may have been obtained from the following sources:

- Project plans where available.
- Maintenance records of the reserve components where available.
- PUD board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.

The status of the PUD reserves, as reflected in the following Reserve Study, is as follows:

- The Expenditure Forecast of the following Reserve Study identifies the major components which the PUD is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - Its current estimated replacement cost;
 - Its estimated useful life; and
 - Its estimated remaining useful life.
- It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$1,376,910.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Future Cost ÷ Useful Life × Effective Age, including a provision for interest and inflation in future years.)]
 - See "FULLY FUNDED BALANCE" in the *Glossary of Reserve Study Terms* on the final pages of this study.
 - Inflation Rate for the this study is calculated at **3.50%**.
- The estimated amount of accumulated cash reserves set aside to repair, replace, restore, or maintain such major components by the fiscal year ending December 31, 2023 is projected to be \$1,304,934, constituting 80.45% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
- Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$108,000 for the fiscal year ending December 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, the PUD reserves appear **inadequately** funded as the reserve fund ending balances remain **negative** throughout the replacement of most major components during the next 30 years. **For this reason, increased contributions have been outlined to meet future expenditures.**

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the PUD reserves are inadequately funded.

Percent Funded Status

Based on the paragraphs above, the PUD is **inadequately** funded.



The following illustrates the next fiscal year recommended contribution and ending balance:

	Annual Contribution	-	End Balance	-	% Funded
Year 1:	\$108,000		\$1,304,934		95.38%
Year 2:	\$156,000		\$699,018		80.45%

Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the *Cash Flow - Annual* forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Hidden Springs Towns Association is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the PUD's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any.

Supplemental Disclosures

General:

NSR has no other involvement(s) with the PUD which could result in actual or perceived conflicts of interest.

Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the PUD situation.



Reliance on Client Data:

Information provided by the official representative of the PUD regarding financial, physical, quantity, or historical issues are deemed reliable by NSR.

Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Access Control										
Access Control			7,606							
Cameras										6,843
	0	0	7,606	0	0	0	0	0	0	6,843
Appliances										
Appliances	4,057									
	4,057	0	0	0	0	0	0	0	0	0
Concrete										
Concrete - Curbing				1,687						
Concrete Repair				20,245					24,044	
	0	0	0	21,932	0	0	0	0	24,044	0
Fencing										
Fencing - Split Rail				167,044						
	0	0	0	167,044	0	0	0	0	0	0
Flooring										
Flooring - Rubber Mat in Gym						7,897				
	0	0	0	0	0	7,897	0	0	0	0
Furnishings & Décor										
Furnishings & Décor		3,149						3,871		
	0	3,149	0	0	0	0	0	3,871	0	0
HVAC System										
Air Conditioner						4,819				5,530
Furnace		4,724				5,421				
	0	4,724	0	0	0	10,241	0	0	0	5,530

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Irrigation										
+Capital Improvement - Irrigation Line		236,237								
Irrigation - Pump Motor		5,039						3,871		2,488
Irrigation - Pump VFDs										3,456
Irrigation - Pumps										2,765
Irrigation - Sprinklers		23,182	23,994	24,833	25,703	26,602	27,533	28,497	29,494	30,527
Landscaping - Timers		1,259		1,349		1,445		1,548		1,659
	0	265,719	23,994	26,183	25,703	28,048	27,533	33,918	29,494	40,896
Landscaping										
+Capital Improvement - Additional Gr	77,056						142,083			
Bark Replenishment - Tot Lot		43,979		47,112		50,468		54,062		57,913
Parking Area - Barn				2,811					3,339	
Rehab - Landscaping	10,144			11,247			12,470			13,825
Trees - Replacement			6,520						8,014	
	87,201	43,979	6,520	61,171	0	50,468	154,553	54,062	11,354	71,738
Mechanical Equipment										
Controllers - VFDs					14,551					
	0	0	0	0	14,551	0	0	0	0	0
Outdoor Equipment										
Benches					7,450					
	0	0	0	0	7,450	0	0	0	0	0
Painting										
Painting - Building Exterior						2,771			5,100	
Painting - Fire Hydrants					7,450					8,848
Painting - Lamp Posts	6,603								8,696	
Painting - Wood Fencing				3,006					3,570	

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Painting - Wrought Iron					11,650					
	6,603	0	0	3,006	19,100	2,771	0	0	17,367	8,848
Paving										
Asphalt Bikepaths - Overlay		40,050		1,943						
Asphalt Bikepaths - Repairs					1,894			2,872		
Asphalt Bikepaths - Sealing					1,683			2,552		
Asphalt Roadways - Overlay		48,365			13,241					
Asphalt Roadways - Repairs		694			1,827			4,323		
Asphalt Roadways - Sealing					1,626			3,082		
	0	89,110	0	1,943	20,273	0	0	12,831	0	0
Plumbing										
Water Heater					1,396					1,382
	0	0	0	0	1,396	0	0	0	0	1,382
Pool & Spa										
Pool - Epoxy Coating				47,755			35,439			
Pool - General Repairs					7,217					8,571
Pool Cover									45,417	
Pool Deck					2,328			2,581		
Pool Deck - Sealing		10,535			11,680			12,950		
Pool Diving Blocks						23,494				
Pool Furniture					28,328			31,407		
	0	10,535	0	47,755	49,554	23,494	35,439	46,939	45,417	8,571
Recreation										
Gym Equipment	18,462	12,389	5,433	3,542		3,795		1,613	24,311	19,770
Tot Lot		323,907								
	18,462	336,296	5,433	3,542	0	3,795	0	1,613	24,311	19,770

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Rehab										
Rehab - Clubhouse					18,625					
	0	0	0	0	18,625	0	0	0	0	0
Reserve Study										
Reserve Study Update				3,902					4,635	
	0	0	0	3,902	0	0	0	0	4,635	0
Roofing										
Roofing - 30-yr Compositional						18,674				
	0	0	0	0	0	18,674	0	0	0	0
Structural Repairs										
+Capital Improvement - Fitness Room					69,845					
Pergola		8,399								
	0	8,399	0	0	69,845	0	0	0	0	0
Vehicle										
Vehicle			17,876			11,807		8,131		
	0	0	17,876	0	0	11,807	0	8,131	0	0
Waterway										
Waterway & Stream - Maintenance			38,034					45,172		
	0	0	38,034	0	0	0	0	45,172	0	0
	116,325	761,915	99,464	336,482	226,499	157,198	217,527	206,541	156,626	163,583

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Access Control										
Access Control			10,730							
Cameras										9,653
	0	0	10,730	0	0	0	0	0	0	9,653
Appliances										
Appliances			6,131							
	0	0	6,131	0	0	0	0	0	0	0
Concrete										
Concrete - Curbing	2,146							2,730		
Concrete Repair				28,557					33,917	
	2,146	0	0	28,557	0	0	0	2,730	33,917	0
Fencing										
Fencing - Wood 3.5'					17,556					
Fencing - Wrought Iron 4'				4,569						
Fencing - Wrought Iron 6'					12,479					
	0	0	0	4,569	30,036	0	0	0	0	0
Furnishings & Décor										
Furnishings & Décor				4,759	8,210					5,850
	0	0	0	4,759	8,210	0	0	0	0	5,850
HVAC System										
Furnace										8,776
	0	0	0	0	0	0	0	0	0	8,776

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Irrigation										
Irrigation - Pump Motor				4,759				3,277		5,850
Irrigation - Pump VFDs				3,966						
Irrigation - Pumps				3,173						
Irrigation - Sprinklers	31,595	32,701	33,846	35,030	36,256	37,525	38,839	40,198	41,605	43,061
Landscaping - Timers		1,777		1,903		2,039		2,184		2,340
	31,595	34,478	33,846	48,833	36,256	39,565	38,839	45,660	41,605	51,252
Landscaping										
Bark Replenishment - Tot Lot		62,038		66,456		71,190		76,260		81,692
Parking Area - Barn				3,966					4,710	
Rehab - Landscaping			15,328			16,995			18,843	
Trees - Replacement					9,852					
	0	62,038	15,328	70,423	9,852	88,185	0	76,260	23,553	81,692
Lighting										
Lamp Posts						53,535				
	0	0	0	0	0	53,535	0	0	0	0
Mechanical Equipment										
Controllers - Flow Meters					6,568					
Controllers - VFDs										24,378
	0	0	0	0	6,568	0	0	0	0	24,378
Outdoor Equipment										
Benches	9,158						11,257			
	9,158	0	0	0	0	0	11,257	0	0	0

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Painting										
Painting - Building Exterior						3,908			7,194	
Painting - Fire Hydrants					10,509					12,481
Painting - Lamp Posts							11,451			
Painting - Wood Fencing				4,240					5,036	
Painting - Wrought Iron			15,341							
	0	0	15,341	4,240	10,509	3,908	11,451	0	12,231	12,481
Paving										
Asphalt Bikepaths - Overlay									52,545	
Asphalt Bikepaths - Repairs	2,328			3,531			2,862			4,341
Asphalt Bikepaths - Sealing	2,069			3,138			2,543			3,857
Asphalt Roadways - Overlay									50,769	
Asphalt Roadways - Repairs	2,246			5,314			2,761			6,532
Asphalt Roadways - Sealing	2,843			3,789			3,494			4,658
	9,487	0	0	15,773	0	0	11,662	0	103,314	19,389
Plumbing										
Water Heater							2,110			
	0	0	0	0	0	0	2,110	0	0	0
Pool & Spa										
Pool - Epoxy Coating							49,991			
Pool - General Repairs					10,180					12,091
Pool - Plaster				175,147						
Pool Cover									64,066	
Pool Deck			3,065			3,399				
Pool Deck - Sealing	14,358			15,919			17,650			19,568
Pool Diving Blocks						33,140				
Pool Furniture			37,302			41,358				

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	14,358	0	40,368	191,066	10,180	77,898	67,641	0	64,066	31,660
Recreation										
Gym Equipment	7,154	4,665		4,997		2,124	32,014	26,034	9,421	6,143
Tot Lot									355,191	
	7,154	4,665	0	4,997	0	2,124	32,014	26,034	364,613	6,143
Rehab										
Rehab - Barn		72,312								
Rehab - Bathroom	21,035				25,747					
Rehab - Kitchen	30,250									
	51,285	72,312	0	0	25,747	0	0	0	0	0
Reserve Study										
Reserve Study Update				5,505					6,538	
	0	0	0	5,505	0	0	0	0	6,538	0
Roofing										
Roofing - 30-yr Compositional				10,574						
	0	0	0	10,574	0	0	0	0	0	0
Structural Repairs										
Bridge									7,914	
Pergola				2,411			14,072			
	0	0	0	2,411	0	0	14,072	0	7,914	0
Utility Infrastructure										
Utility Infrastructure		11,848								
	0	11,848	0	0	0	0	0	0	0	0

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Vehicle										
Vehicle			53,650							68,258
	0	0	53,650	0	0	0	0	0	0	68,258
Waterway										
Waterway & Stream - Maintenance			53,650					63,720		
	0	0	53,650	0	0	0	0	63,720	0	0
	125,186	185,342	229,048	391,712	137,361	265,217	189,049	214,406	657,754	319,537

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Access Control										
Access Control			15,136							
Cameras										13,617
	0	0	15,136	0	0	0	0	0	0	13,617
Appliances										
Appliances					9,265					
	0	0	0	0	9,265	0	0	0	0	0
Concrete										
Concrete - Curbing					3,474					
Concrete Repair				40,283					47,844	
	0	0	0	40,283	3,474	0	0	0	47,844	0
Fencing										
Fencing - Split Rail				332,382						
Fencing - Wood 3.5'										29,414
Fencing - Wrought Iron 6'								15,922		
	0	0	0	332,382	0	0	0	15,922	0	29,414
Furnishings & Décor										
Furnishings & Décor						7,192				13,755
	0	0	0	0	0	7,192	0	0	0	13,755
HVAC System										
Air Conditioner				8,951				10,272		
Furnace				10,070						
	0	0	0	19,022	0	0	0	10,272	0	0

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Irrigation										
Irrigation - Pump Motor						11,507				
Irrigation - Pump VFDs						5,993				
Irrigation - Pumps						4,794				
Irrigation - Sprinklers	44,568	46,128	47,743	49,414	51,143	52,933	54,786	56,704	58,688	60,742
Landscaping - Timers		2,507		2,685		2,876		3,081		3,301
	44,568	48,635	47,743	52,099	51,143	78,106	54,786	59,785	58,688	64,043
Landscaping										
Bark Replenishment - Tot Lot		87,510		93,743		100,420		107,573		115,235
Parking Area - Barn				5,594					6,645	
Rehab - Landscaping		20,891			23,162			25,681		
Trees - Replacement	12,111						14,887			
	12,111	108,402	0	99,338	23,162	100,420	14,887	133,254	6,645	115,235
Outdoor Equipment										
Benches			13,838						17,011	
	0	0	13,838	0	0	0	0	0	17,011	0
Painting										
Painting - Building Exterior						5,513			10,148	
Painting - Fire Hydrants					14,824					17,606
Painting - Lamp Posts					15,079					
Painting - Wood Fencing				5,982					7,104	
Painting - Wrought Iron	20,201								26,601	
	20,201	0	0	5,982	29,903	5,513	0	0	43,854	17,606

