

TO: Kevin Kundert
FROM: Brad Hammerquist
DATE: June 12, 2017
JOB NO.: 4716.002
RE: FCWSD Water and Sewer System Costs
CC: Martin Gagnon, Susan Swimley

Urgent For Review Please Comment Please Reply For Your Use

Kevin,

The FCWSD requested that Morrison-Maierle assist in determining the total annual cost of owning, operating, maintaining, and replacing the Elk Grove water and sewer systems. The purpose is to compare the annual revenue generated by the current Elk Grove Water and Sewer fees with the overall annual cost of the systems. Additionally, the impacts of Elk Grove annexation on cost and revenue are considered. This memo describes the methodology used to determine the costs and provides a summary of the information.

Methodology

This analysis is limited to cost and revenue to support current users. Costs associated with capacity improvements and revenue generated from capacity fees and potential future annexations are not considered. In addition to evaluating the cost and revenue of the Elk Grove water and sewer systems, the cost and revenue for the rest of the District are evaluated to see how cost distribution could be affected by annexation of Elk Grove.

Total annual cost consists of the following components which are described in greater detail below:

- Operation and Maintenance
- Capital Maintenance Projects
- Asset Replacement
- Capital Projects

Total annual revenue consists of the following components:

- Water and Sewer user charges
- Late fees and reimbursements

Operation and Maintenance include costs associated with items such as salaries, vehicles, insurance, loan payments, utilities, professional services, and minor system repairs. These costs are taken from the FCWSD FY 2016-2017 Budget and are assumed to be similar in future years. Water costs are those that are solely related to the Elk Grove or District water systems. Sewer costs are split 28/72 between Elk Grove and the rest of the District to match the proportion of wastewater flow contributed from each area.

Capital Maintenance Projects include costs for smaller maintenance projects and consulting fees. These costs are per the FY 2016-2017 Budget and are assumed to be similar in future years. They include projects such as the installation of Elk Grove remote meter readers, Elk Grove storage tank cathodic protection, updating lift station instrumentation, Wastewater Facility Plan, and purchase of a backup SCADA computer. Water costs are those that are solely related to the Elk Grove or District water systems. Sewer costs are split 20/80 between Elk Grove and the rest of the District to match the proportion of services in each area.

Asset Replacement includes future reconstruction costs of existing assets that are anticipated to be physically and functionally adequate for the remainder of their assumed useful life. The reconstruction costs are based on the figures included in the Valuation Update for the Water and Sewer System of Utility Solutions, Inc., by HDR in July of 2015. The reported reconstruction costs of the Elk Grove systems are projected from 2015 to the end of their remaining useful life at an assumed annual construction inflation rate of 3.0%.

The annual asset replacement costs are based on the amount of money that should be set aside each year in order to be able to replace the assets at the end of their useful life based on an annual rate of return on the funds of 1.5%.

It should be noted that the depreciation of existing assets were considered in the 2015 Valuation Update during the purchase from Utility Solutions. The figures in this memo include full reconstruction cost of each asset so the figures will be higher than the purchase price.

Capital Projects include construction costs to restore the existing systems to acceptable levels of function and reliability and/or to bring assets into compliance with current regulations. These are projects that are not already included in Asset Replacement costs or Maintenance Projects costs.

The capital project costs assume that the District has the ability to fund the projects at the time of construction. They are estimated at the anticipated year of construction using the same inflation rate assumed for asset replacement.

If Elk Grove does not annex into the District, the annual costs are based on a payback period (from Elk Grove to the District) of 15 years at an annual interest rate of 2.5% which is the current Drinking Water State Revolving Fund (SRF) interest rate on loans. In addition to loan repayment, asset replacement costs for new infrastructure are included.

If Elk Grove annexes into the district, only asset replacement costs are included as the construction costs would be covered by existing District reserves.

Cost Estimates – Elk Grove Not Annexed

The annual costs for each Elk Grove component are summarized below and compared to annual revenue. The costs represent a scenario where Elk Grove is not annexed into the District.

When allocating costs to accounts, it is assumed that there are currently 288 accounts in Elk Grove and 50% of the full asset replacement costs are funded by current accounts.

Annual Costs

Operation and Maintenance	\$ (448,264)
Capital Maintenance Projects	\$ (113,380)
Asset Replacement	\$ (136,277)
Capital Projects - Loan Repayment	\$ (41,358)
Capital Projects - Asset Replacement	\$ (37,587)
Total	\$ (776,866)

Annual Revenue vs Annual Cost

Annual Revenue	\$ 548,952
Annual Balance	\$ (227,914)

Balance per Account

Annual Balance per Account	\$ (791.37)
Monthly Balance per Account	\$ (65.95)

Note: Values in parentheses indicate cost

Cost Estimates – Entire District with Annexation of Elk Grove

If Elk Grove were to be annexed into the District, Elk Grove’s costs would be shared among a larger number of accounts. However, the Elk Grove customers would also share the cost the rest of the system. This scenario is summarized below for comparison.

