



Reserve Study
Financial Update

Hidden Springs Sewer Company, LLC

Draft 1

Published - November 14, 2022

Prepared for the December 31, 2023 Fiscal Year

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Hidden Springs Sewer Company, LLC

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Hidden Springs Sewer Company, LLC

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Reserve Study Summary

A Reserve Study was conducted of Hidden Springs Sewer Company, LLC (the "**Company**"). 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 Sewer Company, LLC is a community with a total of 859 Units.

Physical Inspection

North Star Reserves ("**NSR**") did not conduct a physical inspection of the Company 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.
- Company 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 Company to provide an accurate Beginning Reserve Balance.



The status of the Company 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 Company 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 \$2,889,035.
 - [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 \$456,093, constituting 23.87% 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 \$228,000 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 Company 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 Company reserves are inadequately funded.

Percent Funded Status

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



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

	Annual Contribution	-	End Balance	-	% Funded
Year 1:	\$228,000		\$456,093		69.23%
Year 2:	\$296,400		\$33,072		23.87%

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 Sewer Company, LLC 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 Company'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 Company 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 Company situation.



Reliance on Client Data:

Information provided by the official representative of the Company 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 Company'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 SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Electronics										
Office Equipment, Electronics & Furnit	2,434								3,205	
	2,434	0	0	0	0	0	0	0	3,205	0
Mechanical Equipment										
+Capital Improvement - Additional Blo		167,990								
+Capital Improvement - Emergency P		6,299								
+Capital Improvement - Generator		31,498								
+Capital Improvement - Sand Filter Ex	958,227	336,086								
+Capital Improvement - SCADA Upgra		52,497								
Air Compressors					3,492					
Blower					8,847				1,335	
Controllers - Chlorine Analyzer					5,238					6,221
Controllers - Filter Controls					69,845					
Controllers - Flow Meter				13,496		14,457				16,590
Controllers - Liquid Level Sensor					26,209					
Controllers - Turbidimeter							5,611			
Controllers - VFDs					8,730					55,302
Grinder									26,716	
Mixer							18,705			
Pump	10,144	104,784		3,374	24,096		53,371		20,705	137,980
Sand Filter Rehab					16,297					19,356
Sand Replacement				11,247	3,841				13,358	4,562
	968,371	699,156	0	28,118	166,598	14,457	77,688	0	62,115	240,014

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Plumbing										
Valves - Diversion	9,332			8,997				10,325		
	9,332	0	0	8,997	0	0	0	10,325	0	0
Pond										
Pond Liner Repair								9,679		
Pond Sludge Removal (Dredging)	772,189						411,510			
	772,189	0	0	0	0	0	411,510	9,679	0	0
Structural Repairs										
Roofing - 30-yr Compositional					4,481					
	0	0	0	0	4,481	0	0	0	0	0
Testing & Reports										
Annual Land Application Report	5,072	5,249	5,433	5,623	5,820	6,024	6,235	6,453	6,679	6,912
Engineering Studies - Misc	5,579	5,774	5,976	6,185	6,402	6,626	6,858	7,098	7,347	7,604
Groundwater Sampling	3,854	3,989	4,129	4,273	4,423	4,578	4,738	4,904	5,076	5,253
Pond Liner Seepage Test							23,693	49,044		26,268
Re-Use Permit Application							14,340			
Wastewater Facility Plan								55,497		
	14,506	15,014	15,539	16,083	16,646	17,229	55,865	122,998	19,102	46,039
Utility Infrastructure										
Utility Infrastructure	5,072	5,249	50,759	34,866	55,177	6,024	6,235	60,286	41,410	47,284
Water Storage Tank				16,870					20,037	
	5,072	5,249	50,759	51,737	55,177	6,024	6,235	60,286	61,447	47,284

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Vehicle										
Boat							2,494			
	0	0	0	0	0	0	2,494	0	0	0
	1,771,907	719,420	66,298	104,936	242,904	37,711	553,793	203,289	145,871	333,338

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Electronics										
Office Equipment, Electronics & Furnit							4,221			
	0	0	0	0	0	0	4,221	0	0	0
Fencing										
Fencing - Composite						9,398				
	0	0	0	0	0	9,398	0	0	0	0
Mechanical Equipment										
Air Compressors					4,926				37,704	
Blower					78,162				1,884	152,120
Controllers - Chlorine Analyzer					7,389					8,776
Controllers - Flow Meter				19,038		20,394				23,403
Controllers - Liquid Level Sensor					36,971					
Controllers - Turbidimeter				7,139						
Controllers - VFDs										92,637
Grinder							35,180			
Hand Crane								4,551		
Mixer							26,385			
Pump		4,443			104,271		17,590	181,694	10,363	5,850
Sand Filter Rehab					22,988					27,303
Sand Replacement				15,865	5,418				18,843	6,435
	0	4,443	0	42,043	260,127	20,394	79,155	186,245	68,796	316,526
Plumbing										
Valves - Diversion	13,164			12,692				14,564		
	13,164	0	0	12,692	0	0	0	14,564	0	0

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Pond										
Pond Liner					444,342					
Pond Liner Repair								13,654		
Pond Sludge Removal (Dredging)	1,089,249						580,476			
	1,089,249	0	0	0	444,342	0	580,476	13,654	0	0
Structural Repairs										
Building Rehab - Filter Building					24,630					
	0	0	0	0	24,630	0	0	0	0	0
Testing & Reports										
Annual Land Application Report	7,154	7,405	7,664	7,932	8,210	8,497	8,795	9,102	9,421	9,751
Engineering Studies - Misc	7,870	8,145	8,430	8,725	9,031	9,347	9,674	10,013	10,363	10,726
Groundwater Sampling	5,437	5,627	5,824	6,028	6,239	6,458	6,684	6,918	7,160	7,410
Pond Liner Seepage Test							33,421	69,182		37,054
Re-Use Permit Application							20,228			
Wastewater Facility Plan								78,285		
	20,462	21,178	21,920	22,687	23,481	24,303	78,804	173,501	26,945	64,943
Utility Infrastructure										
Utility Infrastructure	7,154	7,405	71,601	49,182	77,833	8,497	8,795	85,039	58,413	66,698
Water Storage Tank				23,798					28,264	
	7,154	7,405	71,601	72,980	77,833	8,497	8,795	85,039	86,678	66,698
Vehicle										
Boat							3,518			
	0	0	0	0	0	0	3,518	0	0	0
	1,130,032	33,027	93,521	150,403	830,416	62,593	754,971	473,006	182,419	448,169

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Electronics										
Office Equipment, Electronics & Furnit					5,559					
	0	0	0	0	5,559	0	0	0	0	0
Mechanical Equipment										
Air Compressors					6,948					
Blower					110,255				2,658	
Controllers - Chlorine Analyzer					10,423					12,379
Controllers - Flow Meter				26,855		28,768				33,012
Controllers - Liquid Level Sensor					52,151					
Controllers - Turbidimeter	9,083							11,556		
Controllers - VFDs										110,041
Grinder					46,325					
Mixer							37,219			
Pump			92,545		71,110	239,256		7,704	14,619	
Sand Filter Rehab					32,428					38,514
Sand Replacement				22,379	7,643				26,580	9,078
	9,083	0	92,545	49,235	337,287	268,025	37,219	19,260	43,857	203,026
Plumbing										
Valves - Diversion	18,570			17,903				20,544		
	18,570	0	0	17,903	0	0	0	20,544	0	0
Pond										
Pond Liner					591,118					
Pond Liner Repair								19,260		
Pond Sludge Removal (Dredging)	1,536,494						818,819			
	1,536,494	0	0	0	591,118	0	818,819	19,260	0	0