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Paving										
Asphalt Bikepaths - Overlay		79,692		3,867						
Asphalt Bikepaths - Repairs			3,519			5,336			4,325	
Asphalt Bikepaths - Sealing			3,126			4,741			3,843	
Asphalt Roadways - Overlay		96,236			26,348					
Asphalt Roadways - Repairs			3,394			8,029			4,172	
Asphalt Roadways - Sealing			4,296			5,726			5,281	
	0	175,929	14,336	3,867	26,348	23,834	0	0	17,622	0
Plumbing										
Water Heater		2,089							3,189	
	0	2,089	0	0	0	0	0	0	3,189	0
Pool & Spa										
Pool - Epoxy Coating				95,023						
Pool - General Repairs					14,361					17,056
Pool - Plaster							183,346			
Pool Cover									90,371	
Pool Deck	4,037			4,475					5,316	
Pool Deck - Sealing			21,696			24,055			26,670	
Pool Diving Blocks						46,748				
Pool Furniture	49,120			54,460					64,682	
	53,157	0	21,696	153,960	14,361	70,803	183,346	0	187,040	17,056
Recreation										
Gym Equipment		6,580		2,797	42,156	34,282	12,406	8,089		8,665
Tot Lot		644,507								
	0	651,087	0	2,797	42,156	34,282	12,406	8,089	0	8,665

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

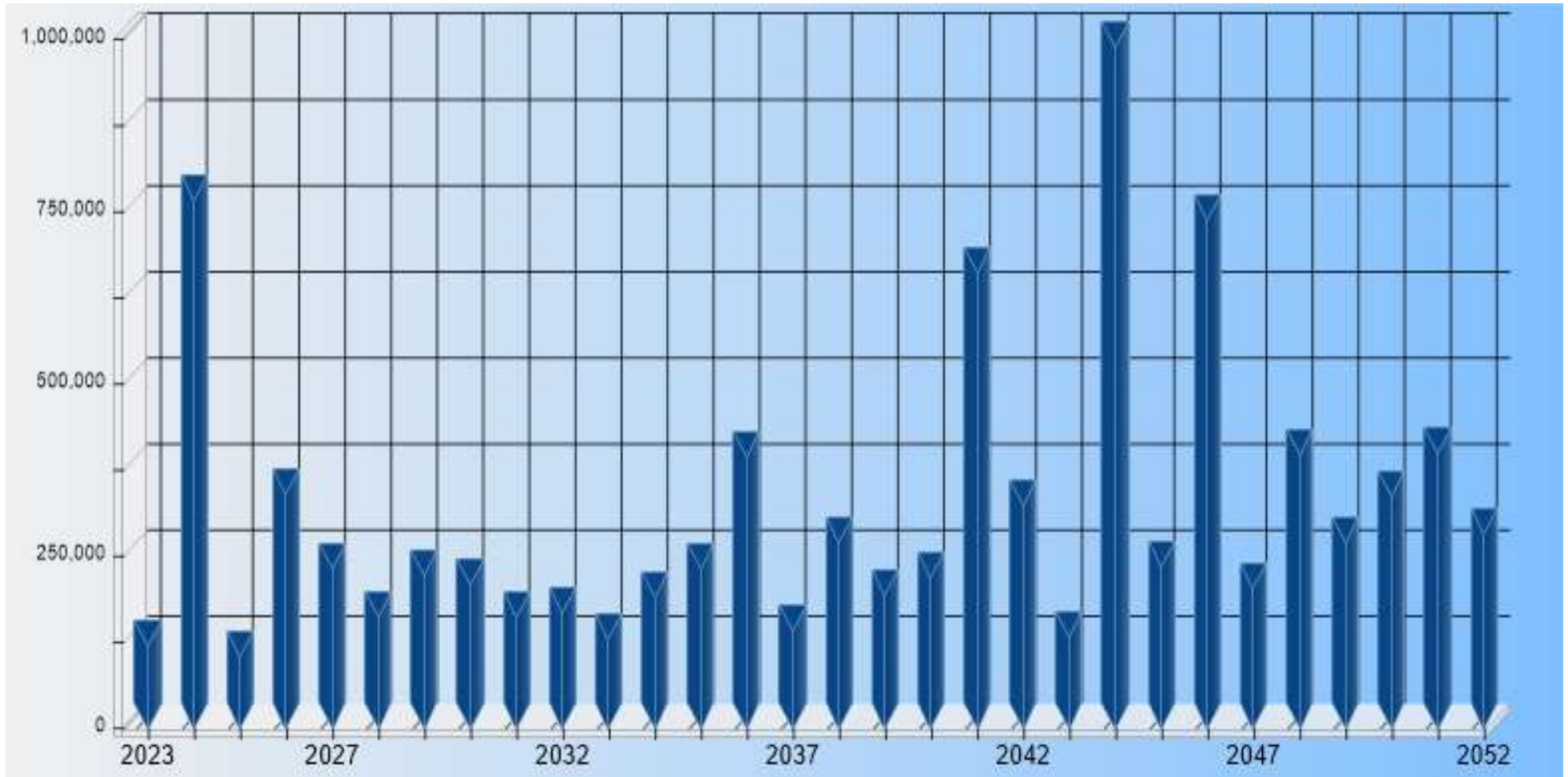
Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Rehab										
Rehab - Kitchen						50,680				
	0	0	0	0	0	50,680	0	0	0	0
Reserve Study										
Reserve Study Update				7,765					9,223	
	0	0	0	7,765	0	0	0	0	9,223	0
Structural Repairs										
Pergola									4,040	
	0	0	0	0	0	0	0	0	4,040	0
Utility Infrastructure										
Utility Infrastructure				17,903						
	0	0	0	17,903	0	0	0	0	0	0
Vehicle										
Vehicle			43,894			23,494		16,179		
	0	0	43,894	0	0	23,494	0	16,179	0	0
Waterway										
Waterway & Stream - Maintenance			75,679					89,884		
	0	0	75,679	0	0	0	0	89,884	0	0
	130,038	986,144	232,324	735,404	199,815	394,327	265,426	333,387	395,159	279,394

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Expense Flow - Chart (30 Year in View)



Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Expenditures - Year Over Year (5 Years)

Subcategory Date	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2023						
Appliances						
06/01/2023	Appliances	Clubhouse	06/01/1998	25:00	\$ 4,000.00	\$ 4,057.75
					4,000.00	4,057.75
Landscaping						
06/01/2023	+Capital Improvement - Additional Gre	Common Area		1:00	\$ 75,960.00	\$ 77,056.65
06/01/2023	Rehab - Landscaping	Common Area	06/01/1998	25:00	10,000.00	10,144.37
					85,960.00	87,201.02
Painting						
06/01/2023	Painting - Lamp Posts	Common Area	06/01/2003	20:00	\$ 6,510.00	\$ 6,603.99
					6,510.00	6,603.99
Recreation						
06/01/2023	Gym Equipment	Clubhouse	06/01/2022	1:00	\$ 1,250.00	\$ 1,268.05
06/01/2023	Gym Equipment	Clubhouse	06/01/2003	20:00	4,650.00	4,717.13
06/01/2023	Gym Equipment	Clubhouse	06/01/2003	20:00	4,650.00	4,717.13
06/01/2023	Gym Equipment	Clubhouse	06/01/2003	20:00	4,650.00	4,717.13
06/01/2023	Gym Equipment	Clubhouse	06/01/2003	20:00	3,000.00	3,043.31
					18,200.00	18,462.75
Year : 2024						
Furnishings & Décor						
06/01/2024	Furnishings & Décor	Community Ba	06/01/2018	6:00	\$ 3,000.00	\$ 3,149.83
					3,000.00	3,149.83
HVAC System						
06/01/2024	Furnace	Clubhouse	06/01/2003	21:00	\$ 4,500.00	\$ 4,724.74
					4,500.00	4,724.74
Irrigation						
06/01/2024	+Capital Improvement - Irrigation Line	Common Area		2:00	\$ 135,000.00	\$ 141,742.23
06/01/2024	+Capital Improvement - Irrigation Line	Common Area		2:00	90,000.00	94,494.82
06/01/2024	Irrigation - Pump Motor	Common Area	06/01/2016	8:00	1,800.00	1,889.90
06/01/2024	Irrigation - Pump Motor	Common Area	06/01/2012	12:00	3,000.00	3,149.83
06/01/2024	Irrigation - Sprinklers	Common Area	06/01/2022	2:00	12,000.00	12,599.31
06/01/2024	Irrigation - Sprinklers	Common Area	06/01/2022	2:00	10,080.00	10,583.42
06/01/2024	Landscaping - Timers	Common Area	06/01/2014	10:00	1,200.00	1,259.93
					253,080.00	265,719.44
Landscaping						
06/01/2024	Bark Replenishment - Tot Lot	Village Playpar	06/01/2022	2:00	\$ 6,936.00	\$ 7,282.40
06/01/2024	Bark Replenishment - Tot Lot	North Meadow	06/01/2022	2:00	7,684.00	8,067.76
06/01/2024	Bark Replenishment - Tot Lot	Shafer Park	06/01/2022	2:00	10,200.00	10,709.41

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Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
06/01/2024	Bark Replenishment - Tot Lot	East Ridge Park	06/01/2022	2:00	\$ 8,432.00	\$ 8,853.11
06/01/2024	Bark Replenishment - Tot Lot	Parklane Park	06/01/2022	2:00	8,636.00	9,067.30
					<u>41,888.00</u>	<u>43,979.98</u>
Paving						
06/01/2024	Asphalt Bikepaths - Overlay	Common Area	06/01/2000	24:00	\$ 38,145.60	\$ 40,050.68
06/01/2024	Asphalt Roadways - Overlay	Common Area	06/01/2000	24:00	28,633.50	30,063.53
06/01/2024	Asphalt Roadways - Overlay	Common Area	06/01/2000	24:00	17,431.20	18,301.76
06/01/2024	Asphalt Roadways - Repairs	Common Area	06/01/2006	18:00	661.50	694.54
					<u>84,871.80</u>	<u>89,110.51</u>
Pool & Spa						
06/01/2024	Pool Deck - Sealing	Clubhouse	06/01/2021	3:00	\$ 4,323.15	\$ 4,539.06
06/01/2024	Pool Deck - Sealing	South Meadow	06/01/2006	18:00	5,710.90	5,996.12
					<u>10,034.05</u>	<u>10,535.18</u>
Recreation						
06/01/2024	Gym Equipment	Clubhouse	06/01/2014	10:00	\$ 5,900.00	\$ 6,194.66
06/01/2024	Gym Equipment	Clubhouse	06/01/2014	10:00	5,900.00	6,194.66
06/01/2024	Tot Lot	North Meadow	06/01/2004	20:00	96,000.00	100,794.48
06/01/2024	Tot Lot	Shafer Park	06/01/2003	21:00	99,500.00	104,469.27
06/01/2024	Tot Lot	East Ridge Park	06/01/2000	24:00	113,000.00	118,643.50
					<u>320,300.00</u>	<u>336,296.57</u>
Structural Repairs						
06/01/2024	Pergola	Clubhouse	06/01/2003	21:00	\$ 4,000.00	\$ 4,199.77
06/01/2024	Pergola	South Meadow	06/01/2006	18:00	4,000.00	4,199.77
					<u>8,000.00</u>	<u>8,399.54</u>
Year : 2025						
Access Control						
06/01/2025	Access Control	Clubhouse	06/01/2015	10:00	\$ 3,500.00	\$ 3,803.42
06/01/2025	Access Control	South Meadow	06/01/2015	10:00	3,500.00	3,803.42
					<u>7,000.00</u>	<u>7,606.84</u>
Irrigation						
06/01/2025	Irrigation - Sprinklers	Common Area	06/01/2024	1:00	\$ 12,000.00	\$ 13,040.29
06/01/2025	Irrigation - Sprinklers	Common Area	06/01/2024	1:00	10,080.00	10,953.84
					<u>22,080.00</u>	<u>23,994.13</u>
Landscaping						
06/01/2025	Trees - Replacement	Common Area	06/01/2019	6:00	\$ 6,000.00	\$ 6,520.14
					<u>6,000.00</u>	<u>6,520.14</u>