When allocating costs to accounts, it is assumed that there are currently 1,140 accounts in the District and 288 accounts in Elk Grove. It is also assumed that 50% and 25% of full asset replacement costs are funded by current accounts for Elk Grove’s System and the rest of the District respectively.

Annual revenue for Elk Grove users is based on 2016 Elk Grove water usage data which has been applied to the District’s current rate structure and tax. The current tax of \$50.69 per lot per month could be reduced to \$41.36 per lot per month with the increased tax base after annexation.

Annual Costs

Operation and Maintenance	\$ (1,683,421)
Capital Maintenance Projects	\$ (323,300)
Asset Replacement	\$ (797,294)
Capital Projects - Loan Repayment	\$ -
Capital Projects - Asset Replacement	\$ (37,587)
Total	\$ (2,841,603)

Annual Revenue vs Annual Cost

Annual Revenue	\$ 2,794,228
Annual Balance	\$ (47,375)

Balance per Account

Annual Balance per Account	\$ (33.18)
Monthly Balance per Account	\$ (2.76)

Note: Values in parentheses indicate cost

Summary

The costs presented in this memo provide an estimation of the total annual costs and revenue associated with the Elk Grove system alone and if it were to be annexed into the District. Based on current assumptions and available information, it appears that current revenue is sufficient to support the Operations, Maintenance, and Capital Maintenance Project costs, but insufficient to fully fund Asset Replacement costs. It also appears that the cost per capita of asset replacement is greater for the District than for Elk Grove. This could be attributed to the relative compactness of the Elk Grove system.

It should be noted that the current account share of Asset Replacement Costs may decrease as the system grows. Previous analyses also indicate that there may be extra funds available after capacity fees are applied to capacity expansion projects. Excess capacity revenue could be used to reduce the amount of operating revenue needed to fully sustain an asset replacement fund if desired. Growth will benefit the District more than Elk Grove alone, since it has a much higher potential for growth. Asset replacement costs can further be controlled in the following ways:

- Extend the life of assets with proactive maintenance.
- Extend the life of assets, such as piping, by utilizing trenchless rehabilitation technologies instead of full replacement.
- Increase the rate of return of saved Asset Replacement Funds.

It is recommended that a comprehensive rate study be performed to quantify how growth will affect the figures presented above. A rate study may also explore potential changes to the rate structure that could provide additional asset replacement funds, simplify administration, and provide for a more equitable fee structure.

Detailed calculations and the following documents are attached for reference:

- FCWSD FY 2016-17 Elk Grove Budget
- Valuation Update for the Water and Sewer Systems of Utility Solutions, Inc, HDR, 2015

SUMMARY - ELK GROVE NOT ANNEXED

Assumptions

Number of Accounts in Elk Grove	288
Annual Rate of Inflation on Construction Costs	3.00%
Annual Rate of Return on Saved Asset	
Replacement Funds	1.50%
Interest Rate on Capital Projects Loan	2.50%
Asset Replacement Factor	50%

Total Annual Costs

Operation and Maintenance ⁽¹⁾	\$ (448,264)
Capital Maintenance Projects ⁽²⁾	\$ (113,380)
Asset Replacement ⁽³⁾	\$ (136,277)
Capital Projects - Loan Repayment	\$ (41,358)
Capital Projects - Asset Replacement	\$ (37,587)
Total Annual Cost	\$ (776,866)

Annual Revenue vs Annual Cost

Annual Revenue	\$ 548,952
Annual Balance	\$ (227,914)

Balance per Account

Annual Balance per Account	\$ (791.37)
Monthly Balance per Account	\$ (65.95)

Footnotes

- (1) Per FCWSD FY 2016-2017 Budget
- (2) Per FCWSD FY 2016-2017 Budget
- (3) Based on 2015 Valuation Update. Total asset replacement cost multiplied by asset replacement factor.
- (4) Values in parentheses indicate cost

SUMMARY - ENTIRE DISTRICT WITH ANNEXATION OF ELK GROVE

Assumptions

Number of Accounts in Elk Grove	288
Number of Accounts in District	1140
Total Number of Accounts	1428
Annual Rate of Inflation on Construction Costs	3.00%
Annual Rate of Return on Saved Asset	
Replacement Funds	1.50%
Interest Rate on Capital Projects Loan	2.50%
Asset Replacement Factor - Elk Grove	50%
Asset Replacement Factor - District	25%

Total Annual Costs

Operation and Maintenance ₍₁₎	\$ (1,683,421)
Capital Maintenance Projects ₍₂₎	\$ (323,300)
Asset Replacement ₍₃₎	\$ (797,294)
Capital Projects - Loan Repayment	\$ -
Capital Projects - Asset Replacement	\$ (37,587)
Total Annual Cost	\$ (2,841,603)

Annual Revenue vs Annual Costs

Annual Revenue	\$ 2,794,228
Annual Balance	\$ (47,375)