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

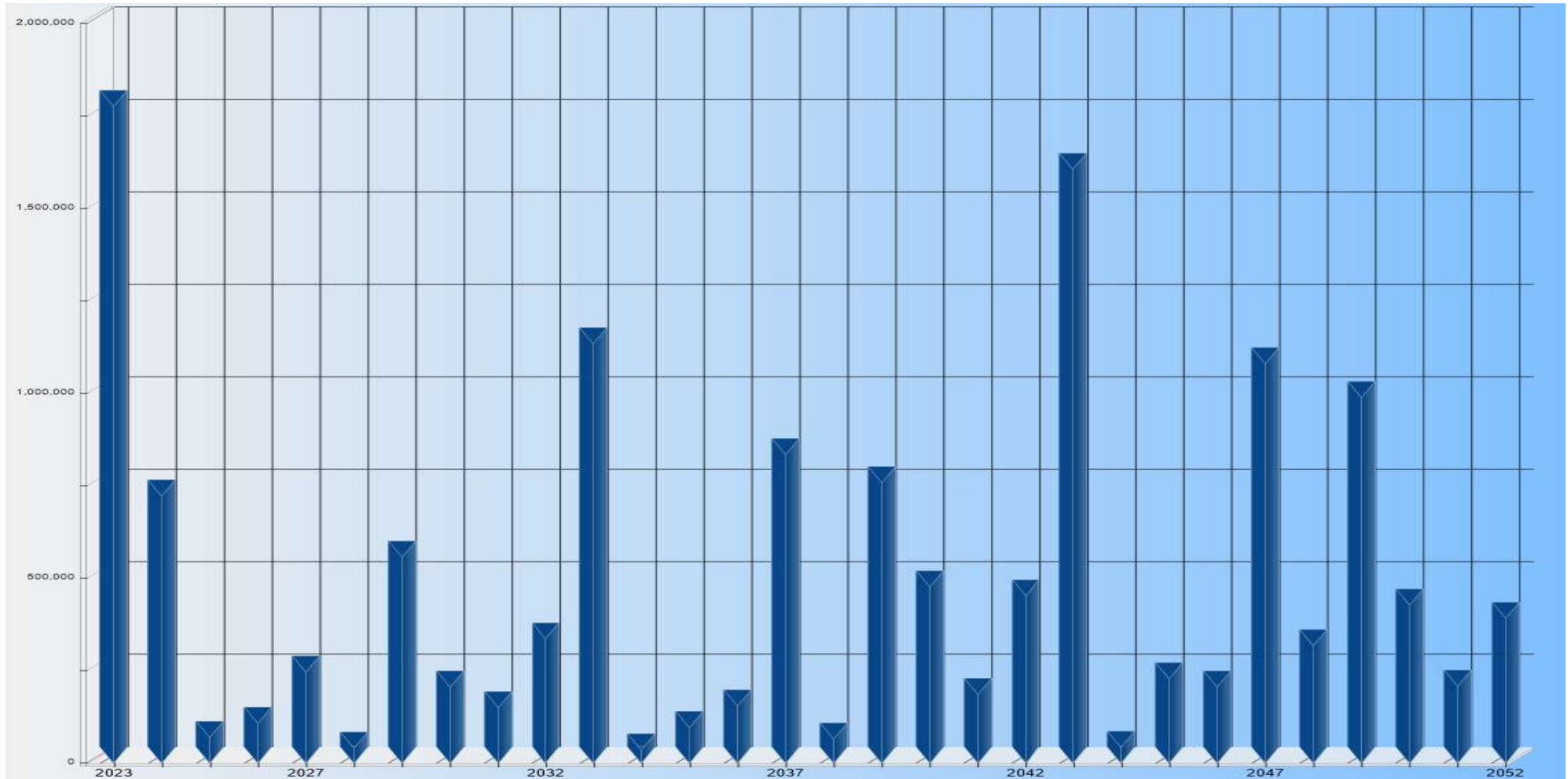
Expenditures

Subcategory	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Testing & Reports										
Annual Land Application Report	10,092	10,445	10,811	11,189	11,581	11,986	12,406	12,840	13,290	13,755
Engineering Studies - Misc	11,101	11,490	11,892	12,308	12,739	13,185	13,646	14,124	14,619	15,130
Groundwater Sampling	7,670	7,938	8,216	8,504	8,801	9,109	9,428	9,758	10,100	10,453
Pond Liner Seepage Test							47,144	97,588		52,269
Re-Use Permit Application							28,534			
Wastewater Facility Plan								110,428		
	28,864	29,875	30,920	32,002	33,122	34,282	111,160	244,741	38,009	91,609
Utility Infrastructure										
Utility Infrastructure	10,092	10,445	101,000	69,376	109,792	11,986	12,406	119,956	82,397	94,085
Water Storage Tank				33,569					39,870	
	10,092	10,445	101,000	102,946	109,792	11,986	12,406	119,956	122,267	94,085
Vehicle										
Boat							4,962			
	0	0	0	0	0	0	4,962	0	0	0
	1,603,105	40,320	224,466	202,088	1,076,879	314,294	984,568	423,764	204,134	388,720

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Expense Flow - Chart (30 Year in View)



Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Expenditures - Year Over Year (5 Years)

Subcategory	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Date						
Year : 2023						
Electronics						
06/01/2023	Office Equipment, Electronics & Furnitu	Filter Building	06/01/2013	10:00	\$ 2,400.00	\$ 2,434.65
					2,400.00	2,434.65
Mechanical Equipment						
06/01/2023	+Capital Improvement - Sand Filter Exp	Filter Building		2:00	\$ 944,590.00	\$ 958,227.19
06/01/2023	Pump	Lagoon Cells	06/01/2015	8:00	5,000.00	5,072.19
06/01/2023	Pump	Filter Building	06/01/2013	10:00	5,000.00	5,072.19
					954,590.00	968,371.57
Plumbing						
06/01/2023	Valves - Diversion	Filter Building	06/01/2002	21:00	\$ 8,000.00	\$ 8,115.50
06/01/2023	Valves - Diversion	Filter Building	06/01/2020	3:00	1,200.00	1,217.32
					9,200.00	9,332.82
Pond						
06/01/2023	Pond Sludge Removal (Dredging)	Lagoon Cells	06/01/2013	10:00	\$ 380,600.00	\$ 386,094.78
06/01/2023	Pond Sludge Removal (Dredging)	Lagoon Cells	06/01/2013	10:00	380,600.00	386,094.78
					761,200.00	772,189.56
Testing & Reports						
06/01/2023	Annual Land Application Report	Common Area	06/01/2022	1:00	\$ 5,000.00	\$ 5,072.19
06/01/2023	Engineering Studies - Misc	Common Area	06/01/2022	1:00	5,500.00	5,579.40
06/01/2023	Groundwater Sampling	Common Area	06/01/2022	1:00	3,800.00	3,854.86
					14,300.00	14,506.45
Utility Infrastructure						
06/01/2023	Utility Infrastructure	Common Area	06/01/2022	1:00	\$ 5,000.00	\$ 5,072.19
					5,000.00	5,072.19
Year : 2024						
Mechanical Equipment						
06/01/2024	+Capital Improvement - Additional Blo	Filter Building		2:00	\$ 80,000.00	\$ 83,995.40
06/01/2024	+Capital Improvement - Additional Blo	Filter Building		2:00	80,000.00	83,995.40
06/01/2024	+Capital Improvement - Emergency Po	Main Lift Statio		2:00	6,000.00	6,299.65
06/01/2024	+Capital Improvement - Generator	Main Lift Statio		2:00	30,000.00	31,498.27
06/01/2024	+Capital Improvement - Sand Filter Exp	Filter Building		2:00	320,100.00	336,086.58
06/01/2024	+Capital Improvement - SCADA Upgrad	Filter Building		2:00	50,000.00	52,497.12
06/01/2024	Pump	Lagoon Cells	06/01/2013	11:00	5,000.00	5,249.71
06/01/2024	Pump	Filter Building	06/01/2013	11:00	5,500.00	5,774.68
06/01/2024	Pump	Filter Building	06/01/2013	11:00	5,500.00	5,774.68
06/01/2024	Pump	Filter Building	06/01/2013	11:00	3,000.00	3,149.83
06/01/2024	Pump	Filter Building	06/01/2013	11:00	3,000.00	3,149.83