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Subcategory	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Date						
Recreation						
06/01/2025	Gym Equipment	Clubhouse	06/01/2003	22:00	\$ 5,000.00	\$ 5,433.45
					5,000.00	5,433.45
Vehicle						
06/01/2025	Vehicle	Common Area	06/01/1995	30:00	\$ 16,450.00	\$ 17,876.06
					16,450.00	17,876.06
Waterway						
06/01/2025	Waterway & Stream - Maintenance	Common Area	06/01/2020	5:00	\$ 35,000.00	\$ 38,034.17
					35,000.00	38,034.17
Year : 2026						
Concrete						
06/01/2026	Concrete - Curbing	Common Area	06/01/2015	11:00	\$ 1,500.00	\$ 1,687.09
06/01/2026	Concrete Repair	Common Area	06/01/2021	5:00	18,000.00	20,245.04
					19,500.00	21,932.13
Fencing						
06/01/2026	Fencing - Split Rail	Common Area	06/01/2006	20:00	\$ 148,520.00	\$ 167,044.10
					148,520.00	167,044.10
Irrigation						
06/01/2026	Irrigation - Sprinklers	Common Area	06/01/2025	1:00	\$ 12,000.00	\$ 13,496.70
06/01/2026	Irrigation - Sprinklers	Common Area	06/01/2025	1:00	10,080.00	11,337.22
06/01/2026	Landscaping - Timers	Common Area	06/01/2016	10:00	1,200.00	1,349.67
					23,280.00	26,183.59
Landscaping						
06/01/2026	Bark Replenishment - Tot Lot	Village Playpar	06/01/2024	2:00	\$ 6,936.00	\$ 7,801.09
06/01/2026	Bark Replenishment - Tot Lot	North Meadow	06/01/2024	2:00	7,684.00	8,642.38
06/01/2026	Bark Replenishment - Tot Lot	Shafer Park	06/01/2024	2:00	10,200.00	11,472.19
06/01/2026	Bark Replenishment - Tot Lot	East Ridge Park	06/01/2024	2:00	8,432.00	9,483.68
06/01/2026	Bark Replenishment - Tot Lot	Parklane Park	06/01/2024	2:00	8,636.00	9,713.12
06/01/2026	Parking Area - Barn	Community Ba	06/01/2006	20:00	2,500.00	2,811.81
06/01/2026	Rehab - Landscaping	Common Area	06/01/2023	3:00	10,000.00	11,247.25
					54,388.00	61,171.52
Painting						
06/01/2026	Painting - Wood Fencing	Common Area	06/01/2021	5:00	\$ 2,673.00	\$ 3,006.39
					2,673.00	3,006.39
Paving						
06/01/2026	Asphalt Bikepaths - Overlay	Common Area	06/01/2006	20:00	\$ 1,728.00	\$ 1,943.52

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Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					1,728.00	1,943.52
Pool & Spa						
06/01/2026	Pool - Epoxy Coating	South Meadow	06/01/2006	20:00	\$ 33,530.00	\$ 37,712.02
06/01/2026	Pool - Epoxy Coating	South Meadow	06/01/2006	20:00	8,930.00	10,043.79
					42,460.00	47,755.81
Recreation						
06/01/2026	Gym Equipment	Clubhouse	06/01/2003	23:00	\$ 3,150.00	\$ 3,542.88
					3,150.00	3,542.88
Reserve Study						
06/01/2026	Reserve Study Update	Common Area	06/01/2021	5:00	\$ 3,470.00	\$ 3,902.79
					3,470.00	3,902.79
Year : 2027						
Irrigation						
06/01/2027	Irrigation - Sprinklers	Common Area	06/01/2026	1:00	\$ 12,000.00	\$ 13,969.08
06/01/2027	Irrigation - Sprinklers	Common Area	06/01/2026	1:00	10,080.00	11,734.03
					22,080.00	25,703.11
Mechanical Equipment						
06/01/2027	Controllors - VFDs	Common Area	06/01/2012	15:00	\$ 10,000.00	\$ 11,640.90
06/01/2027	Controllors - VFDs	Common Area	06/01/2012	15:00	2,500.00	2,910.22
					12,500.00	14,551.12
Outdoor Equipment						
06/01/2027	Benches	Common Area	06/01/2021	6:00	\$ 6,400.00	\$ 7,450.18
					6,400.00	7,450.18
Painting						
06/01/2027	Painting - Fire Hydrants	Common Area	06/01/2022	5:00	\$ 6,400.00	\$ 7,450.18
06/01/2027	Painting - Wrought Iron	Common Area	06/01/2003	24:00	10,008.00	11,650.21
					16,408.00	19,100.39
Paving						
06/01/2027	Asphalt Bikepaths - Repairs	Common Area	06/01/2021	6:00	\$ 1,627.50	\$ 1,894.56
06/01/2027	Asphalt Bikepaths - Sealing	Common Area	06/01/2021	6:00	1,445.92	1,683.18
06/01/2027	Asphalt Roadways - Overlay	Common Area	06/01/2006	21:00	11,375.10	13,241.64
06/01/2027	Asphalt Roadways - Repairs	Common Area	06/01/2021	6:00	1,569.75	1,827.33
06/01/2027	Asphalt Roadways - Sealing	Common Area	06/01/2021	6:00	1,397.06	1,626.30
					17,415.33	20,273.01
Plumbing						
06/01/2027	Water Heater	Clubhouse	06/01/2003	24:00	\$ 1,200.00	\$ 1,396.91

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Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					1,200.00	1,396.91
Pool & Spa						
06/01/2027	Pool - General Repairs	Clubhouse	06/01/2022	5:00	\$ 6,200.00	\$ 7,217.36
06/01/2027	Pool Deck	Clubhouse	06/01/2003	24:00	2,000.00	2,328.18
06/01/2027	Pool Deck - Sealing	Clubhouse	06/01/2024	3:00	4,323.15	5,032.54
06/01/2027	Pool Deck - Sealing	South Meadow	06/01/2024	3:00	5,710.90	6,648.00
06/01/2027	Pool Furniture	Clubhouse	06/01/2018	9:00	24,335.00	28,328.13
					42,569.05	49,554.21
Rehab						
06/01/2027	Rehab - Clubhouse	Clubhouse	06/01/2003	24:00	\$ 16,000.00	\$ 18,625.44
					16,000.00	18,625.44
Structural Repairs						
06/01/2027	+Capital Improvement - Fitness Room E	Clubhouse		4:05	\$ 60,000.00	\$ 69,845.40
					60,000.00	69,845.40
Year : 2028						
Flooring						
06/01/2028	Flooring - Rubber Mat in Gym	Clubhouse	06/01/2003	25:00	\$ 6,555.00	\$ 7,897.68
					6,555.00	7,897.68
HVAC System						
06/01/2028	Air Conditioner	Clubhouse	06/01/2003	25:00	\$ 4,000.00	\$ 4,819.33
06/01/2028	Furnace	Clubhouse	06/01/2003	25:00	4,500.00	5,421.75
					8,500.00	10,241.08
Irrigation						
06/01/2028	Irrigation - Sprinklers	Common Area	06/01/2027	1:00	\$ 12,000.00	\$ 14,458.00
06/01/2028	Irrigation - Sprinklers	Common Area	06/01/2027	1:00	10,080.00	12,144.72
06/01/2028	Landscaping - Timers	Common Area	06/01/2018	10:00	1,200.00	1,445.80
					23,280.00	28,048.52
Landscaping						
06/01/2028	Bark Replenishment - Tot Lot	Village Playpar	06/01/2026	2:00	\$ 6,936.00	\$ 8,356.72
06/01/2028	Bark Replenishment - Tot Lot	North Meadow	06/01/2026	2:00	7,684.00	9,257.94
06/01/2028	Bark Replenishment - Tot Lot	Shafer Park	06/01/2026	2:00	10,200.00	12,289.30
06/01/2028	Bark Replenishment - Tot Lot	East Ridge Park	06/01/2026	2:00	8,432.00	10,159.15
06/01/2028	Bark Replenishment - Tot Lot	Parklane Park	06/01/2026	2:00	8,636.00	10,404.94
					41,888.00	50,468.05
Painting						
06/01/2028	Painting - Building Exterior	Clubhouse	06/01/2018	10:00	\$ 2,300.00	\$ 2,771.12

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Subcategory		Location	Service Date	Estimated Life	Current Cost	Expenditure
Date	Reserve Item					
					2,300.00	2,771.12
Pool & Spa						
06/01/2028	Pool Diving Blocks	South Meadow	06/01/2018	10:00	\$ 19,500.00	\$ 23,494.25
					19,500.00	23,494.25
Recreation						
06/01/2028	Gym Equipment	Clubhouse	06/01/2003	25:00	\$ 3,150.00	\$ 3,795.22
					3,150.00	3,795.22
Roofing						
06/01/2028	Roofing - 30-yr Compositional	Clubhouse	06/01/2003	25:00	\$ 15,500.00	\$ 18,674.91
					15,500.00	18,674.91
Vehicle						
06/01/2028	Vehicle	Common Area	06/01/2005	23:00	\$ 9,800.00	\$ 11,807.36
					9,800.00	11,807.36

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Cash Flow - Annual

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	1,313,260	1,304,934	699,018	755,553	575,071	582,571	659,373	675,846	738,405	850,878
Contribution	108,000	156,000	156,000	156,000	234,000	234,000	234,000	269,100	269,100	269,100
Average Per Unit	125	181	181	181	272	272	272	313	313	313
Percent Change	0.00%	44.44%	0.00%	0.00%	50.00%	0.00%	0.00%	15.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	116,325	761,915	99,464	336,482	226,499	157,198	217,527	206,541	156,626	163,583
Ending Balance	1,304,934	699,018	755,553	575,071	582,571	659,373	675,846	738,405	850,878	956,395

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	956,395	1,140,673	1,264,796	1,345,213	1,309,385	1,527,908	1,618,575	1,838,793	2,033,654	1,785,167
Contribution	309,465	309,465	309,465	355,884	355,884	355,884	409,267	409,267	409,267	470,657
Average Per Unit	360	360	360	414	414	414	476	476	476	547
Percent Change	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	125,186	185,342	229,048	391,712	137,361	265,217	189,049	214,406	657,754	319,537
Ending Balance	1,140,673	1,264,796	1,345,213	1,309,385	1,527,908	1,618,575	1,838,793	2,033,654	1,785,167	1,936,287

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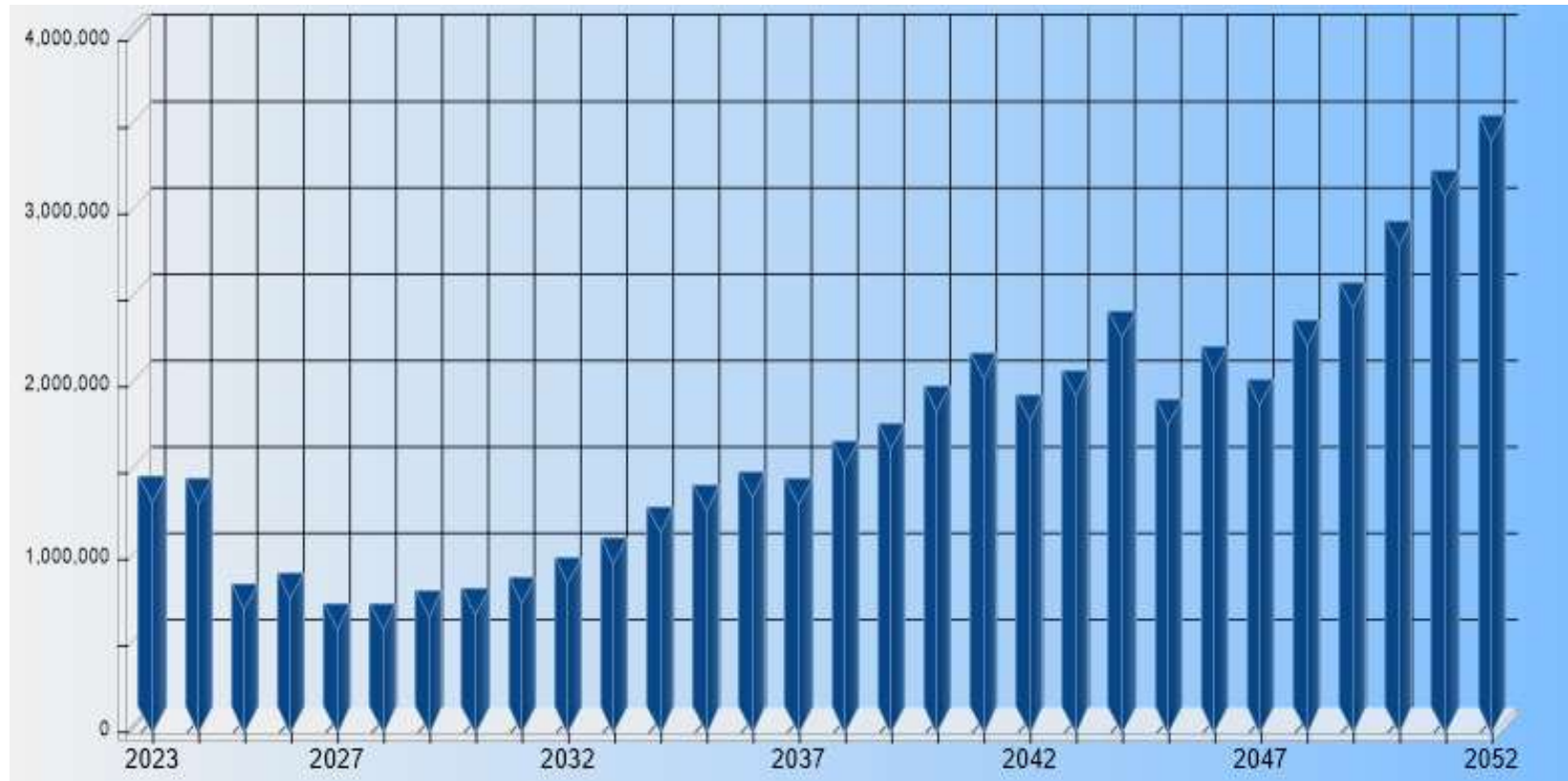
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	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Begin Balance	1,936,287	2,276,905	1,761,419	2,070,350	1,876,202	2,217,643	2,445,760	2,802,778	3,091,835	3,412,486
Contribution	470,657	470,657	541,256	541,256	541,256	622,444	622,444	622,444	715,811	715,811
Average Per Unit	547	547	630	630	630	724	724	724	833	833
Percent Change	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	130,038	986,144	232,324	735,404	199,815	394,327	265,426	333,387	395,159	279,394
Ending Balance	2,276,905	1,761,419	2,070,350	1,876,202	2,217,643	2,445,760	2,802,778	3,091,835	3,412,486	3,848,903