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
06/01/2024	Pump	Filter Building	06/01/2013	11:00	\$ 8,000.00	\$ 8,399.54
06/01/2024	Pump	Main Lift Statio	06/01/2013	11:00	3,000.00	3,149.83
06/01/2024	Pump	Main Lift Statio	06/01/2013	11:00	42,800.00	44,937.54
06/01/2024	Pump	Phase 8 Lift Sta	06/01/2016	8:00	12,000.00	12,599.31
06/01/2024	Pump	Phase 8 Lift Sta	06/01/2016	8:00	12,000.00	12,599.31
					665,900.00	699,156.68
Testing & Reports						
06/01/2024	Annual Land Application Report	Common Area	06/01/2023	1:00	\$ 5,000.00	\$ 5,249.71
06/01/2024	Engineering Studies - Misc	Common Area	06/01/2023	1:00	5,500.00	5,774.68
06/01/2024	Groundwater Sampling	Common Area	06/01/2023	1:00	3,800.00	3,989.78
					14,300.00	15,014.17
Utility Infrastructure						
06/01/2024	Utility Infrastructure	Common Area	06/01/2023	1:00	\$ 5,000.00	\$ 5,249.71
					5,000.00	5,249.71
Year : 2025						
Testing & Reports						
06/01/2025	Annual Land Application Report	Common Area	06/01/2024	1:00	\$ 5,000.00	\$ 5,433.45
06/01/2025	Engineering Studies - Misc	Common Area	06/01/2024	1:00	5,500.00	5,976.80
06/01/2025	Groundwater Sampling	Common Area	06/01/2024	1:00	3,800.00	4,129.42
					14,300.00	15,539.67
Utility Infrastructure						
06/01/2025	Utility Infrastructure	Common Area	06/01/2020	5:00	\$ 27,680.00	\$ 30,079.59
06/01/2025	Utility Infrastructure	Common Area	06/01/2020	5:00	14,030.00	15,246.27
06/01/2025	Utility Infrastructure	Common Area	06/01/2024	1:00	5,000.00	5,433.45
					46,710.00	50,759.31
Year : 2026						
Mechanical Equipment						
06/01/2026	Controllers - Flow Meter	Filter Building	06/01/2017	9:00	\$ 12,000.00	\$ 13,496.70
06/01/2026	Pump	Main Lift Statio	06/01/2018	8:00	3,000.00	3,374.17
06/01/2026	Sand Replacement	Filter Building	06/01/2021	5:00	10,000.00	11,247.25
					25,000.00	28,118.12
Plumbing						
06/01/2026	Valves - Diversion	Filter Building	06/01/2005	21:00	\$ 8,000.00	\$ 8,997.80
					8,000.00	8,997.80
Testing & Reports						
06/01/2026	Annual Land Application Report	Common Area	06/01/2025	1:00	\$ 5,000.00	\$ 5,623.62
06/01/2026	Engineering Studies - Misc	Common Area	06/01/2025	1:00	5,500.00	6,185.99
06/01/2026	Groundwater Sampling	Common Area	06/01/2025	1:00	3,800.00	4,273.95

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Expenditures

Subcategory	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
Date						
					14,300.00	16,083.56
Utility Infrastructure						
06/01/2026	Utility Infrastructure	Common Area	06/01/2021	5:00	\$ 26,000.00	\$ 29,242.84
06/01/2026	Utility Infrastructure	Common Area	06/01/2025	1:00	5,000.00	5,623.62
06/01/2026	Water Storage Tank	Lagoon Cells	06/01/1997	29:00	15,000.00	16,870.87
					46,000.00	51,737.33
Year : 2027						
Mechanical Equipment						
06/01/2027	Air Compressors	Filter Building	06/01/2017	10:00	\$ 3,000.00	\$ 3,492.27
06/01/2027	Blower	Filter Building	06/01/2017	10:00	3,800.00	4,423.54
06/01/2027	Blower	Filter Building	06/01/2017	10:00	3,800.00	4,423.54
06/01/2027	Controllers - Chlorine Analyzer	Filter Building	06/01/2022	5:00	4,500.00	5,238.40
06/01/2027	Controllers - Filter Controls	Filter Building	06/01/1997	30:00	60,000.00	69,845.40
06/01/2027	Controllers - Liquid Level Sensor	Main Lift Statio	06/01/2017	10:00	16,005.00	18,631.26
06/01/2027	Controllers - Liquid Level Sensor	Phase 8 Lift Sta	06/01/2017	10:00	6,510.00	7,578.23
06/01/2027	Controllers - VFDs	Filter Building	06/01/2012	15:00	5,000.00	5,820.45
06/01/2027	Controllers - VFDs	Main Lift Statio	06/01/2012	15:00	2,500.00	2,910.22
06/01/2027	Pump	Filter Building	06/01/2017	10:00	15,000.00	17,461.35
06/01/2027	Pump	Filter Building	06/01/2017	10:00	700.00	814.86
06/01/2027	Pump	Phase 8 Lift Sta	06/01/2017	10:00	5,000.00	5,820.45
06/01/2027	Sand Filter Rehab	Filter Building	06/01/2022	5:00	10,500.00	12,222.94
06/01/2027	Sand Filter Rehab	Filter Building	06/01/2022	5:00	3,500.00	4,074.31
06/01/2027	Sand Replacement	Filter Building	06/01/2022	5:00	3,300.00	3,841.50
					143,115.00	166,598.72
Structural Repairs						
06/01/2027	Roofing - 30-yr Compositional	Main Lift Statio	06/01/1997	30:00	\$ 3,850.00	\$ 4,481.75
					3,850.00	4,481.75
Testing & Reports						
06/01/2027	Annual Land Application Report	Common Area	06/01/2026	1:00	\$ 5,000.00	\$ 5,820.45
06/01/2027	Engineering Studies - Misc	Common Area	06/01/2026	1:00	5,500.00	6,402.49
06/01/2027	Groundwater Sampling	Common Area	06/01/2026	1:00	3,800.00	4,423.54
					14,300.00	16,646.48
Utility Infrastructure						
06/01/2027	Utility Infrastructure	Common Area	06/01/2017	10:00	\$ 13,200.00	\$ 15,365.99
06/01/2027	Utility Infrastructure	Common Area	06/01/2022	5:00	29,200.00	33,991.43
06/01/2027	Utility Infrastructure	Common Area	06/01/2026	1:00	5,000.00	5,820.45
					47,400.00	55,177.87

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Cash Flow - Annual

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	2,000,000	456,092	33,072	263,173	454,636	552,591	855,740	642,806	831,505	1,077,623
Contribution	228,000	296,400	296,400	296,400	340,860	340,860	340,860	391,989	391,989	391,989
Average Per Unit	265	345	345	345	396	396	396	456	456	456
Percent Change	0.00%	30.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	1,771,907	719,420	66,298	104,936	242,904	37,711	553,793	203,289	145,871	333,338
Ending Balance	456,092	33,072	263,173	454,636	552,591	855,740	642,806	831,505	1,077,623	1,136,273

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	1,136,273	457,028	874,788	1,232,054	1,600,056	1,288,045	1,743,857	1,585,052	1,708,212	2,121,958
Contribution	450,787	450,787	450,787	518,405	518,405	518,405	596,166	596,166	596,166	685,591
Average Per Unit	524	524	524	603	603	603	694	694	694	798
Percent Change	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	1,130,032	33,027	93,521	150,403	830,416	62,593	754,971	473,006	182,419	448,169
Ending Balance	457,028	874,788	1,232,054	1,600,056	1,288,045	1,743,857	1,585,052	1,708,212	2,121,958	2,359,380