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Balance Flow - Chart (30 Year in View)



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Percent Funded - Cash Flow - Annual

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	1,376,910	1,622,047	1,147,577	1,306,683	1,242,530	1,292,406	1,412,552	1,466,011	1,529,274	1,649,959
Percent Funded	95.38%	80.45%	60.91%	57.82%	46.28%	45.08%	46.68%	46.10%	48.28%	51.57%
Begin Balance	1,313,260	1,304,934	699,018	755,553	575,071	582,571	659,373	675,846	738,405	850,878
Contribution	108,000	156,000	156,000	156,000	234,000	234,000	234,000	269,100	269,100	269,100
Average Per Unit	125	181	181	181	272	272	272	313	313	313
Percent Change	0.00%	44.44%	0.00%	0.00%	50.00%	0.00%	0.00%	15.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	116,325	761,915	99,464	336,482	226,499	157,198	217,527	206,541	156,626	163,583
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,304,934	699,018	755,553	575,071	582,571	659,373	675,846	738,405	850,878	956,395

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Percent Funded - Cash Flow - Annual

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	1,770,014	1,934,849	2,047,156	2,125,522	2,056,758	2,253,922	2,332,540	2,495,032	2,638,840	2,360,317
Percent Funded	54.03%	58.95%	61.78%	63.29%	63.66%	67.79%	69.39%	73.70%	77.07%	75.63%
Begin Balance	956,395	1,140,673	1,264,796	1,345,213	1,309,385	1,527,908	1,618,575	1,838,793	2,033,654	1,785,167
Contribution	309,465	309,465	309,465	355,884	355,884	355,884	409,267	409,267	409,267	470,657
Average Per Unit	360	360	360	414	414	414	476	476	476	547
Percent Change	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	125,186	185,342	229,048	391,712	137,361	265,217	189,049	214,406	657,754	319,537
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,140,673	1,264,796	1,345,213	1,309,385	1,527,908	1,618,575	1,838,793	2,033,654	1,785,167	1,936,287

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Percent Funded - Cash Flow - Annual

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
100% Funded	2,440,199	2,717,826	2,168,552	2,398,465	2,148,414	2,451,980	2,573,349	2,838,267	3,048,541	3,211,292
Percent Funded	79.35%	83.78%	81.23%	86.32%	87.33%	90.44%	95.04%	98.75%	101.42%	106.27%
Begin Balance	1,936,287	2,276,905	1,761,419	2,070,350	1,876,202	2,217,643	2,445,760	2,802,778	3,091,835	3,412,486
Contribution	470,657	470,657	541,256	541,256	541,256	622,444	622,444	622,444	715,811	715,811
Average Per Unit	547	547	630	630	630	724	724	724	833	833
Percent Change	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	130,038	986,144	232,324	735,404	199,815	394,327	265,426	333,387	395,159	279,394
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	2,276,905	1,761,419	2,070,350	1,876,202	2,217,643	2,445,760	2,802,778	3,091,835	3,412,486	3,848,903

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Item Parameters - Detail

Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Access Control										
	Access Control	Clubhouse	AccessCntr	06/01/2015	\$ 3,500.00	1 Allowanc	\$ 3,500	10:00	2:05	\$ 3,803
	Access Control	South Mead	AccessCntr	06/01/2015	3,500.00	1 Allowanc	3,500	10:00	2:05	3,803
	Cameras	Clubhouse	SecCamera	06/01/2022	450.00	4 Each	1,800	10:00	9:05	2,488
	Cameras	South Mead	SecCamera	06/01/2022	450.00	3 Each	1,350	10:00	9:05	1,866
	Cameras	Community	SecCamera	06/01/2022	450.00	4 Each	1,800	10:00	9:05	2,488
							11,950			14,450
Appliances										
	Appliances	Clubhouse	Fridge & Fr	06/01/1998	\$ 4,000.00	1 Lump Sum	\$ 4,000	25:00	0:05	\$ 4,057
							4,000			4,057
Concrete										
	Concrete - Curbing	Common Ar	Curbing Re	06/01/2015	\$ 1,500.00	1 Allowanc	\$ 1,500	11:00	3:05	\$ 1,687
	Concrete Repair	Common Ar	Concrete R	06/01/2021	18,000.00	1 Allowanc	18,000	5:00	3:05	20,245
							19,500			21,932
Fencing										
	Fencing - Split Rail	Common Ar	SplitRailFe	06/01/2006	\$ 20.00	7,426 Linear F	\$ 148,520	20:00	3:05	\$ 167,044
	Fencing - Wood 3.5'	Village Playp	Park Fence	06/01/2022	18.00	110 Linear F	1,980	15:00	14:05	3,251
	Fencing - Wood 3.5'	East Ridge P	Park Fence	06/01/2022	18.00	484 Linear F	8,712	15:00	14:05	14,305
	Fencing - Wrought Iron 4'	Common Ar	MemGrdn	06/01/2016	20.00	144 Linear F	2,880	20:00	13:05	4,569
	Fencing - Wrought Iron 6'	Clubhouse	Pool Fenci	06/01/2020	20.00	310 Linear F	6,200	30:00	27:05	15,922
	Fencing - Wrought Iron 6'	South Mead	Pool Fenci	06/01/2006	20.00	380 Linear F	7,600	31:00	14:05	12,479
							175,892			217,572
Flooring										
	Flooring - Rubber Mat in Gym	Clubhouse	GymFloori	06/01/2003	\$ 11.50	570 Square F	\$ 6,555	25:00	5:05	\$ 7,897
							6,555			7,897
Furnishings & Décor										
	Furnishings & Décor	Clubhouse	Furniture R	06/01/2022	\$ 5,000.00	1 Allowanc	\$ 5,000	15:00	14:05	\$ 8,210
	Furnishings & Décor	Community	Furniture R	06/01/2018	5,000.00	0.6 Allowanc	3,000	6:00	1:05	3,149
							8,000			11,360
HVAC System										
	Air Conditioner	Clubhouse	York 14.5 S	06/01/2014	\$ 4,000.00	1 Each	\$ 4,000	18:00	9:05	\$ 5,530
	Air Conditioner	Clubhouse	Trane 14.5	06/01/2003	4,000.00	1 Each	4,000	25:00	5:05	4,819
	Furnace	Clubhouse	Furnace Re	06/01/2003	4,500.00	1 Allowanc	4,500	21:00	1:05	4,724
	Furnace	Clubhouse	Furnace Re	06/01/2003	4,500.00	1 Allowanc	4,500	25:00	5:05	5,421
							17,000			20,496
Irrigation										
	+Capital Improvement - Irrigation Li	Common Ar	ControlVau		\$ 225,000.00	0.6 Lump Sum	\$ 135,000	2:00	1:05	\$ 141,742
	+Capital Improvement - Irrigation Li	Common Ar	ShutOffUp		225,000.00	0.4 Lump Sum	90,000	2:00	1:05	94,494
	Irrigation - Pump Motor	Common Ar	Sml Pump	06/01/2016	3,000.00	0.6 Each	1,800	8:00	1:05	1,889
	Irrigation - Pump Motor	Common Ar	Lrg Pump	06/01/2018	3,000.00	1 Each	3,000	12:00	7:05	3,871
	Irrigation - Pump Motor	Common Ar	Lrg Pump	06/01/2012	3,000.00	1 Each	3,000	12:00	1:05	3,149
	Irrigation - Pump VFDs	Common Ar	VFD Replac	06/01/2016	2,500.00	1 Each	2,500	16:00	9:05	3,456
	Irrigation - Pump VFDs	Common Ar	VFD Replac	06/01/1997	2,500.00	1 Each	2,500	39:00	13:05	3,966
	Irrigation - Pumps	Common Ar	Sml Boost	06/01/2016	2,000.00	1 Each	2,000	16:00	9:05	2,765
	Irrigation - Pumps	Common Ar	Lrg Boost	06/01/1997	2,000.00	1 Each	2,000	39:00	13:05	3,173
	Irrigation - Sprinklers	Common Ar	Sprinkler	06/01/2022	12,000.00	1 Allowanc	12,000	2:00	1:05	12,599
	Irrigation - Sprinklers	Common Ar	Add'l Irrig I	06/01/2022	12,000.00	0.84 Allowanc	10,080	2:00	1:05	10,583
	Landscaping - Timers	Common Ar	Timer Repl	06/01/2022	1,200.00	1 Allowanc	1,200	10:00	9:05	1,659

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Landscaping - Timers	Common Ar	Timer Repl	06/01/2014	1,200.00	1 Allowanc	1,200	10:00	1:05	1,259
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Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Landscaping - Timers	Common Ar	Timer Repl	06/01/2016	\$ 1,200.00	1 Allowanc	\$ 1,200	10:00	3:05	\$ 1,349
	Landscaping - Timers	Common Ar	Timer Repl	06/01/2018	1,200.00	1 Allowanc	1,200	10:00	5:05	1,445
	Landscaping - Timers	Common Ar	Timer Repl	06/01/2020	1,200.00	1 Allowanc	1,200	10:00	7:05	1,548
							269,880			288,955
Landscaping										
	+Capital Improvement - Additional	Common Ar	Areas 2,3		\$ 189,900.00	0.4 Lump Sum	\$ 75,960	1:00	0:05	\$ 77,056
	+Capital Improvement - Additional	Common Ar	Areas 5,6,8		189,900.00	0.6 Lump Sum	113,940	6:05	6:05	142,083
	Bark Replenishment - Tot Lot	Village Playp	Tot Lot Bar	06/01/2022	68.00	102 Square Y	6,936	2:00	1:05	7,282
	Bark Replenishment - Tot Lot	North Mead	Tot Lot Bar	06/01/2022	68.00	113 Square Y	7,684	2:00	1:05	8,067
	Bark Replenishment - Tot Lot	Shafer Park	Tot Lot Bar	06/01/2022	68.00	150 Square Y	10,200	2:00	1:05	10,709
	Bark Replenishment - Tot Lot	East Ridge P	Tot Lot Bar	06/01/2022	68.00	124 Square Y	8,432	2:00	1:05	8,853
	Bark Replenishment - Tot Lot	Parklane Par	Tot Lot Bar	06/01/2022	68.00	127 Square Y	8,636	2:00	1:05	9,067
	Parking Area - Barn	Community	Barn Parki	06/01/2006	2,500.00	1 Allowanc	2,500	20:00	3:05	2,811
	Rehab - Landscaping	Common Ar	BedsShrub	06/01/1998	10,000.00	1 Allowanc	10,000	25:00	0:05	10,144
	Trees - Replacement	Common Ar	Tree Repla	06/01/2019	750.00	8 Each	6,000	6:00	2:05	6,520
							250,288			282,596
Lighting										
	Lamp Posts	Common Ar	StreetLite	06/01/2003	\$ 450.00	70 Each	\$ 31,500	35:00	15:05	\$ 53,535
							31,500			53,535
Mechanical Equipment										
	Controllers - Flow Meters	Phase 8 Lift	Phase8 Flo	06/01/2017	\$ 4,000.00	1 Each	\$ 4,000	20:00	14:05	\$ 6,568
	Controllers - VFDs	Common Ar	Irr Pump V	06/01/2012	2,500.00	4 Each	10,000	15:00	4:05	11,640
	Controllers - VFDs	Common Ar	IrrTankRec	06/01/2012	2,500.00	1 Each	2,500	15:00	4:05	2,910
							16,500			21,119
Outdoor Equipment										
	Benches	Common Ar	Bench Repl	06/01/2021	\$ 800.00	8 Each	\$ 6,400	6:00	4:05	\$ 7,450
							6,400			7,450
Painting										
	Painting - Building Exterior	Clubhouse	Bldg Repai	06/01/2018	\$ 2,300.00	1 Allowanc	\$ 2,300	10:00	5:05	\$ 2,771
	Painting - Building Exterior	South Mead	Bldg Repai	06/01/2016	2,300.00	0.66 Allowanc	1,518	15:00	8:05	2,027
	Painting - Building Exterior	Community	Bldg Repai	06/01/2019	2,300.00	1 Allowanc	2,300	12:00	8:05	3,072
	Painting - Fire Hydrants	Common Ar	FireHydran	06/01/2022	40.00	160 Each	6,400	5:00	4:05	7,450
	Painting - Lamp Posts	Common Ar	StreetLiteP	06/01/2003	93.00	70 Each	6,510	20:00	0:05	6,603
	Painting - Wood Fencing	Common Ar	ParkFence	06/01/2021	4.50	594 Linear F	2,673	5:00	3:05	3,006
	Painting - Wrought Iron	Common Ar	WI Fence P	06/01/2003	12.00	834 Linear F	10,008	24:00	4:05	11,650
							31,709			36,582
Paving										
	Asphalt Bikepaths - Overlay	Common Ar	TownRidge	06/01/2000	\$ 2.70	14,128 Square F	\$ 38,145	24:00	1:05	\$ 40,050
	Asphalt Bikepaths - Overlay	Common Ar	AndyGulch	06/01/2021	2.70	10,328 Square F	27,885	20:00	18:05	52,545
	Asphalt Bikepaths - Overlay	Common Ar	CougarFiel	06/01/2006	2.70	640 Square F	1,728	20:00	3:05	1,943
	Asphalt Bikepaths - Repairs	Common Ar	TownRidge	06/01/2024	5.25	424 Square F	2,226	6:00	7:05	2,872
	Asphalt Bikepaths - Repairs	Common Ar	AndyGulch	06/01/2021	5.25	310 Square F	1,627	6:00	4:05	1,894
	Asphalt Bikepaths - Sealing	Common Ar	TownRidge	06/01/2024	0.14	14,128 Square F	1,977	6:00	7:05	2,552
	Asphalt Bikepaths - Sealing	Common Ar	AndyGulch	06/01/2021	0.14	10,328 Square F	1,445	6:00	4:05	1,683
	Asphalt Roadways - Overlay	Common Ar	Lookout Cir	06/01/2000	2.70	10,605 Square F	28,633	24:00	1:05	30,063
	Asphalt Roadways - Overlay	Common Ar	Pheasant C	06/01/2000	2.70	6,456 Square F	17,431	24:00	1:05	18,301
	Asphalt Roadways - Overlay	Common Ar	Clubhouse	06/01/2021	2.70	9,979 Square F	26,943	20:00	18:05	50,769
	Asphalt Roadways - Overlay	Common Ar	CougarFld	06/01/2006	2.70	4,213 Square F	11,375	21:00	4:05	13,241

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Asphalt Roadways - Repairs	Common Ar	Lookout Cir	06/01/2024	5.25	318 Square F	1,669	6:00	7:05	2,154
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Item Parameters - Detail

Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Asphalt Roadways - Repairs	Common Ar	Pheasant C	06/01/2024	\$ 5.25	194 Square F	\$ 1,018	6:00	7:05	\$ 1,314
	Asphalt Roadways - Repairs	Common Ar	Clubhouse	06/01/2021	5.25	299 Square F	1,569	6:00	4:05	1,827
	Asphalt Roadways - Repairs	Common Ar	CougarFld	06/01/2006	5.25	126 Square F	661	18:00	1:05	694
	Asphalt Roadways - Sealing	Common Ar	Lookout Cir	06/01/2024	0.14	10,605 Square F	1,484	6:00	7:05	1,916
	Asphalt Roadways - Sealing	Common Ar	Pheasant C	06/01/2024	0.14	6,456 Square F	903	6:00	7:05	1,166
	Asphalt Roadways - Sealing	Common Ar	Clubhouse	06/01/2021	0.14	9,979 Square F	1,397	6:00	4:05	1,626
	Asphalt Roadways - Sealing	Common Ar	CougarFld	06/01/2027	0.14	4,213 Square F	589	6:00	10:05	844
							168,714			227,463
Plumbing										
	Water Heater	Clubhouse	WtrHeater	06/01/2003	\$ 1,000.00	1.2 Factor	\$ 1,200	24:00	4:05	\$ 1,396
	Water Heater	South Mead	WtrHeater	06/01/2020	1,000.00	1 Factor	1,000	12:00	9:05	1,382
							2,200			2,779
Pool & Spa										
	Pool - Epoxy Coating	Clubhouse	Clbhs Pool	06/01/2019	\$ 10.00	2,842 Square F	\$ 28,420	10:00	6:05	\$ 35,439
	Pool - Epoxy Coating	Clubhouse	Clbhs Pool	06/01/2029	10.00	2,842 Square F	28,420	10:00	16:05	49,991
	Pool - Epoxy Coating	South Mead	SMdws Po	06/01/2006	10.00	3,353 Square F	33,530	20:00	3:05	37,712
	Pool - Epoxy Coating	South Mead	SMdws Po	06/01/2026	10.00	3,353 Square F	33,530	20:00	23:05	75,038
	Pool - Epoxy Coating	South Mead	Playpool E	06/01/2006	10.00	893 Square F	8,930	20:00	3:05	10,043
	Pool - Epoxy Coating	South Mead	Playpool E	06/01/2026	10.00	893 Square F	8,930	20:00	23:05	19,985
	Pool - General Repairs	Clubhouse	Pool Mntc	06/01/2022	6,200.00	1 Lump Sum	6,200	5:00	4:05	7,217
	Pool - Plaster	Clubhouse	ClbhsPool	06/01/2019	26.00	2,842 Square F	73,892	30:00	26:05	183,346
	Pool - Plaster	South Mead	SMdwsPoo	06/01/2006	26.00	3,353 Square F	87,178	30:00	13:05	138,310
	Pool - Plaster	South Mead	Playpool Pl	06/01/2006	26.00	893 Square F	23,218	30:00	13:05	36,836
	Pool Cover	Clubhouse	Pool Cover	06/01/2021	34,000.00	1 Each	34,000	10:00	8:05	45,417
	Pool Deck	Clubhouse	PoolDeck R	06/01/2003	2,000.00	1 Allowanc	2,000	24:00	4:05	2,328
	Pool Deck	South Mead	PoolDeck R	06/01/2006	2,000.00	1 Allowanc	2,000	24:00	7:05	2,581
	Pool Deck - Sealing	Clubhouse	PoolDeck S	06/01/2021	0.65	6,651 Square F	4,323	3:00	1:05	4,539
	Pool Deck - Sealing	South Mead	PoolDeck S	06/01/2006	0.65	8,786 Square F	5,710	18:00	1:05	5,996
	Pool Diving Blocks	South Mead	DivingBloc	06/01/2018	3,250.00	6 Each	19,500	10:00	5:05	23,494
	Pool Furniture	Clubhouse	Pool Furnit	06/01/2018	24,335.00	1 Allowanc	24,335	9:00	4:05	28,328
	Pool Furniture	South Mead	Pool Furnit	06/01/2018	24,335.00	1 Allowanc	24,335	12:00	7:05	31,407
							448,452			738,014
Recreation										
	Gym Equipment	Clubhouse	CableWeig	06/01/2003	\$ 1,000.00	3.15 Each	\$ 3,150	23:00	3:05	\$ 3,542
	Gym Equipment	Clubhouse	CableWeig	06/01/2003	1,000.00	3.15 Each	3,150	25:00	5:05	3,795
	Gym Equipment	Clubhouse	Precor Stat	06/01/2022	1,000.00	1.25 Each	1,250	8:00	7:05	1,613
	Gym Equipment	Clubhouse	Schwinn St	06/01/2022	1,000.00	1.25 Each	1,250	1:00	0:05	1,268
	Gym Equipment	Clubhouse	Elliptical/Bi	06/01/2003	1,000.00	4.65 Each	4,650	20:00	0:05	4,717
	Gym Equipment	Clubhouse	Elliptical/Bi	06/01/2003	1,000.00	4.65 Each	4,650	20:00	0:05	4,717
	Gym Equipment	Clubhouse	Stair Maste	06/01/2003	1,000.00	4.65 Each	4,650	20:00	0:05	4,717
	Gym Equipment	Clubhouse	Smith Mac	06/01/2003	1,000.00	3 Each	3,000	20:00	0:05	3,043
	Gym Equipment	Clubhouse	Precor 885	06/01/2014	1,000.00	5.9 Each	5,900	10:00	1:05	6,194
	Gym Equipment	Clubhouse	Precor 885	06/01/2014	1,000.00	5.9 Each	5,900	10:00	1:05	6,194
	Gym Equipment	Clubhouse	Dumbbell S	06/01/2003	1,000.00	2.5 Each	2,500	29:00	9:05	3,456
	Gym Equipment	Clubhouse	Benches Et	06/01/2003	1,000.00	5 Each	5,000	22:00	2:05	5,433
	Tot Lot	Village Playp	TotLot Repl	06/01/2021	1,000.00	68.5 Factor	68,500	20:00	18:05	129,074
	Tot Lot	North Mead	TotLot Repl	06/01/2004	1,000.00	96 Factor	96,000	20:00	1:05	100,794
	Tot Lot	Shafer Park	TotLot Repl	06/01/2003	1,000.00	99.5 Factor	99,500	21:00	1:05	104,469
	Tot Lot	East Ridge P	TotLot Repl	06/01/2000	1,000.00	113 Factor	113,000	24:00	1:05	118,643

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Tot Lot	Parklane Par	TotLot Repl	06/01/2021	1,000.00	120 Factor	120,000	20:00	18:05	226,116
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Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
							542,050			727,792
Rehab										
	Rehab - Barn	Community	Barn Reha	06/01/2003	\$ 35.00	1,395 Square F	\$ 48,825	31:00	11:05	\$ 72,312
	Rehab - Bathroom	Clubhouse	Bthrms Re	06/01/2003	70.00	210 Square F	14,700	30:00	10:05	21,035
	Rehab - Bathroom	South Mead	Bthrms Re	06/01/2006	70.00	224 Square F	15,680	31:00	14:05	25,747
	Rehab - Clubhouse	Clubhouse	Clubhs Reh	06/01/2003	16,000.00	1 Allowanc	16,000	24:00	4:05	18,625
	Rehab - Kitchen	Clubhouse	Kitchen Re	06/01/2003	70.00	182 Square F	12,740	30:00	10:05	18,230
	Rehab - Kitchen	Community	Kitchen Re	06/01/2003	70.00	120 Square F	8,400	30:00	10:05	12,020
							116,345			167,970
Reserve Study										
	Reserve Study Update	Common Ar	Full Study	06/01/2021	\$ 3,470.00	1 Lump Sum	\$ 3,470	5:00	3:05	\$ 3,902
							3,470			3,902
Roofing										
	Roofing - 30-yr Compositional	Clubhouse	Clubhouse	06/01/2003	\$ 15,500.00	1 Lump Sum	\$ 15,500	25:00	5:05	\$ 18,674
	Roofing - 30-yr Compositional	South Mead	SMeadows	06/01/2006	15,500.00	0.43 Lump Sum	6,665	30:00	13:05	10,574
							22,165			29,249
Structural Repairs										
	+Capital Improvement - Fitness Roo	Clubhouse	FitnessRmE		\$ 60,000.00	1 Lump Sum	\$ 60,000	4:05	4:05	\$ 69,845
	Bridge	Common Ar	Bridge Plan	06/01/2021	15.00	280 Square F	4,200	20:00	18:05	7,914
	Pergola	Clubhouse	Pergola Re	06/01/2003	4,000.00	1 Allowanc	4,000	21:00	1:05	4,199
	Pergola	South Mead	Pergola Re	06/01/2006	4,000.00	1 Allowanc	4,000	18:00	1:05	4,199
	Pergola	Village Playp	Pergola Re	06/01/2021	4,000.00	0.38 Allowanc	1,520	15:00	13:05	2,411
							73,720			88,570
Utility Infrastructure										
	Utility Infrastructure	Common Ar	Utility Mai	06/01/2022	\$ 8,000.00	1 Allowanc	\$ 8,000	12:00	11:05	\$ 11,848
							8,000			11,848
Vehicle										
	Vehicle	Common Ar	Ford Truck	06/01/2022	\$ 35,000.00	1 Factor	\$ 35,000	20:00	19:05	\$ 68,258
	Vehicle	Common Ar	John Deere	06/01/1995	35,000.00	1 Factor	35,000	40:00	12:05	53,650
	Vehicle	Common Ar	Kioti Tracto	06/01/2005	35,000.00	0.58 Factor	20,300	40:00	22:05	43,894
	Vehicle	Common Ar	Yamaha AT	06/01/2005	35,000.00	0.28 Factor	9,800	23:00	5:05	11,807
	Vehicle	Common Ar	Polaris ATV	06/01/2005	35,000.00	0.18 Factor	6,300	25:00	7:05	8,131
	Vehicle	Common Ar	UTVs & Tra	06/01/1995	35,000.00	0.47 Factor	16,450	30:00	2:05	17,876
							122,850			203,618
Waterway										
	Waterway & Stream - Maintenance	Common Ar	River Main	06/01/2020	\$ 35,000.00	1 Allowanc	\$ 35,000	5:00	2:05	\$ 38,034
							35,000			38,034
							2,392,140			3,227,249

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+Capital Improvement - Additional Green Spaces

Item Number	81	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	1 Year
Category	Exterior - Landscape & Grounds	Basis Cost	189,900.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Areas 2,3		06/01/2023	0:05	1:00	0.4	75,960.00	77,056.65
Common Area	Areas 5,6,8		06/01/2029	6:05	6:05	0.6	113,940.00	142,083.44
							189,900.00	219,140.09

Comments

This component funds a full rehab of the park area, broken into areas. Areas 2&3 will be funded in 2023, while areas 5,6,&8 will be funded in 2029 as noted in the second line item. Data provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Item Parameters - Full Detail

+Capital Improvement - Fitness Room Expansion

Item Number	83	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	1 Year
Category	Interior - Materials	Basis Cost	60,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	FitnessRmExp		06/01/2027	4:05	4:05	1	60,000.00	69,845.40
							60,000.00	69,845.40

Comments

This component funds the Fitness Room Expansion. The board has elected not to expand the Fitness Room at this time. Data provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

+Capital Improvement - Irrigation Line Upgrade

Item Number	70	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Materials	Basis Cost	225,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	ControlVaultU		06/01/2024	1:05	2:00	0.6	135,000.00	141,742.23
Common Area	ShutOffUpgra		06/01/2024	1:05	2:00	0.4	90,000.00	94,494.82
							225,000.00	236,237.05

Comments

This component funds a one-time upgrade to the ranch field irrigation lines (control vaults), along with an irrigation system shutoff upgrade represented in a separate line item.