Hidden Springs SEWER Company, LLC

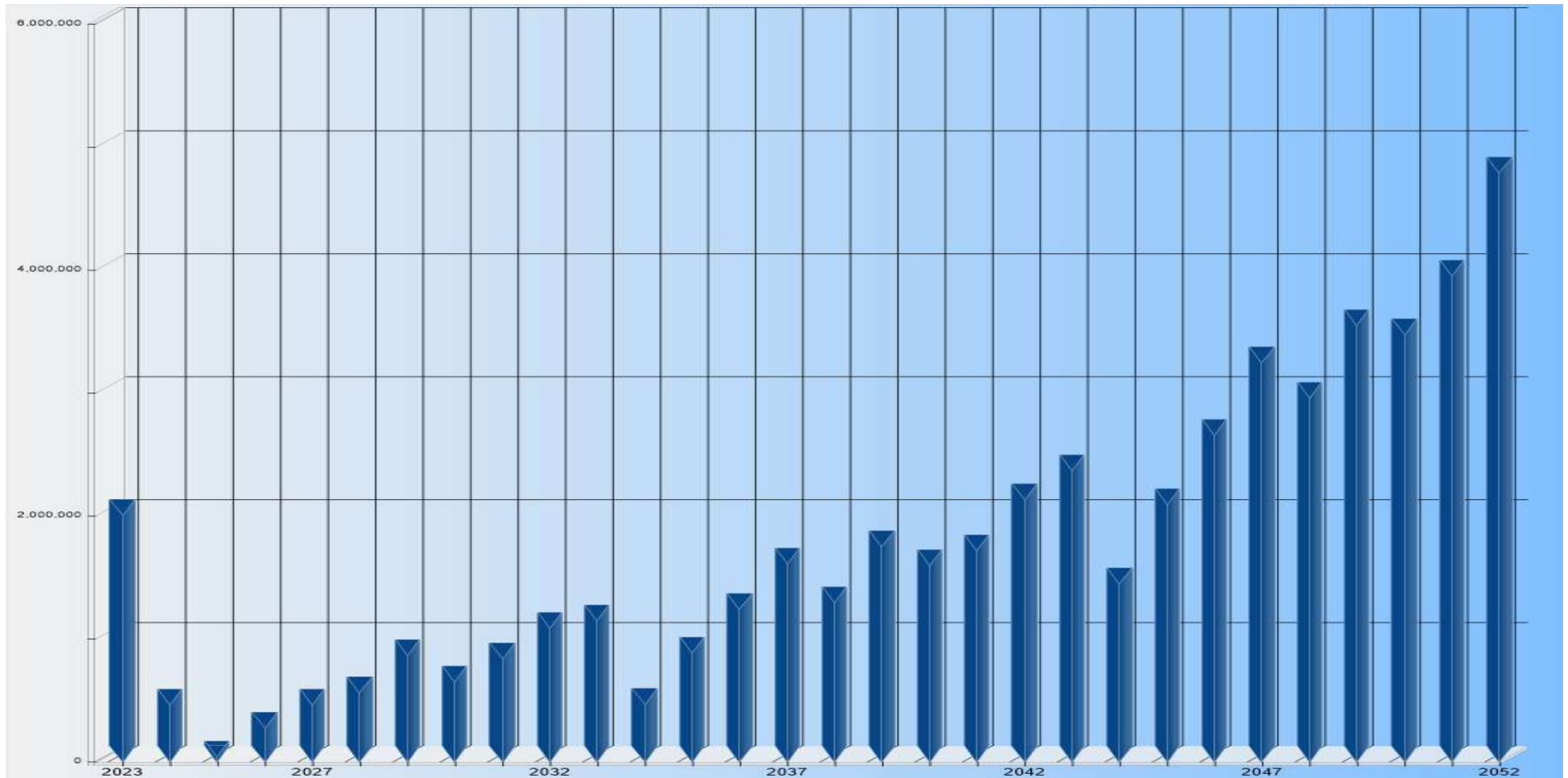
Analysis Date - January 1, 2023

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Begin Balance	2,359,380	1,441,866	2,087,137	2,651,100	3,237,442	2,948,992	3,541,392	3,463,518	3,946,447	4,785,011
Contribution	685,591	685,591	788,429	788,429	788,429	906,694	906,694	906,694	1,042,698	1,042,698
Average Per Unit	798	798	917	917	917	1,055	1,055	1,055	1,213	1,213
Percent Change	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	1,603,105	40,320	224,466	202,088	1,076,879	314,294	984,568	423,764	204,134	388,720
Ending Balance	1,441,866	2,087,137	2,651,100	3,237,442	2,948,992	3,541,392	3,463,518	3,946,447	4,785,011	5,438,989

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Balance Flow - Chart (30 Year in View)



Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	2,889,034	1,910,473	1,629,827	1,883,051	2,102,783	2,193,968	2,495,863	2,295,625	2,460,369	2,689,958
Percent Funded	69.23%	23.87%	2.03%	13.98%	21.62%	25.19%	34.29%	28.00%	33.80%	40.06%
Begin Balance	2,000,000	456,092	33,072	263,173	454,636	552,591	855,740	642,806	831,505	1,077,623
Contribution	228,000	296,400	296,400	296,400	340,860	340,860	340,860	391,989	391,989	391,989
Average Per Unit	265	345	345	345	396	396	396	456	456	456
Percent Change	0.00%	30.00%	0.00%	0.00%	15.00%	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	1,771,907	719,420	66,298	104,936	242,904	37,711	553,793	203,289	145,871	333,338
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	456,092	33,072	263,173	454,636	552,591	855,740	642,806	831,505	1,077,623	1,136,273

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	2,742,475	2,030,715	2,435,910	2,783,104	3,078,167	2,725,811	3,164,355	2,929,498	3,000,320	3,373,754
Percent Funded	41.43%	22.51%	35.91%	44.27%	51.98%	47.25%	55.11%	54.11%	56.93%	62.90%
Begin Balance	1,136,273	457,028	874,788	1,232,054	1,600,056	1,288,045	1,743,857	1,585,052	1,708,212	2,121,958
Contribution	450,787	450,787	450,787	518,405	518,405	518,405	596,166	596,166	596,166	685,591
Average Per Unit	524	524	524	603	603	603	694	694	694	798
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	1,130,032	33,027	93,521	150,403	830,416	62,593	754,971	473,006	182,419	448,169
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	457,028	874,788	1,232,054	1,600,056	1,288,045	1,743,857	1,585,052	1,708,212	2,121,958	2,359,380

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023

Percent Funded - Cash Flow - Annual

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
100% Funded	3,495,633	2,508,805	3,112,904	3,538,410	3,994,295	3,615,248	4,032,149	3,807,302	4,169,716	4,763,142
Percent Funded	67.50%	57.47%	67.05%	74.92%	81.05%	81.57%	87.83%	90.97%	94.65%	100.46%
Begin Balance	2,359,380	1,441,866	2,087,137	2,651,100	3,237,442	2,948,992	3,541,392	3,463,518	3,946,447	4,785,011
Contribution	685,591	685,591	788,429	788,429	788,429	906,694	906,694	906,694	1,042,698	1,042,698
Average Per Unit	798	798	917	917	917	1,055	1,055	1,055	1,213	1,213
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	1,603,105	40,320	224,466	202,088	1,076,879	314,294	984,568	423,764	204,134	388,720
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,441,866	2,087,137	2,651,100	3,237,442	2,948,992	3,541,392	3,463,518	3,946,447	4,785,011	5,438,989

Hidden Springs SEWER Company, LLC

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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
Electronics										
	Office Equipment, Electronics & Fur	Filter Buildin	Office Equi	06/01/2013	\$ 2,400.00	1 Allowanc	\$ 2,400	10:00	0:05	\$ 2,434
							2,400			2,434
Fencing										
	Fencing - Chain Link 6'	Lagoon Cells	ChainLinkF	06/01/1997	\$ 15.00	5,187 Linear F	\$ 77,805	60:00	34:05	\$ 254,216
	Fencing - Composite	Phase 8 Lift	Trex Fencin	06/01/2008	35.00	158 Linear F	5,530	30:00	15:05	9,398
							83,335			263,615
Mechanical Equipment										
	+Capital Improvement - Additional	Filter Buildin	Add Blowe		\$ 80,000.00	1 Lump Sum	\$ 80,000	2:00	1:05	\$ 83,995
	+Capital Improvement - Additional	Filter Buildin	Add Blowe		80,000.00	1 Lump Sum	80,000	2:00	1:05	83,995
	+Capital Improvement - Emergency	Main Lift Sta	PowerSwit		6,000.00	1 Lump Sum	6,000	2:00	1:05	6,299
	+Capital Improvement - Generator	Main Lift Sta	Generator		30,000.00	1 Lump Sum	30,000	2:00	1:05	31,498
	+Capital Improvement - Sand Filter	Filter Buildin	SandFilterE		1,000.00	944.59 Factor	944,590	2:00	0:05	958,227
	+Capital Improvement - Sand Filter	Filter Buildin	SandFilterE		1,000.00	320.1 Factor	320,100	2:00	1:05	336,086
	+Capital Improvement - SCADA Upg	Filter Buildin	SCADA Upg		50,000.00	1 Lump Sum	50,000	2:00	1:05	52,497
	Air Compressors	Filter Buildin	Quincey Co	06/01/2017	1,500.00	2 Factor	3,000	10:00	4:05	3,492
	Air Compressors	Filter Buildin	Roots Com	06/01/2021	1,500.00	13.34 Factor	20,010	20:00	18:05	37,704
	Blower	Filter Buildin	60HP Root	06/01/2022	10,000.00	3.9 Factor	39,000	20:00	19:05	76,060
	Blower	Filter Buildin	60HP Root	06/01/2022	10,000.00	3.9 Factor	39,000	20:00	19:05	76,060
	Blower	Filter Buildin	Kaeser #3	06/01/2017	10,000.00	4 Factor	40,000	20:00	14:05	65,682
	Blower	Filter Buildin	1.5HP Root	06/01/2017	10,000.00	0.38 Factor	3,800	10:00	4:05	4,423
	Blower	Filter Buildin	1.5HP Root	06/01/2017	10,000.00	0.38 Factor	3,800	10:00	4:05	4,423
	Blower	Filter Buildin	Blower Rep	06/01/2021	10,000.00	0.1 Factor	1,000	10:00	8:05	1,335
	Controllers - Chlorine Analyzer	Filter Buildin	ChlorineAn	06/01/2022	4,500.00	1 Each	4,500	5:00	4:05	5,238
	Controllers - Filter Controls	Filter Buildin	Controller	06/01/1997	60,000.00	1 Each	60,000	30:00	4:05	69,845
	Controllers - Flow Meter	Filter Buildin	Filter Flow	06/01/2017	4,000.00	3 Factor	12,000	9:00	3:05	13,496
	Controllers - Flow Meter	Main Lift Sta	Lift FlowM	06/01/2017	4,000.00	1 Factor	4,000	11:00	5:05	4,819
	Controllers - Flow Meter	Main Lift Sta	Booster Flo	06/01/2017	4,000.00	2 Factor	8,000	11:00	5:05	9,638
	Controllers - Flow Meter	Filter Buildin	New Flow	06/01/2022	4,000.00	3 Factor	12,000	10:00	9:05	16,590
	Controllers - Liquid Level Sensor	Main Lift Sta	Lift HydroR	06/01/2017	1,500.00	10.67 Factor	16,005	10:00	4:05	18,631
	Controllers - Liquid Level Sensor	Phase 8 Lift	Ph8 Hydro	06/01/2017	1,500.00	4.34 Factor	6,510	10:00	4:05	7,578
	Controllers - Turbidimeter	Filter Buildin	Turbidimet	06/01/2022	4,500.00	1 Each	4,500	7:00	6:05	5,611
	Controllers - VFDs	Lagoon Cells	Cell 3 VFD	06/01/2022	2,500.00	6 Factor	15,000	10:00	9:05	20,738
	Controllers - VFDs	Lagoon Cells	Cell 3A VF	06/01/2022	2,500.00	6 Factor	15,000	10:00	9:05	20,738
	Controllers - VFDs	Filter Buildin	AerBlower	06/01/2022	2,500.00	4 Factor	10,000	10:00	9:05	13,825
	Controllers - VFDs	Filter Buildin	FlocTankM	06/01/2012	2,500.00	2 Factor	5,000	15:00	4:05	5,820
	Controllers - VFDs	Main Lift Sta	LiftStation	06/01/2012	2,500.00	1 Factor	2,500	15:00	4:05	2,910
	Grinder	Main Lift Sta	Muffin Mo	06/01/2019	20,000.00	0.3 Factor	6,000	12:00	8:05	8,014
	Grinder	Main Lift Sta	Muffin Mo	06/01/2019	20,000.00	0.7 Factor	14,000	12:00	8:05	18,701
	Hand Crane	Filter Buildin	Hand Cran	06/01/2020	2,500.00	1 Each	2,500	20:00	17:05	4,551
	Mixer	Filter Buildin	Flash Mixe	06/01/2017	7,500.00	1 Each	7,500	12:00	6:05	9,352
	Mixer	Filter Buildin	Floc Tank	06/01/2017	7,500.00	1 Each	7,500	12:00	6:05	9,352
	Pump	Lagoon Cells	20HP Barg	06/01/2013	1,000.00	5 Factor	5,000	11:00	1:05	5,249
	Pump	Lagoon Cells	20HP Barg	06/01/2015	1,000.00	5 Factor	5,000	8:00	0:05	5,072
	Pump	Lagoon Cells	StorageTan	06/01/2021	1,000.00	5.5 Factor	5,500	10:00	8:05	7,347
	Pump	Filter Buildin	1HP Irrig P	06/01/2017	1,000.00	15 Factor	15,000	10:00	4:05	17,461
	Pump	Filter Buildin	0.5HP Che	06/01/2017	1,000.00	0.7 Factor	700	10:00	4:05	814
	Pump	Filter Buildin	7.5HP Back	06/01/2013	1,000.00	5.5 Factor	5,500	11:00	1:05	5,774
	Pump	Filter Buildin	7.5HP Back	06/01/2013	1,000.00	5.5 Factor	5,500	11:00	1:05	5,774

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Pump	Filter Buildin	0.5HP Mud	06/01/2013	1,000.00	3 Factor	3,000	11:00	1:05	3,149
Pump	Filter Buildin	0.5HP Mud	06/01/2013	1,000.00	3 Factor	3,000	11:00	1:05	3,149

Hidden Springs SEWER Company, LLC

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Item Parameters - Detail

Subcategory				Service				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost	
Pump	Filter Buildin	15HP Recir	06/01/2013	\$ 1,000.00	8 Factor	\$ 8,000	11:00	1:05	\$ 8,399	
Pump	Filter Buildin	Grunfos CL	06/01/2013	1,000.00	5 Factor	5,000	10:00	0:05	5,072	
Pump	Main Lift Sta	20HP Boos	06/01/2013	1,000.00	3 Factor	3,000	11:00	1:05	3,149	
Pump	Main Lift Sta	20HP Boos	06/01/2018	1,000.00	3 Factor	3,000	8:00	3:05	3,374	
Pump	Main Lift Sta	85HP Wet	06/01/2021	1,000.00	42.8 Factor	42,800	8:00	6:05	53,371	
Pump	Main Lift Sta	85HP Wet	06/01/2013	1,000.00	42.8 Factor	42,800	11:00	1:05	44,937	
Pump	Phase 8 Lift	Fuel Injct P	06/01/2017	1,000.00	5 Factor	5,000	10:00	4:05	5,820	
Pump	Phase 8 Lift	16.8HP Pha	06/01/2016	1,000.00	12 Factor	12,000	8:00	1:05	12,599	
Pump	Phase 8 Lift	16.8HP Pha	06/01/2016	1,000.00	12 Factor	12,000	8:00	1:05	12,599	
Sand Filter Rehab	Filter Buildin	Filter Reha	06/01/2022	3,500.00	3 Lump Sum	10,500	5:00	4:05	12,222	
Sand Filter Rehab	Filter Buildin	NewFilter	06/01/2022	3,500.00	1 Lump Sum	3,500	5:00	4:05	4,074	
Sand Replacement	Filter Buildin	Filter Sand	06/01/2021	10,000.00	1 Lump Sum	10,000	5:00	3:05	11,247	
Sand Replacement	Filter Buildin	NewFilter S	06/01/2022	10,000.00	0.33 Lump Sum	3,300	5:00	4:05	3,841	
						2,081,915			2,321,743	
Plumbing										
Valves - Diversion	Filter Buildin	6in Auto V	06/01/2002	\$ 8,000.00	1 Each	\$ 8,000	21:00	0:05	\$ 8,115	
Valves - Diversion	Filter Buildin	6in Auto V	06/01/2005	8,000.00	1 Each	8,000	21:00	3:05	8,997	
Valves - Diversion	Filter Buildin	Auto Valve	06/01/2020	8,000.00	0.15 Each	1,200	3:00	0:05	1,217	
Valves - Diversion	Filter Buildin	Bray Auto	06/01/2010	8,000.00	1 Each	8,000	20:00	7:05	10,325	
						25,200			28,655	
Pond										
Pond Liner	Lagoon Cells	Cell 1	06/01/1998	\$ 1.10	47,000 Square F	\$ 51,700	39:00	14:05	\$ 84,894	
Pond Liner	Lagoon Cells	Cell 1-A	06/01/2007	1.10	47,000 Square F	51,700	40:00	24:05	119,752	
Pond Liner	Lagoon Cells	Cell 2	06/01/1998	1.10	40,500 Square F	44,550	39:00	14:05	73,153	
Pond Liner	Lagoon Cells	Cell 3	06/01/1998	1.10	158,500 Square	174,350	39:00	14:05	286,293	
Pond Liner	Lagoon Cells	Cell 3-A	06/01/2007	1.10	185,000 Square	203,500	40:00	24:05	471,365	
Pond Liner Repair	Lagoon Cells	Liner Repai	06/01/2020	1,500.00	5 Allowanc	7,500	10:00	7:05	9,679	
Pond Sludge Removal (Dredging)	Lagoon Cells	Cell 1 Dred	06/01/2019	110,000.00	1 Factor	110,000	10:00	6:05	137,170	
Pond Sludge Removal (Dredging)	Lagoon Cells	Cell 1A Dre	06/01/2019	110,000.00	1 Factor	110,000	10:00	6:05	137,170	
Pond Sludge Removal (Dredging)	Lagoon Cells	Cell 2 Dred	06/01/2019	110,000.00	1 Factor	110,000	10:00	6:05	137,170	
Pond Sludge Removal (Dredging)	Lagoon Cells	Cell 3 Dred	06/01/2013	110,000.00	3.46 Factor	380,600	10:00	0:05	386,094	
Pond Sludge Removal (Dredging)	Lagoon Cells	Cell 3A Dre	06/01/2013	110,000.00	3.46 Factor	380,600	10:00	0:05	386,094	
						1,624,500			2,228,840	
Structural Repairs										
Building Rehab - Filter Building	Filter Buildin	Building Re	06/01/1997	\$ 15,000.00	1 Allowanc	\$ 15,000	40:00	14:05	\$ 24,630	
Roofing - 30-yr Compositional	Main Lift Sta	LiftStation	06/01/1997	350.00	11 Squares	3,850	30:00	4:05	4,481	
						18,850			29,112	
Testing & Reports										
Annual Land Application Report	Common Ar	LandApplc	06/01/2022	\$ 5,000.00	1 Lump Sum	\$ 5,000	1:00	0:05	\$ 5,072	
Engineering Studies - Misc	Common Ar	Misc Engr S	06/01/2022	5,500.00	1 Lump Sum	5,500	1:00	0:05	5,579	
Groundwater Sampling	Common Ar	Groundwtr	06/01/2022	1,900.00	2 Lump Sum	3,800	1:00	0:05	3,854	
Pond Liner Seepage Test	Lagoon Cells	Cell 1, 1A,	06/01/2020	19,000.00	2 Factor	38,000	10:00	7:05	49,044	
Pond Liner Seepage Test	Lagoon Cells	Cell 3A	06/01/2022	19,000.00	1 Factor	19,000	10:00	9:05	26,268	
Pond Liner Seepage Test	Lagoon Cells	Cell 3	06/01/2019	19,000.00	1 Factor	19,000	10:00	6:05	23,693	
Re-Use Permit Application	Common Ar	ReusePerm	06/01/2019	11,500.00	1 Lump Sum	11,500	10:00	6:05	14,340	
Wastewater Facility Plan	Common Ar	Wstwtr Fac	06/01/2020	43,000.00	1 Lump Sum	43,000	10:00	7:05	55,497	
						144,800			183,351	