Data provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Access Control

Item Number	34	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	3,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	AccessCntrl Rp	06/01/2015	06/01/2025	2:05	10:00	1	3,500.00	3,803.42
South Meado	AccessCntrl Rp	06/01/2015	06/01/2025	2:05	10:00	1	3,500.00	3,803.42
							7,000.00	7,606.84

Comments

This component provides for an aggregate replacement/upgrade of the access control system for the pool areas, including maglocks (3) and key card readers (3). Counts are approximate by NSR. *Cameras* are listed in a separate component.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Air Conditioner

Item Number	35	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	18 Years
Category	Exterior - Equipment	Basis Cost	4,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	York 14.5 SEER	06/01/2014	06/01/2032	9:05	18:00	1	4,000.00	5,530.29
Clubhouse	Trane 14.5 SEE	06/01/2003	06/01/2028	5:05	25:00	1	4,000.00	4,819.33
							8,000.00	10,349.62

Comments

This component repairs or replaces the air conditioning units. It is not anticipated that the air conditioning units will fail simultaneously. If well maintained and periodically flushed and tested, the units can last the full extent of their Useful Life. Moreover, having the replacement schedule mirror the furnace replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Appliances

Item Number	85	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	12 Years
Category	Interior - Equipment	Basis Cost	4,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Fridge & Freez	06/01/1998	06/01/2023	0:05	25:00	1	4,000.00	4,057.75
							4,000.00	4,057.75

Comments

This component funds replacement of the Fridge & Freezer in the Clubhouse.
Data provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Asphalt Bikepaths - Overlay

Item Number	4	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2.70
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	TownRidgeBik	06/01/2000	06/01/2024	1:05	24:00	14,128	38,145.60	40,050.68
Common Area	AndyGulchBik	06/01/2021	06/01/2041	18:05	20:00	10,328	27,885.60	52,545.00
Common Area	CougarField Pt	06/01/2006	06/01/2026	3:05	20:00	640	1,728.00	1,943.52
							67,759.20	94,539.20

Comments

This component funds grinding out approx. 2" of asphalt top coat in the **bike paths** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. This ensures funds are available if the asphalt should need overlayment at the end of its Useful Life. The Quantity is calculated at **100%** of the total asphalt surface area. Measurements are approximate by NSR.

Pricing based on BOD-provided costs for the Andy Gulch Road path.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Asphalt Bikepaths - Repairs

Item Number	5	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	5.25
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	TownRidgeBik	06/01/2024	06/01/2030	7:05	6:00	424	2,226.00	2,872.98
Common Area	AndyGulchBik	06/01/2021	06/01/2027	4:05	6:00	310	1,627.50	1,894.56
							3,853.50	4,767.54

Comments

This component includes minor dig and fill of potholes or failing asphalt in the **bike paths**, as well as crackfill. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at **3%** of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Bikepaths - Sealing*. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Asphalt Bikepaths - Sealing

Item Number	6	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	0.14
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	TownRidgeBik	06/01/2024	06/01/2030	7:05	6:00	14,128	1,977.92	2,552.80
Common Area	AndyGulchBik	06/01/2021	06/01/2027	4:05	6:00	10,328	1,445.92	1,683.18
							3,423.84	4,235.98

Comments

This component funds application of two coats of an asphalt polymer emulsion product to the asphalt **bike paths**. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Bikepaths - Repairs*. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

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Item Parameters - Full Detail

Asphalt Roadways - Overlay

Item Number	1	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2.70
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Lookout Cir	06/01/2000	06/01/2024	1:05	24:00	10,605	28,633.50	30,063.53
Common Area	Pheasant Cir	06/01/2000	06/01/2024	1:05	24:00	6,456	17,431.20	18,301.76
Common Area	Clubhouse Prk	06/01/2021	06/01/2041	18:05	20:00	9,979	26,943.30	50,769.42
Common Area	CougarFld Prk	06/01/2006	06/01/2027	4:05	21:00	4,213	11,375.10	13,241.64
							84,383.10	112,376.35

Comments

This component funds grinding out approx. 2" of asphalt top coat in the **shared driveways and parking areas** and resurfacing the area with an asphalt "overlay" in lieu of full replacement. This component may extend beyond the scope of this study if regular crackfill and seal coating are followed, however, it was included as it represents a significant future expense. This ensures funds are available if the asphalt should need overlayment at the end of its Useful Life. The Quantity is calculated at **100%** of the total asphalt surface area. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Asphalt Roadways - Repairs

Item Number	2	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	5.25
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Lookout Cir	06/01/2024	06/01/2030	7:05	6:00	318	1,669.50	2,154.74
Common Area	Pheasant Cir	06/01/2024	06/01/2030	7:05	6:00	194	1,018.50	1,314.52
Common Area	Clubhouse Prk	06/01/2021	06/01/2027	4:05	6:00	299	1,569.75	1,827.33
Common Area	CougarFld Prk	06/01/2006	06/01/2024	1:05	18:00	126	661.50	694.54
							4,919.25	5,991.13

Comments

This component includes minor dig and fill of potholes or failing asphalt in the **shared driveways and parking areas**, as well as crackfill. This component ensures that ongoing funds are available for repairs and mitigation when needed. This component Quantity is calculated at **3%** of the total asphalt surface area. Time will dictate if the Quantity needs to be adjusted. This component runs in conjunction with *Asphalt Roadways - Sealing*. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Asphalt Roadways - Sealing

Item Number	3	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	0.14
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Lookout Cir	06/01/2024	06/01/2030	7:05	6:00	10,605	1,484.70	1,916.22
Common Area	Pheasant Cir	06/01/2024	06/01/2030	7:05	6:00	6,456	903.84	1,166.54
Common Area	Clubhouse Prk	06/01/2021	06/01/2027	4:05	6:00	9,979	1,397.06	1,626.30
Common Area	CougarFld Prk	06/01/2027	06/01/2033	10:05	6:00	4,213	589.82	844.01
							4,375.42	5,553.07

Comments

This component funds application of two coats of an asphalt polymer emulsion product to the **shared driveways and parking areas** throughout the community. A Seal Coat will help ensure the asphalt reaches its full Useful Life. This component runs in conjunction with *Asphalt Roadways - Repairs*. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Bark Replenishment - Tot Lot

Item Number	9	Measurement Basis	Square Y
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Landscape & Grounds	Basis Cost	68.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Village Playpar	Tot Lot Bark	06/01/2022	06/01/2024	1:05	2:00	102	6,936.00	7,282.40
North Meado	Tot Lot Bark	06/01/2022	06/01/2024	1:05	2:00	113	7,684.00	8,067.76
Shafer Park	Tot Lot Bark	06/01/2022	06/01/2024	1:05	2:00	150	10,200.00	10,709.41
East Ridge Par	Tot Lot Bark	06/01/2022	06/01/2024	1:05	2:00	124	8,432.00	8,853.11
Parklane Park	Tot Lot Bark	06/01/2022	06/01/2024	1:05	2:00	127	8,636.00	9,067.30
							41,888.00	43,979.98

Comments

This component funds bark replenishment in the Tot Lot with an additional 1" per square yard and includes installation. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Benches

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	800.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Bench Replace	06/01/2021	06/01/2027	4:05	6:00	8	6,400.00	7,450.18
							6,400.00	7,450.18

Comments

This component replaces the park benches throughout the common area on an ongoing basis. The Quantity represents **20%** of the total number of benches (40). Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Bridge

Item Number	44	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Landscape & Grounds	Basis Cost	15.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Bridge Planks	06/01/2021	06/01/2041	18:05	20:00	280	4,200.00	7,914.09
							4,200.00	7,914.09

Comments

This component replaces the pressure-treated raw timber board of the foot-bridge. The steel bridge structure itself is anticipated to endure beyond the scope of this study. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Cameras

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Equipment	Basis Cost	450.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	SecCameras R	06/01/2022	06/01/2032	9:05	10:00	4	1,800.00	2,488.63
South Meado	SecCameras R	06/01/2022	06/01/2032	9:05	10:00	3	1,350.00	1,866.47
Community Ba	SecCameras R	06/01/2022	06/01/2032	9:05	10:00	4	1,800.00	2,488.63
							4,950.00	6,843.73

Comments

This component replaces the security cameras found both inside and outside the community buildings. This Basis Cost includes removal of old cameras and install of new cameras. Other components of the Access Control system are found in a separate component. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Concrete - Curbing

Item Number	10	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	7 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Curbing Repair	06/01/2015	06/01/2026	3:05	11:00	1	1,500.00	1,687.09
							1,500.00	1,687.09

Comments

This component provides an allowance to repair or replace curbing throughout the community as needed, including at tot lots and parking areas. Time will dictate if more or less is needed as concrete, weather and tree roots continue to have an impact on the life of the concrete.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Concrete Repair

Item Number	45	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Landscape & Grounds	Basis Cost	18,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Concrete Repa	06/01/2021	06/01/2026	3:05	5:00	1	18,000.00	20,245.04
							18,000.00	20,245.04

Comments

This component funds lifting, patching, grinding or general repairs to concrete throughout the community. This component ensures funds are available on a periodic basis to repair trip hazards. The Useful Life of concrete may extend beyond the scope of this study. Due to the volume of common area concrete, it is requisite that funds be available for maintenance and repairs that fall outside of the operating budget. This is an allowance only. Time will dictate if more or less is needed as weather and landscaping continue to have an impact on the life of the concrete.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Controllers - Flow Meters

Item Number	79	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Interior - Equipment	Basis Cost	4,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 8 Lift St	Phase8 FlowM	06/01/2017	06/01/2037	14:05	20:00	1	4,000.00	6,568.26
							4,000.00	6,568.26

Comments

This component funds the replacement of the flow meter. Pricing extrapolated from 2009 reserve schedule. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Controllers - VFDs

Item Number	80	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Interior - Equipment	Basis Cost	2,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Irr Pump VFD	06/01/2012	06/01/2027	4:05	15:00	4	10,000.00	11,640.90
Common Area	IrrTankRecrcV	06/01/2012	06/01/2027	4:05	15:00	1	2,500.00	2,910.22
							12,500.00	14,551.12

Comments

This component replaces the Variable Frequency Drives. The Quantity is a factor of the Basis Cost. Counts are approximate by NSR.

Data provided by OMCS.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Fencing - Split Rail

Item Number	49	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Materials	Basis Cost	20.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	SplitRailFence	06/01/2006	06/01/2026	3:05	20:00	7,426	148,520.00	167,044.10
							148,520.00	167,044.10

Comments

This component replaces the split rail fencing throughout the community. Though the fence is low maintenance, ongoing repairs and replacement of rails will be required to promote its full Useful Life.

Pricing provided by BOD.

Hidden Springs TOWNS Association

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Item Parameters - Full Detail

Fencing - Wood 3.5'

Item Number	50	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	15 Years
Category	Exterior - Materials	Basis Cost	18.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Village Playpar	Park Fence	06/01/2022	06/01/2037	14:05	15:00	110	1,980.00	3,251.29
East Ridge Par	Park Fence	06/01/2022	06/01/2037	14:05	15:00	484	8,712.00	14,305.66
							10,692.00	17,556.95

Comments

This component replaces the 3.5' wood fencing at community parks. The Basis Cost includes removal and disposal of old fencing materials. Ongoing painting and maintenance promote a full Useful Life. The wood will continue to degrade and weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Fencing - Wrought Iron 4'

Item Number	48	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Materials	Basis Cost	20.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	MemGrdn WIF	06/01/2016	06/01/2036	13:05	20:00	144	2,880.00	4,569.22
							2,880.00	4,569.22

Comments

This component replaces the 4' wrought iron fencing at the Memorial Garden. Ongoing painting and maintenance promote a full Useful Life. The wrought iron will continue to weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR.

Pricing provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Fencing - Wrought Iron 6'

Item Number	37	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	20.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Pool Fencing	06/01/2020	06/01/2050	27:05	30:00	310	6,200.00	15,922.32
South Meado	Pool Fencing	06/01/2006	06/01/2037	14:05	31:00	380	7,600.00	12,479.69
							13,800.00	28,402.01

Comments

This component replaces the 6' wrought iron fencing at each of the pool areas. Ongoing painting and maintenance promote a full Useful Life. The wrought iron will continue to weather, and as trees and landscape encroach, this component provides for eventual replacement. Measurements are approximate by NSR.