Hidden Springs SEWER Company, LLC

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Item Parameters - Detail

Subcategory			Service				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Utility Infrastructure									
Utility Infrastructure	Common Ar	HSTA Rlf V	06/01/2017	\$ 1,000.00	13.2 Factor	\$ 13,200	10:00	4:05	\$ 15,365
Utility Infrastructure	Common Ar	HSTA Lines	06/01/2020	1,000.00	27.68 Factor	27,680	5:00	2:05	30,079
Utility Infrastructure	Common Ar	HSTA Lines	06/01/2021	1,000.00	26 Factor	26,000	5:00	3:05	29,242
Utility Infrastructure	Common Ar	HSTA Lines	06/01/2020	1,000.00	14.03 Factor	14,030	5:00	2:05	15,246
Utility Infrastructure	Common Ar	HSTA Lines	06/01/2022	1,000.00	29.2 Factor	29,200	5:00	4:05	33,991
Utility Infrastructure	Common Ar	HSTA Repai	06/01/2022	1,000.00	5 Factor	5,000	1:00	0:05	5,072
Water Storage Tank	Lagoon Cells	Water Tan	06/01/1997	15,000.00	1 Allowanc	15,000	29:00	3:05	16,870
						130,110			145,869
Vehicle									
Boat	Lagoon Cells	Boat Repla	06/01/2019	\$ 2,000.00	1 Each	\$ 2,000	10:00	6:05	\$ 2,494
						2,000			2,494
						4,113,110			5,206,117

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Item Parameters - Full Detail

+Capital Improvement - Additional Blowers

Item Number	55	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Materials	Basis Cost	80,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Add Blower		06/01/2024	1:05	2:00	1	80,000.00	83,995.40
Filter Building	Add Blower		06/01/2024	1:05	2:00	1	80,000.00	83,995.40
							160,000.00	167,990.80

Comments

This component funds the addition of two blowers in the main filter building.

Data provided by OMCS.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

+Capital Improvement - Emergency Power Switch Gear

Item Number	53	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Interior - Equipment	Basis Cost	6,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Lift Stati	PowerSwitch		06/01/2024	1:05	2:00	1	6,000.00	6,299.65
							6,000.00	6,299.65

Comments

This component funds replacement of the Emergency Power Switch Gear at the Main Lift Station. Estimated cost provided by BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



Item Parameters - Full Detail

+Capital Improvement - Generator

Item Number	52	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Interior - Equipment	Basis Cost	30,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Lift Stati	Generator Rep		06/01/2024	1:05	2:00	1	30,000.00	31,498.27
							30,000.00	31,498.27

Comments

This component funds replacement of the Kohler generator at the Main Lift Station. Estimated cost provided by BOD.

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Item Parameters - Full Detail

+Capital Improvement - Sand Filter Expansion

Item Number	30	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Materials	Basis Cost	1,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	SandFilterExp		06/01/2023	0:05	2:00	944.59	944,590.00	958,227.19
Filter Building	SandFilterExp		06/01/2024	1:05	2:00	320.1	320,100.00	336,086.58
							1,264,690.00	1,294,313.77

Comments

This component funds the addition of one sand filter bed to the existing filtration system, including blower relocation and additional blowers, building concrete, mechanical piping, electrical equipment, instrumentation and controls, construction contingency, engineering, and additional services, as outlined in the price breakdown provided by Mountain Waterworks.

This component and subsequent count runs in conjunction with *Sand Replacement* and *Sand Filter Rehab*.

Per data provided by the BOD, the line item for 2023 includes \$16,210 for blowers, \$181,482 for the sand filter expansion itself, and \$746,900 in engineering. The line item for 2024 includes \$320,100 for engineering alone.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

+Capital Improvement - SCADA Upgrade

Item Number	32	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	2 Years
Category	Exterior - Materials	Basis Cost	50,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	SCADA Upgrad		06/01/2024	1:05	2:00	1	50,000.00	52,497.12
							50,000.00	52,497.12

Comments

This component funds a full rehab in the filter building to upgrade existing Supervisor Control and Data Acquisition equipment, as directed by BOD.

Data provided by OMCS.

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Item Parameters - Full Detail

Air Compressors

Item Number	19	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Quincey Comp	06/01/2017	06/01/2027	4:05	10:00	2	3,000.00	3,492.27
Filter Building	Roots Compre	06/01/2021	06/01/2041	18:05	20:00	13.34	20,010.00	37,704.96
							23,010.00	41,197.23

Comments

This component replaces the Quincey (2) and Roots (2) air compressor systems. **The Quantity for each line item represents a factor of the Basis Cost**, in order for the Current Cost to match that provided by BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Annual Land Application Report

Item Number	47	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	1 Year
Category	Exterior - 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
Common Area	LandApplicRep	06/01/2022	06/01/2023	0:05	1:00	1	5,000.00	5,072.19
							5,000.00	5,072.19

Comments

This component funds the annual land application report. Data provided by BOD.

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Item Parameters - Full Detail

Blower

Item Number	5	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	60HP Roots #1	06/01/2022	06/01/2042	19:05	20:00	3.9	39,000.00	76,060.01
Filter Building	60HP Roots #2	06/01/2022	06/01/2042	19:05	20:00	3.9	39,000.00	76,060.01
Filter Building	Kaeser #3	06/01/2017	06/01/2037	14:05	20:00	4	40,000.00	65,682.55
Filter Building	1.5HP Roots #	06/01/2017	06/01/2027	4:05	10:00	0.38	3,800.00	4,423.54
Filter Building	1.5HP Roots #	06/01/2017	06/01/2027	4:05	10:00	0.38	3,800.00	4,423.54
Filter Building	Blower Repair	06/01/2021	06/01/2031	8:05	10:00	0.1	1,000.00	1,335.82
							126,600.00	227,985.47

Comments

This component replaces the blowers of the waste water system. Prices extrapolated from 2009 inventory schedule. Counts are approximate by NSR.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

Boat								
Item Number		33			Measurement Basis			Each
Type		Common Area			Estimated Useful Life			10 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
Lagoon Cells	Boat Replace	06/01/2019	06/01/2029	6:05	10:00	1	2,000.00	2,494.00
							2,000.00	2,494.00

Comments

This component replaces the boat. Counts are approximate by NSR.

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Item Parameters - Full Detail

Building Rehab - Filter Building

Item Number	41	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	30 Years
Category	Interior - Materials	Basis Cost	15,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Building Reha	06/01/1997	06/01/2037	14:05	40:00	1	15,000.00	24,630.96
							15,000.00	24,630.96

Comments

This component is an allowance to perform a full renovation, updating and/or replacement of various materials, effectively replacing or refurbishing the flooring, paint, decor, equipment, etc.

This includes but is not limited to rehab of the bathroom and roofing.

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Item Parameters - Full Detail

Controllers - Chlorine Analyzer

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 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
Filter Building	ChlorineAnaly	06/01/2022	06/01/2027	4:05	5:00	1	4,500.00	5,238.40
							4,500.00	5,238.40

Comments

This component replaces the chlorine analyzer unit. Counts are approximate by NSR.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

Controllers - Filter Controls

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Interior - Equipment	Basis Cost	60,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Controller Rpl	06/01/1997	06/01/2027	4:05	30:00	1	60,000.00	69,845.40
							60,000.00	69,845.40

Comments

This component provides funds for replacement of the main filter VFD/controller unit. Counts are approximate by NSR.

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Item Parameters - Full Detail

Controllers - Flow Meter

Item Number	24	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 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
Filter Building	Filter FlowMet	06/01/2017	06/01/2026	3:05	9:00	3	12,000.00	13,496.70
Main Lift Stati	Lift FlowMeter	06/01/2017	06/01/2028	5:05	11:00	1	4,000.00	4,819.33
Main Lift Stati	Booster Flow	06/01/2017	06/01/2028	5:05	11:00	2	8,000.00	9,638.66
Filter Building	New FlowMet	06/01/2022	06/01/2032	9:05	10:00	3	12,000.00	16,590.88
							36,000.00	44,545.57

Comments

This component funds the replacement of the flow meters. The Quantity for each line item represents a factor of the Basis Cost, in order to produce the Current Cost provided by BOD.

A line item has been added to reflect the flow meter installed as part of expansions in 2022.

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Item Parameters - Full Detail

Controllers - Liquid Level Sensor

Item Number	6	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Lift Stati	Lift HydroRang	06/01/2017	06/01/2027	4:05	10:00	10.67	16,005.00	18,631.26
Phase 8 Lift St	Ph8 HydroRan	06/01/2017	06/01/2027	4:05	10:00	4.34	6,510.00	7,578.23
							22,515.00	26,209.49

Comments

This component replaces the liquid level sensors that regulate the waste water system pump/blower. The Quantity for each line item represents a factor of the Basis Cost in order to produce the Current Cost provided by BOD.

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Item Parameters - Full Detail

Controllers - Turbidimeter

Item Number	7	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 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
Filter Building	Turbidimeter	06/01/2022	06/01/2029	6:05	7:00	1	4,500.00	5,611.51
							4,500.00	5,611.51

Comments

This component funds the replacement of the turbidity meter. Counts are approximate by NSR.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

Controllers - VFDs

Item Number	14	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 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
Lagoon Cells	Cell 3 VFD	06/01/2022	06/01/2032	9:05	10:00	6	15,000.00	20,738.61
Lagoon Cells	Cell 3A VFD	06/01/2022	06/01/2032	9:05	10:00	6	15,000.00	20,738.61
Filter Building	AerBlower#3	06/01/2022	06/01/2032	9:05	10:00	4	10,000.00	13,825.74
Filter Building	FlocTankMix V	06/01/2012	06/01/2027	4:05	15:00	2	5,000.00	5,820.45
Main Lift Stati	LiftStation VF	06/01/2012	06/01/2027	4:05	15:00	1	2,500.00	2,910.22
							47,500.00	64,033.63

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 SEWER Company, LLC

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Item Parameters - Full Detail

Engineering Studies - Misc

Item Number	50	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	1 Year
Category	Exterior - Materials	Basis Cost	5,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Misc Engr Stud	06/01/2022	06/01/2023	0:05	1:00	1	5,500.00	5,579.40
							5,500.00	5,579.40

Comments

This component funds miscellaneous engineering studies, as provided by BOD.

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Item Parameters - Full Detail

Fencing - Chain Link 6'

Item Number	1	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	60 Years
Category	Exterior - Materials	Basis Cost	15.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	ChainLinkFenc	06/01/1997	06/01/2057	34:05	60:00	5,187	77,805.00	254,216.97
							77,805.00	254,216.97

Comments

This component replaces the 6' chain link fencing surrounding the lagoon cells. The fencing may extend beyond the scope of this study due to its low maintenance nature and/or location. However, it was included here for replacement as it represents a significant amount to fund should the need or desire require its replacement. Measurements are approximate by NSR.

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Item Parameters - Full Detail

Fencing - Composite

Item Number	26	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	35.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 8 Lift St	Trex Fencing	06/01/2008	06/01/2038	15:05	30:00	158	5,530.00	9,398.43
							5,530.00	9,398.43

Comments

This component replaces the Trex composite fencing surrounding the Phase 8 Lift Station. The Basis Cost includes removal and disposal of old fencing material. Measurements are approximate by NSR.

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Item Parameters - Full Detail

Grinder

Item Number	25	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	8 Years
Category	Interior - Equipment	Basis Cost	20,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Lift Stati	Muffin Monst	06/01/2019	06/01/2031	8:05	12:00	0.3	6,000.00	8,014.92
Main Lift Stati	Muffin Monst	06/01/2019	06/01/2031	8:05	12:00	0.7	14,000.00	18,701.48
							20,000.00	26,716.40

Comments

This component replaces the Muffin Monster grinder and motor, in two separate line items. Pricing provided by BOD.

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Item Parameters - Full Detail

Groundwater Sampling

Item Number	49	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	1 Year
Category	Exterior - Materials	Basis Cost	1,900.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	GroundwtrSa	06/01/2022	06/01/2023	0:05	1:00	2	3,800.00	3,854.86
							3,800.00	3,854.86

Comments

This component funds twice-annual groundwater sampling. Data provided by BOD.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

Hand Crane								
Item Number		38			Measurement Basis			Each
Type		Common Area			Estimated Useful Life			20 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
Filter Building	Hand Crane	06/01/2020	06/01/2040	17:05	20:00	1	2,500.00	4,551.46
							2,500.00	4,551.46

Comments

This component provides funds to maintain, replace, and repair the Air Technical hand crane. Pricing provided by BOD.

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Item Parameters - Full Detail

Mixer

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	7,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Flash Mixer	06/01/2017	06/01/2029	6:05	12:00	1	7,500.00	9,352.52
Filter Building	Floc Tank Mix	06/01/2017	06/01/2029	6:05	12:00	1	7,500.00	9,352.52
							15,000.00	18,705.04

Comments

This component replaces the Lightnin flocculation tank mixers. Pricing provided by BOD.

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Item Parameters - Full Detail

Office Equipment, Electronics & Furniture

Item Number	40	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8 Years
Category	Interior - Equipment	Basis Cost	2,400.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Office Equipm	06/01/2013	06/01/2023	0:05	10:00	1	2,400.00	2,434.65
							2,400.00	2,434.65

Comments

This component provides funds to replace office equipment and furniture including laptops, printers, computer desks, filing cabinets, storage cabinets and other furniture.

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Item Parameters - Full Detail

Pond Liner

Item Number	9	Measurement Basis	Square F
Type	Common Area	Estimated Useful Life	40 Years
Category	Exterior - Equipment	Basis Cost	1.10
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	Cell 1	06/01/1998	06/01/2037	14:05	39:00	47,000	51,700.00	84,894.70
Lagoon Cells	Cell 1-A	06/01/2007	06/01/2047	24:05	40:00	47,000	51,700.00	119,752.36
Lagoon Cells	Cell 2	06/01/1998	06/01/2037	14:05	39:00	40,500	44,550.00	73,153.94
Lagoon Cells	Cell 3	06/01/1998	06/01/2037	14:05	39:00	158,500	174,350.00	286,293.83
Lagoon Cells	Cell 3-A	06/01/2007	06/01/2047	24:05	40:00	185,000	203,500.00	471,365.68
							525,800.00	1,035,460.51

Comments

This component replaces the effluent pond liner with an 80 mil High Density Polyethylene (HDPE) liner. The Basis Cost includes removal and disposal of the old liner, prep work and installation of the new liner including re-installing any fittings and other covering work.

This product is UV-resistant and therefore does not require protection from the sunlight. Over time it may become somewhat brittle so foot traffic and other contact should be avoided if possible. The liner comes on rolls 22 feet wide and can be welded and repaired as needed. Extra size is allowed for the pond depth and to extend over the high water line into a shallow anchoring trench for securing the liner edges. Measurements are approximate by NSR and should include the allowances described above.

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Item Parameters - Full Detail

Pond Liner Repair

Item Number	12	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Equipment	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	Liner Repair	06/01/2020	06/01/2030	7:05	10:00	5	7,500.00	9,679.86
							7,500.00	9,679.86

Comments

This component repairs the effluent pond HDPE liner. NSR pricing includes travel, labor, and all prep work for repair and/or installation of any fittings. NSR recommends that repairs be scheduled in conjunction with the required 10 year Seepage Test which is outlined in a separate component.

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Item Parameters - Full Detail

Pond Liner Seepage Test

Item Number	13	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Materials	Basis Cost	19,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	Cell 1, 1A, 2	06/01/2020	06/01/2030	7:05	10:00	2	38,000.00	49,044.60
Lagoon Cells	Cell 3A	06/01/2022	06/01/2032	9:05	10:00	1	19,000.00	26,268.90
Lagoon Cells	Cell 3	06/01/2019	06/01/2029	6:05	10:00	1	19,000.00	23,693.04
							76,000.00	99,006.54

Comments

This component funds the regulatory required 10 Year Seepage Test and the associated engineering work. Repairs are included as a separate component. The Quantity is a factor of the Basis Cost.

Pricing provided by BOD. Data provided by OMCS.