Pricing provided by BOD.

Hidden Springs TOWNS Association

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Item Parameters - Full Detail

Flooring - Rubber Mat in Gym

Item Number	41	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	25 Years
Category	Interior - Materials	Basis Cost	11.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	GymFlooring R	06/01/2003	06/01/2028	5:05	25:00	570	6,555.00	7,897.68
							6,555.00	7,897.68

Comments

This component replaces the rubberized mat tiles that serve the gym. This component is for a full replacement and not for repairs, as it is assumed any repairs will be done through the operating budget. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Furnace

Item Number	39	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	18 Years
Category	Interior - Equipment	Basis Cost	4,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Furnace Repla	06/01/2003	06/01/2024	1:05	21:00	1	4,500.00	4,724.74
Clubhouse	Furnace Repla	06/01/2003	06/01/2028	5:05	25:00	1	4,500.00	5,421.75
							9,000.00	10,146.49

Comments

This component replaces the furnace. Proper operating maintenance and cleaning should be scheduled to promote its full Useful Life. This component includes replacement of the furnace with an upgraded model, install and potential retrofitting to accommodate the upgrade. Moreover, having the replacement schedule mirror the air conditioning unit replacement schedule may be either necessary or more economical depending on the age, the refrigerant, or the brand compatibility.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Furnishings & Décor

Item Number	15	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	15 Years
Category	Interior - Materials	Basis Cost	5,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Furniture Rpl	06/01/2022	06/01/2037	14:05	15:00	1	5,000.00	8,210.32
Community Ba	Furniture Rpl	06/01/2018	06/01/2024	1:05	6:00	0.6	3,000.00	3,149.83
							8,000.00	11,360.15

Comments

This component provides an allowance which replaces the furniture and other miscellaneous decor pieces, as needed. The first line item represents furniture in the Clubhouse, including but not limited to chairs (36) and folding tables (8); the second line item represents furniture in the Community Barn, including but not limited to folding chairs (100) and folding tables (16).

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Gym Equipment

Item Number	66	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Interior - Equipment	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	CableWeight	06/01/2003	06/01/2026	3:05	23:00	3.15	3,150.00	3,542.88
Clubhouse	CableWeight	06/01/2003	06/01/2028	5:05	25:00	3.15	3,150.00	3,795.22
Clubhouse	Precor Stat	06/01/2022	06/01/2030	7:05	8:00	1.25	1,250.00	1,613.31
Clubhouse	Schwinn Stat	06/01/2022	06/01/2023	0:05	1:00	1.25	1,250.00	1,268.05
Clubhouse	Elliptical/Bike	06/01/2003	06/01/2023	0:05	20:00	4.65	4,650.00	4,717.13
Clubhouse	Elliptical/Bike	06/01/2003	06/01/2023	0:05	20:00	4.65	4,650.00	4,717.13
Clubhouse	Stair Master	06/01/2003	06/01/2023	0:05	20:00	4.65	4,650.00	4,717.13
Clubhouse	Smith Machin	06/01/2003	06/01/2023	0:05	20:00	3	3,000.00	3,043.31
Clubhouse	Precor 885	06/01/2014	06/01/2024	1:05	10:00	5.9	5,900.00	6,194.66
Clubhouse	Precor 885	06/01/2014	06/01/2024	1:05	10:00	5.9	5,900.00	6,194.66
Clubhouse	Dumbbell Set	06/01/2003	06/01/2032	9:05	29:00	2.5	2,500.00	3,456.43
Clubhouse	Benches Etc	06/01/2003	06/01/2025	2:05	22:00	5	5,000.00	5,433.45
							45,050.00	48,693.36

Comments

This component repairs or replaces the various exercise and weight equipment, including **cable weight machines (2), ellipticals and stationary bikes (5), Smith machine/barbell rack (1), treadmills (2), and dumbbell weight set (1)**. An additional line item is included to represent **miscellaneous benches and other equipment**. The Quantity is a factor of the Basis Cost to calculate the correct Current Cost for each item. Regular maintenance on all gym equipment will be required to maintain a full Useful Life. It is assumed that maintenance and repairs are included in the operating budget expense. Counts are approximate by NSR.

NSR consulted with Gym Outfitters in Boise for pricing on commercial or light commercial grade equipment.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Irrigation - Pump Motor

Item Number	75	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Exterior - Equipment	Basis Cost	3,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Sml Pump Mot	06/01/2016	06/01/2024	1:05	8:00	0.6	1,800.00	1,889.90
Common Area	Lrg Pump Mot	06/01/2018	06/01/2030	7:05	12:00	1	3,000.00	3,871.94
Common Area	Lrg Pump Mot	06/01/2012	06/01/2024	1:05	12:00	1	3,000.00	3,149.83
							7,800.00	8,911.67

Comments

This component replaces the motors for the irrigation pumps. Replacement of the pumps themselves is outlined in a separated component.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Irrigation - Pump VFDs

Item Number	74	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	24 Years
Category	Exterior - Equipment	Basis Cost	2,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	VFD Replace	06/01/2016	06/01/2032	9:05	16:00	1	2,500.00	3,456.43
Common Area	VFD Replace	06/01/1997	06/01/2036	13:05	39:00	1	2,500.00	3,966.34
							5,000.00	7,422.77

Comments

This component replaces the VFDs that service the irrigation booster pumps.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Irrigation - Pumps

Item Number	73	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	24 Years
Category	Exterior - Equipment	Basis Cost	2,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Sml Boost Pu	06/01/2016	06/01/2032	9:05	16:00	1	2,000.00	2,765.15
Common Area	Lrg Boost Pu	06/01/1997	06/01/2036	13:05	39:00	1	2,000.00	3,173.07
							4,000.00	5,938.22

Comments

This component replaces the irrigation booster pumps. Pump motors are outlined in a separate component.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Irrigation - Sprinklers

Item Number	69	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1 Year
Category	Exterior - Landscape & Grounds	Basis Cost	12,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Sprinkler Main	06/01/2022	06/01/2024	1:05	2:00	1	12,000.00	12,599.31
Common Area	Add'l Irrig Inf	06/01/2022	06/01/2024	1:05	2:00	0.84	10,080.00	10,583.42
							22,080.00	23,182.73

Comments

This component funds the ongoing maintenance of irrigation sprinklers, including wheel guns. This includes turf irrigation, non-turf irrigation, and agricultural field irrigation.

An additional line item is included to represent additional irrigation infrastructure. The price represents parts alone, as per the vendor, labor is included in their annual contract. This includes the 55 "smaller" battery-powered node timers throughout the community, as these timers, taken independently, fall below the minimum threshold to replace (approx. \$170/each). It also includes valves, backflow preventers, and the booster pump control panel (\$3,000), per BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Lamp Posts

Item Number	33	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Exterior - Landscape & Grounds	Basis Cost	450.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	StreetLite Upg	06/01/2003	06/01/2038	15:05	35:00	70	31,500.00	53,535.39
							31,500.00	53,535.39

Comments

This component replaces the tops of the common area lampposts with upgraded LED style lamppost fixtures. The lamps/fixtures were included in aggregate replacement to maintain community aesthetics. It is assumed that the post and electrical components will be in working condition and reused for the purpose of this component and otherwise not included in this replacement cost. Painting and maintenance is outlined in a separate component. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Landscaping - Timers

Item Number	54	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Landscape & Grounds	Basis Cost	1,200.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Timer Replace	06/01/2022	06/01/2032	9:05	10:00	1	1,200.00	1,659.09
Common Area	Timer Replace	06/01/2014	06/01/2024	1:05	10:00	1	1,200.00	1,259.93
Common Area	Timer Replace	06/01/2016	06/01/2026	3:05	10:00	1	1,200.00	1,349.67
Common Area	Timer Replace	06/01/2018	06/01/2028	5:05	10:00	1	1,200.00	1,445.80
Common Area	Timer Replace	06/01/2020	06/01/2030	7:05	10:00	1	1,200.00	1,548.78
							6,000.00	7,263.27

Comments

This component systemically and regularly funds the replacement of several landscape timers in the common area landscaping. It is unlikely that all timers will fail simultaneously. Therefore, funding is provided here in order to replace those failing, or those oldest, prior to their eventual failure and on a regular basis.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Painting - Building Exterior

Item Number	21	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Materials	Basis Cost	2,300.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Bldg Repaint	06/01/2018	06/01/2028	5:05	10:00	1	2,300.00	2,771.12
South Meado	Bldg Repaint	06/01/2016	06/01/2031	8:05	15:00	0.66	1,518.00	2,027.77
Community Ba	Bldg Repaint	06/01/2019	06/01/2031	8:05	12:00	1	2,300.00	3,072.39
							6,118.00	7,871.28

Comments

This component funds an allowance for painting the building exterior with a high quality exterior paint. The Clubhouse, South Meadows Poolhouse, and Community Barn are each represented in separate line items. For the Community Barn, this includes repainting of the exterior deck, handrails, etc. Time and wear will dictate if this allowance needs to be adjusted.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Painting - Fire Hydrants

Item Number	51	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	40.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	FireHydrant P	06/01/2022	06/01/2027	4:05	5:00	160	6,400.00	7,450.18
							6,400.00	7,450.18

Comments

This component paints the fire hydrants. The Basis Cost includes surface preparation, such as washing, sanding, etc. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Painting - Lamp Posts

Item Number	58	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Materials	Basis Cost	93.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	StreetLitePaint	06/01/2003	06/01/2023	0:05	20:00	70	6,510.00	6,603.99
							6,510.00	6,603.99

Comments

This component paints the lamp posts throughout the community. The posts themselves may endure beyond the scope of this study if properly maintained and painted. The Basis Cost includes surface preparation. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Painting - Wood Fencing

Item Number	59	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	4.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	ParkFence Pai	06/01/2021	06/01/2026	3:05	5:00	594	2,673.00	3,006.39
							2,673.00	3,006.39

Comments

This component paints the wood fencing throughout the community. The Basis Cost includes surface preparation, including scraping, sanding and minor repairs. Ongoing maintenance will maximize the Useful Life. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Painting - Wrought Iron

Item Number	67	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Materials	Basis Cost	12.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	WI Fence Pain	06/01/2003	06/01/2027	4:05	24:00	834	10,008.00	11,650.21
							10,008.00	11,650.21

Comments

This component paints the wrought iron fencing in the community, including at the Clubhouse, South Meadows Pool, and Memorial Garden. The wrought iron may endure beyond the scope of this study with proper maintenance and paint touch-up when needed. As the railing is subject to extreme temperature variances, this component serves as a strategic allowance for repair, repainting or maintenance. The Basis Cost includes surface preparation including sanding, scraping, etc. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Parking Area - Barn

Item Number	7	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Ba	Barn Parking	06/01/2006	06/01/2026	3:05	20:00	1	2,500.00	2,811.81
							2,500.00	2,811.81

Comments

This component provides general maintenance of the gravel parking area (21,190 SF) at the Community Barn, including gravel replenishment and maintenance and repair of the asphalt skirt and parking bumpers (31). Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Pergola

Item Number	43	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	15 Years
Category	Exterior - Landscape & Grounds	Basis Cost	4,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Pergola Replac	06/01/2003	06/01/2024	1:05	21:00	1	4,000.00	4,199.77
South Meado	Pergola Replac	06/01/2006	06/01/2024	1:05	18:00	1	4,000.00	4,199.77
Village Playpar	Pergola Replac	06/01/2021	06/01/2036	13:05	15:00	0.38	1,520.00	2,411.53
							9,520.00	10,811.07

Comments

This component provides funds for major repairs or replacement of the pergolas. The Basis Cost includes removal and disposal of existing structural materials.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool - Epoxy Coating

Item Number	23	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	10.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Clbhs Pool Epox	06/01/2019	06/01/2029	6:05	10:00	2,842	28,420.00	35,439.80
Clubhouse	Clbhs Pool Epox	06/01/2029	06/01/2039	16:05	10:00	2,842	28,420.00	49,991.34
South Meado	SMdws Pool E	06/01/2006	06/01/2026	3:05	20:00	3,353	33,530.00	37,712.02
South Meado	SMdws Pool E	06/01/2026	06/01/2046	23:05	20:00	3,353	33,530.00	75,038.95
South Meado	Playpool Epox	06/01/2006	06/01/2026	3:05	20:00	893	8,930.00	10,043.79
South Meado	Playpool Epox	06/01/2026	06/01/2046	23:05	20:00	893	8,930.00	19,985.02
							141,760.00	228,210.92

Comments

This component funds the surface prep and install of an epoxy coating which is installed over the existing pool plaster surface. Time will dictate if the Useful Life (UL) of the pool can be extended on account of the surface coating based on usage, weather, current plaster conditions and ongoing maintenance coating. NSR recommends a formal inspection of the plaster prior to install of the protective surface coat. If surface coating is periodically installed the plaster UL should extend by approximately 10 years. Measurements are approximate by NSR.

This component is built on a 30-year UL in order to allow epoxy to be funded every 10 years while skipping years in which the pools are replastered, as outlined in *Pool - Plaster*.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Pool - General Repairs

Item Number	86	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	6,200.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Pool Mntc	06/01/2022	06/01/2027	4:05	5:00	1	6,200.00	7,217.36
							6,200.00	7,217.36

Comments

This component is an allowance for general pool repairs. Data provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool - Plaster

Item Number	25	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	26.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	ClbhsPool Plst	06/01/2019	06/01/2049	26:05	30:00	2,842	73,892.00	183,346.09
South Meado	SMdwsPool Pl	06/01/2006	06/01/2036	13:05	30:00	3,353	87,178.00	138,310.96
South Meado	Playpool Plastr	06/01/2006	06/01/2036	13:05	30:00	893	23,218.00	36,836.17
							184,288.00	358,493.22

Comments

This component funds the resurfacing of the pool, including the waterline tile and step tiles. Time will dictate if the Useful Life (UL) of the pool can be extended based on usage, weather and ongoing maintenance coating. This component funds the re-plastering early in order to ensure proper funds are available at the time of resurfacing. This component coincides with *Pool - Epoxy Coating*. If epoxy coating is periodically installed the plaster UL may extend the plaster by approximately 10+ years. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool Cover

Item Number	82	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Equipment	Basis Cost	34,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Pool Covers	06/01/2021	06/01/2031	8:05	10:00	1	34,000.00	45,417.88
							34,000.00	45,417.88

Comments

This component replaces the pool cover(s). Data provided by the BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool Deck

Item Number	27	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Landscape & Grounds	Basis Cost	2,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	PoolDeck Rep	06/01/2003	06/01/2027	4:05	24:00	1	2,000.00	2,328.18
South Meado	PoolDeck Rep	06/01/2006	06/01/2030	7:05	24:00	1	2,000.00	2,581.29
							4,000.00	4,909.47

Comments

This component is an allowance to repair cracked or chipping concrete and trip hazards on the pool deck as needed. Time will dictate how much more or less is needed to mitigate repairs on the pool deck. Quick mitigation, regular deck sealing and repairs will be essential to the decks maintenance in order to ensure cracks are not exposed during the winter.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool Deck - Sealing

Item Number	28	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Landscape & Grounds	Basis Cost	0.65
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	PoolDeck Seal	06/01/2021	06/01/2024	1:05	3:00	6,651	4,323.15	4,539.06
South Meado	PoolDeck Seal	06/01/2006	06/01/2024	1:05	18:00	8,786	5,710.90	5,996.12
							10,034.05	10,535.18

Comments

This component periodically funds the sealing of the pool deck with a silicon-based sealant with silica additive to aid in the prevention of slipping. Ongoing sealing will promote a full Useful Life of the pool deck and deterrent from the damage that can occur from the freeze/thaw cycle. Measurements are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool Diving Blocks

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Equipment	Basis Cost	3,250.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
South Meado	DivingBlock Rp	06/01/2018	06/01/2028	5:05	10:00	6	19,500.00	23,494.25
							19,500.00	23,494.25

Comments

This component is to replace the pool deck-mounted diving blocks. Counts are approximate by NSR.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Pool Furniture

Item Number	29	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8 Years
Category	Exterior - Landscape & Grounds	Basis Cost	24,335.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Pool Furniture	06/01/2018	06/01/2027	4:05	9:00	1	24,335.00	28,328.13
South Meado	Pool Furniture	06/01/2018	06/01/2030	7:05	12:00	1	24,335.00	31,407.90
							48,670.00	59,736.03

Comments

This component replaces the pool furniture at each pool house, represented in separate line items. At the **Clubhouse**, this includes **chairs (12), lounge chairs (24), tables (2), umbrellas (4), and trash cans (2)**. At the **South Meadows Pool**, this includes **chairs (8), lounge chairs (34), and trash cans (4)**. Counts are approximate by NSR.

Hidden Springs TOWNS Association

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Item Parameters - Full Detail

Rehab - Barn

Item Number	13	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	30 Years
Category	Interior - Materials	Basis Cost	35.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Ba	Barn Rehab	06/01/2003	06/01/2034	11:05	31:00	1,395	48,825.00	72,312.15
							48,825.00	72,312.15

Comments

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the Community Barn, including **interior painting of the bathroom, interior staining, repair or replacement of bathroom hardware, decking (1,455 SF exterior, 1,325 SF interior), barn doors, handrails, lighting, space heaters (3), bathroom vinyl flooring, and water heaters**. *Rehab - Kitchen* is outlined in a separate component.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Rehab - Bathroom

Item Number	32	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	30 Years
Category	Interior - Materials	Basis Cost	70.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Bthrms Rehab	06/01/2003	06/01/2033	10:05	30:00	210	14,700.00	21,035.17
South Meado	Bthrms Rehab	06/01/2006	06/01/2037	14:05	31:00	224	15,680.00	25,747.56
							30,380.00	46,782.73

Comments

This component funds a full renovation, updating and/or replacement of various materials in the bathrooms, effectively replacing or refurbishing the counters, equipment, heaters, lighting, showers, paint, tile, etc. This includes the **two bathrooms at the Clubhouse (105 SF each)** and the **two bathrooms at the South Meadows Pool (112 SF each)**.

The Clubhouse showers were inaccessible at time of site inspection.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Rehab - Clubhouse

Item Number	78	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	30 Years
Category	Interior - Materials	Basis Cost	16,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Clubhs Rehab	06/01/2003	06/01/2027	4:05	24:00	1	16,000.00	18,625.44
							16,000.00	18,625.44

Comments

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the clubhouse, effectively replacing or refurbishing the **carpet, tile flooring, paint, and other materials and equipment as directed by BOD.**

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Rehab - Kitchen

Item Number	14	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	15 Years
Category	Interior - Materials	Basis Cost	70.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Kitchen Rehab	06/01/2003	06/01/2033	10:05	30:00	182	12,740.00	18,230.48
Community Ba	Kitchen Rehab	06/01/2003	06/01/2033	10:05	30:00	120	8,400.00	12,020.10
							21,140.00	30,250.58

Comments

This component is an allowance to perform a full rehab of the kitchens, effectively replacing or refurbishing the **appliances, cabinetry, counters, doors, equipment, flooring, lighting, windows, etc.**

In the **Community Barn**, this also includes the **drinking fountain and paint**, whereas in the **Clubhouse** these components are outlined separately.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Rehab - Landscaping

Item Number	52	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Exterior - Landscape & Grounds	Basis Cost	10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	BedsShrubs Re	06/01/1998	06/01/2023	0:05	25:00	1	10,000.00	10,144.37
							10,000.00	10,144.37

Comments

This is an allowance to rehab the flower beds, shrubs and water management within the landscaped areas. Some small rehab is needed every year to keep the community in top aesthetical condition and to prevent additional problems from the overgrowth of current shrubbery. Time and weather will also continue to have a direct impact and thereby aesthetics of the flower beds and shrubbery.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Reserve Study Update

Item Number	61	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5 Years
Category	Reserve Study	Basis Cost	3,470.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Full Study	06/01/2021	06/01/2026	3:05	5:00	1	3,470.00	3,902.79
							3,470.00	3,902.79

Comments

This component funds the costs for a 5-year full Reserve Study, which includes a visual observation of the accessible reserve components.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Roofing - 30-yr Compositional

Item Number	8	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	15,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	ClubhouseRoo	06/01/2003	06/01/2028	5:05	25:00	1	15,500.00	18,674.91
South Meado	SMeadows Ro	06/01/2006	06/01/2036	13:05	30:00	0.43	6,665.00	10,574.26
							22,165.00	29,249.17

Comments

This component replaces the existing roofing with a 30-year dimensional composition roofing product such as GAF Timberline HD Shingles or equal. Ongoing inspections and maintenance will ensure the roof achieves its full Useful Life. Measurements are approximate by NSR. Pricing of first line item provided by BOD.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Tot Lot

Item Number	11	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Equipment	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Village Playpar	TotLot Replac	06/01/2021	06/01/2041	18:05	20:00	68.5	68,500.00	129,074.96
North Meado	TotLot Replac	06/01/2004	06/01/2024	1:05	20:00	96	96,000.00	100,794.48
Shafer Park	TotLot Replac	06/01/2003	06/01/2024	1:05	21:00	99.5	99,500.00	104,469.27
East Ridge Par	TotLot Replac	06/01/2000	06/01/2024	1:05	24:00	113	113,000.00	118,643.50
Parklane Park	TotLot Replac	06/01/2021	06/01/2041	18:05	20:00	120	120,000.00	226,116.73
							497,000.00	679,098.94

Comments

This component repairs or replaces the tot lots found in the common area playgrounds, including, where applicable, rubber curbing. Though the tot lots may survive beyond the scope of this study, they were included, as their Useful Life will terminate in or around the end of this study's scope. The Replacement Cost represents significant reserves that require the proper time to plan and save. Time will dictate if the reserve expense needs to advance or extend based on the aging of the tot lots themselves. The Quantity is a factor of the Basis Cost.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Trees - Replacement

Item Number	56	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Exterior - Landscape & Grounds	Basis Cost	750.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Tree Replace	06/01/2019	06/01/2025	2:05	6:00	8	6,000.00	6,520.14
							6,000.00	6,520.14

Comments

This component funds the removal and replacement of trees as needed to enhance the landscaping and to avoid branch and root damage to buildings, streets and walkways. Time will dictate if the Basis Cost needs to be adjusted as trees continue to mature. The Quantity represents the number of trees projected to be in potential need of replacement over this component's Useful Life (at **5%**), and does not represent the full number of trees present in the community. NSR counted approximately **170** association-maintained trees in the community.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Utility Infrastructure

Item Number	62	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	12 Years
Category	Exterior - Materials	Basis Cost	8,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Utility Maint	06/01/2022	06/01/2034	11:05	12:00	1	8,000.00	11,848.38
							8,000.00	11,848.38

Comments

This component provides funds to maintain and repair the utility infrastructure, including stormwater, electrical tie-in, etc. Having some funds budgeted for unexpected infrastructure needs is fiscally prudent. Time will dictate if this allowance needs to be adjusted as the community ages and as needs emerge.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Vehicle

Item Number	63	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior - Equipment	Basis Cost	35,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Ford Truck	06/01/2022	06/01/2042	19:05	20:00	1	35,000.00	68,258.99
Common Area	John Deere Tr	06/01/1995	06/01/2035	12:05	40:00	1	35,000.00	53,650.95
Common Area	Kioti Tractor	06/01/2005	06/01/2045	22:05	40:00	0.58	20,300.00	43,894.38
Common Area	Yamaha ATV	06/01/2005	06/01/2028	5:05	23:00	0.28	9,800.00	11,807.36
Common Area	Polaris ATV	06/01/2005	06/01/2030	7:05	25:00	0.18	6,300.00	8,131.08
Common Area	UTVs & Trailer	06/01/1995	06/01/2025	2:05	30:00	0.47	16,450.00	17,876.06
							122,850.00	203,618.82

Comments

This component replaces the association's vehicles, including **2005 Ford F-250 truck, John Deere tractor, Kioti KL 351 tractor, Yamaha Grizzly ATV, and Polaris 500 HO ATV**. An additional line item is included to represent **UTVs (2) and trailers (4)**. Counts are approximate by NSR. The Quantity is a factor of the Basis Cost.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023

Item Parameters - Full Detail

Water Heater

Item Number	65	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	12 Years
Category	Interior - Equipment	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	WtrHeater Rpl	06/01/2003	06/01/2027	4:05	24:00	1.2	1,200.00	1,396.91
South Meado	WtrHeater Rpl	06/01/2020	06/01/2032	9:05	12:00	1	1,000.00	1,382.57
							2,200.00	2,779.48

Comments

This component replaces the water heaters, including the 75-gallon water heater at the Clubhouse and the 50-gallon water heater at the South Meadows Pool. Proper maintenance and inspection will promote a full Useful Life. Counts are approximate by NSR. The Quantity is a factor of the Basis Cost.

Hidden Springs TOWNS Association

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Waterway & Stream - Maintenance

Item Number	64	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	35,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	River Mainten	06/01/2020	06/01/2025	2:05	5:00	1	35,000.00	38,034.17
							35,000.00	38,034.17

Comments

This component funds general maintenance, water management and cleaning of the waterway and surrounding area, including dredging and embankment cleanup.

Hidden Springs Towns Association

Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Pool Covers - no pool covers were documented by NSR.
2. Streets, Alleyways, Curbing, and below-street Utility Infrastructure - these components fall to the responsibility of ACHD to maintain.
3. Siding Replacement at Pool Buildings - the life of this component extends beyond the scope of this study.

Vendor List

The following is a list of vendors with whom North Star made contact and/or gathered information;

1. Company Name: Hopkins Evergreen
 - Contact Name: Brett Hopkins
 - Phone: 208-939-6902
 - Website: <https://www.hopkinsevergreens.com/>
2. Company Name: Mountain Waterworks
 - Contact Name: Mike Woodworth
 - Phone: 208-780-3990
 - Website: <https://www.mountainwtr.com/>





Glossary of Reserve Study Terms

Hidden Springs Towns Association
Prepared for the December 31, 2023 Fiscal Year

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method".

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.



FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

1. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or
2. $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}]$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES: x Stable Contribution Rate over the Years x Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.



RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.