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Item Parameters - Full Detail

Pond Sludge Removal (Dredging)

Item Number	17	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Materials	Basis Cost	110,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	Cell 1 Dredge	06/01/2019	06/01/2029	6:05	10:00	1	110,000.00	137,170.25
Lagoon Cells	Cell 1A Dredge	06/01/2019	06/01/2029	6:05	10:00	1	110,000.00	137,170.25
Lagoon Cells	Cell 2 Dredge	06/01/2019	06/01/2029	6:05	10:00	1	110,000.00	137,170.25
Lagoon Cells	Cell 3 Dredge	06/01/2013	06/01/2023	0:05	10:00	3.46	380,600.00	386,094.78
Lagoon Cells	Cell 3A Dredge	06/01/2013	06/01/2023	0:05	10:00	3.46	380,600.00	386,094.78
							1,091,200.00	1,183,700.31

Comments

This component provides funds for removal of sludge from the lagoon cells.
The Quantity is a factor of the Basis Cost.

Data provided by Mountain Waterworks and BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Pump

Item Number	18	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	8 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
Lagoon Cells	20HP Barge #1	06/01/2013	06/01/2024	1:05	11:00	5	5,000.00	5,249.71
Lagoon Cells	20HP Barge #2	06/01/2015	06/01/2023	0:05	8:00	5	5,000.00	5,072.19
Lagoon Cells	StorageTankP	06/01/2021	06/01/2031	8:05	10:00	5.5	5,500.00	7,347.01
Filter Building	1HP Irrig Pum	06/01/2017	06/01/2027	4:05	10:00	15	15,000.00	17,461.35
Filter Building	0.5HP Chem F	06/01/2017	06/01/2027	4:05	10:00	0.7	700.00	814.86
Filter Building	7.5HP Backws	06/01/2013	06/01/2024	1:05	11:00	5.5	5,500.00	5,774.68
Filter Building	7.5HP Backws	06/01/2013	06/01/2024	1:05	11:00	5.5	5,500.00	5,774.68
Filter Building	0.5HP Mudwel	06/01/2013	06/01/2024	1:05	11:00	3	3,000.00	3,149.83
Filter Building	0.5HP Mudwel	06/01/2013	06/01/2024	1:05	11:00	3	3,000.00	3,149.83
Filter Building	15HP Recirc CL	06/01/2013	06/01/2024	1:05	11:00	8	8,000.00	8,399.54
Filter Building	Grunfos CL2Pu	06/01/2013	06/01/2023	0:05	10:00	5	5,000.00	5,072.19
Main Lift Stati	20HP Booster	06/01/2013	06/01/2024	1:05	11:00	3	3,000.00	3,149.83
Main Lift Stati	20HP Booster	06/01/2018	06/01/2026	3:05	8:00	3	3,000.00	3,374.17
Main Lift Stati	85HP WetWell	06/01/2021	06/01/2029	6:05	8:00	42.8	42,800.00	53,371.70
Main Lift Stati	85HP WetWell	06/01/2013	06/01/2024	1:05	11:00	42.8	42,800.00	44,937.54
Phase 8 Lift St	Fuel Injct Pum	06/01/2017	06/01/2027	4:05	10:00	5	5,000.00	5,820.45
Phase 8 Lift St	16.8HP Phase	06/01/2016	06/01/2024	1:05	8:00	12	12,000.00	12,599.31
Phase 8 Lift St	16.8HP Phase	06/01/2016	06/01/2024	1:05	8:00	12	12,000.00	12,599.31
							181,800.00	203,118.18

Comments

This component funds the replacement of various pumps throughout the property. The Quantity is a factor of the Basis Cost.

Data provided by OMCS and BOD.

Hidden Springs SEWER Company, LLC

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Item Parameters - Full Detail

Re-Use Permit Application

Item Number	48	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Materials	Basis Cost	11,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	ReusePermitA	06/01/2019	06/01/2029	6:05	10:00	1	11,500.00	14,340.53
							11,500.00	14,340.53

Comments

This component funds the re-use permit application. Data provided by BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Roofing - 30-yr Compositional

Item Number	45	Measurement Basis	Squares
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior - Materials	Basis Cost	350.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Main Lift Stati	LiftStationRoo	06/01/1997	06/01/2027	4:05	30:00	11	3,850.00	4,481.75
							3,850.00	4,481.75

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. Counts are approximate by NSR.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Sand Filter Rehab

Item Number	36	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5 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
Filter Building	Filter Rehab	06/01/2022	06/01/2027	4:05	5:00	3	10,500.00	12,222.94
Filter Building	NewFilter Reh	06/01/2022	06/01/2027	4:05	5:00	1	3,500.00	4,074.31
							14,000.00	16,297.25

Comments

This component provides funds to rehab the coating of the sand filters.

An additional line item is included to represent future rehab of the new sand filter bed to be installed, as outlined in *+Capital Improvement - Additional Filter Bed*.

Data provided by OMCS.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Sand Replacement

Item Number	35	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5 Years
Category	Interior - Materials	Basis Cost	10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	Filter Sand Rpl	06/01/2021	06/01/2026	3:05	5:00	1	10,000.00	11,247.25
Filter Building	NewFilter San	06/01/2022	06/01/2027	4:05	5:00	0.33	3,300.00	3,841.50
							13,300.00	15,088.75

Comments

This component provides funds to replace the filter sand on a regular basis, including removal and disposal of existing sand.

An additional line item is included to represent sand replacement for the new filter bed scheduled to be installed, as outlined in *+Capital Improvement - Additional Filter Bed*. I.E. line item #1 represents the three existing filters, and line item #2 represents the one future additional filter.

Data provided by OMCS.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Utility Infrastructure

Item Number	42	Measurement Basis	Factor
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Materials	Basis Cost	1,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	HSTA Rlf Valve	06/01/2017	06/01/2027	4:05	10:00	13.2	13,200.00	15,365.99
Common Area	HSTA Lines 1,2	06/01/2020	06/01/2025	2:05	5:00	27.68	27,680.00	30,079.59
Common Area	HSTA Lines 3,4	06/01/2021	06/01/2026	3:05	5:00	26	26,000.00	29,242.84
Common Area	HSTA Lines 5	06/01/2020	06/01/2025	2:05	5:00	14.03	14,030.00	15,246.27
Common Area	HSTA Lines 6,8	06/01/2022	06/01/2027	4:05	5:00	29.2	29,200.00	33,991.43
Common Area	HSTA Repairs	06/01/2022	06/01/2023	0:05	1:00	5	5,000.00	5,072.19
							115,110.00	128,998.31

Comments

This component provides funds to maintain and repair the utility infrastructure, divided into the following line items: #1 represents replacement of the vacuum pressure relief valves (3); #2-5 represent line cleaning and inspections for the various phases of HSTA; #6 represents system line and manhole repairs.

Data provided by BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



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Item Parameters - Full Detail

Valves - Diversion

Item Number	46	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Interior - Equipment	Basis Cost	8,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Filter Building	6in Auto Valve	06/01/2002	06/01/2023	0:05	21:00	1	8,000.00	8,115.50
Filter Building	6in Auto Valve	06/01/2005	06/01/2026	3:05	21:00	1	8,000.00	8,997.80
Filter Building	Auto Valve Mn	06/01/2020	06/01/2023	0:05	3:00	0.15	1,200.00	1,217.32
Filter Building	Bray Auto Valv	06/01/2010	06/01/2030	7:05	20:00	1	8,000.00	10,325.18
							25,200.00	28,655.80

Comments

This component replaces the automatic valves. Specifically, the first two line items replace the 6-inch electric auto valves which control the flow of water back to the lagoon process or storage tank, the third line items maintains these valves on an ongoing basis, and the fourth line item replaces the Bray automatic valve.

Data provided by OMCS.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Wastewater Facility Plan

Item Number	51	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior - Materials	Basis Cost	43,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Wstwr Fac Pl	06/01/2020	06/01/2030	7:05	10:00	1	43,000.00	55,497.84
							43,000.00	55,497.84

Comments

This component funds the wastewater facility plan, as provided by BOD.

Hidden Springs SEWER Company, LLC

Analysis Date - January 1, 2023



Item Parameters - Full Detail

Water Storage Tank

Item Number	22	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Exterior - Equipment	Basis Cost	15,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon Cells	Water Tank M	06/01/1997	06/01/2026	3:05	29:00	1	15,000.00	16,870.87
							15,000.00	16,870.87

Comments

This component maintains and repairs the water storage tank, as needed. It is anticipated that the useful life of the tank as a whole will extend beyond the scope of this study.



Hidden Springs Sewer Company, LLC

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.

- Aerators - this component is funded from the annual operating budget.
- Generator replacement at the Secondary Lift Station - the life of this component extends beyond the scope of this study.
- Irrigation wheel lines - the life of this component extends beyond the scope of this study.
- Utility Infrastructure items for CRTA - these items were removed at the direction of the BOD.
- Water Storage Tank replacement - the life of this component extends beyond the scope of this study.





Glossary of Reserve Study Terms

Hidden Springs Sewer Company, LLC
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.