Balance per Account

<u>Period</u>	
Annual Balance per Account	\$ (33.18)
Monthly Balance per Account	\$ (2.76)

Footnotes

- (1) Per FCWSD FY 2016-2017 Budget
- (2) Per FCWSD FY 2016-2017 Budget
- (3) Based on 2015 Valuation Update. Total asset replacement cost multiplied by asset replacement factor.
- (4) Values in parentheses indicate cost

ELK GROVE - OPERATION AND MAINTENANCE COSTS (Per FY 2016-2017 Budget)

Shared General Admin Expenses

Board Members	\$1,285
Personnel Expenses	\$114,201
Office Admin Expenses	\$12,628
Vehicle Expenses	\$8,128
Professional Services	\$23,100
Other Expenses	\$15,219
Subtotal	\$174,562

Water O&M Expenses

System Operating Expenses	\$22,440
Repairs/Maintenance	\$6,800
Professional Services	\$9,000
Required Operating Reserves/Loan Payments	\$75,197
Subtotal	\$113,437

Sewer O&M Expenses⁽¹⁾

System Operating Expenses	\$84,448
Repairs/Maintenance	\$7,056
Professional Services	\$11,480
Required Operating Reserves/Loan Payments	\$57,281
Subtotal	\$160,265

Total Operation and Maintenance Costs **\$448,264**

Footnotes

(1) Elk Grove share of General Admin and Sewer O&M Expenses is 28% of total system

ELK GROVE - CAPITAL MAINTENANCE PROJECTS (Per FY 2016-2017 Budget)

Capital Projects - Water		
Elk Grove Remote Readers for Meters (300)		\$36,300.00
Elk Grove Water Storage Tank Cathodic Protection System		\$11,000.00
	Subtotal	\$47,300.00
Capital Projects Admin - Water (Shared at 50% with Sewer)		
Security-Rekey All Locks		\$4,000.00
Expand Office Circle Driveway		\$3,500.00
Commercial Office Mailbox		\$1,100.00
Backup SCADA Computer		\$4,000.00
Used Service Truck (Water/Sewer O&M)		\$40,000.00
	Subtotal	\$52,600.00
	50% Subtotal	\$26,300.00
	28% Subtotal for Elk Grove Share	\$7,364.00
Capital Projects - Sewer		
Carbon Odor Control System		\$4,400.00
Update Lift Station Radio System		\$25,000.00
RI Basin Generator		\$20,000.00
WWTP Rotor System VFDs		\$6,500.00
Driveway/Truck Loading Ramp Area		\$1,500.00
Rotor Controls & Sensors for Process Monitoring/Control		\$20,000.00
Add Bio Aid & Ferric Feed Systems to 3 Lift Stations		\$4,700.00
Valley Center/Durston Lift Station Instrumentation		\$6,000.00
Aerobic Digester Upgrade-Aeration		\$11,000.00
Add pH Control System to Lift Station		\$10,000.00
WWTP Facility Plan Update		\$20,000.00
WWTP Expansion Project - (Estimate \$50K to start engineering contract)		\$50,000.00
WWTP Parts/Tool Shed		\$4,300.00
	Subtotal	\$183,400.00
	28% Subtotal for Elk Grove Share	\$51,352.00
Capital Projects Admin - Sewer (Shared at 50% with Water)		
Security-Rekey All Locks		\$4,000.00
Expand Office Circle Driveway		\$3,500.00
Commercial Office Mailbox		\$1,100.00
Backup SCADA Computer		\$4,000.00
Used Service Truck (Water/Sewer O&M)		\$40,000.00
	Total Sewer	\$52,600.00
	50% Subtotal	\$26,300.00
	28% Subtotal for Elk Grove Share	\$7,364.00
	Total Capital Maintenance Projects	\$113,380.00

ELK GROVE - ASSET REPLACEMENT COSTS

Assumptions

Inflation Rate (i) 3.00% $F = (2015 \text{ construction cost}) * (1 + i)^n$ $A = (\text{reconstruction cost}) * \frac{i}{(1 + i)^n - 1}$
 Rate of Return Saved Funds (i) 1.50% where i = inflation rate where i = rate of return
 No salvage value of assets n = remaining useful life n = remaining useful life

Item	Original Installation Cost ₍₁₎	Reconstruction Cost, 2015 ₍₁₎	Installation Date ₍₁₎	Useful Life, Years ₍₁₎	Useful Life Remaining, Years (n)	Reconstruction Cost, End of Useful Life (F)	Sinking Fund Factor	Annual Replacement Costs (A)
Water Distribution Facility (Dick Anderson and Fluidyne)								
Total invoices allocated to WDF	\$ 164,645	\$ 201,941	2008	50	41	\$ 678,501.35	0.0178	\$ 12,098.40
Fluidyne labor allocated to WDF	\$ 36,191	\$ 44,389	2008	50	41	\$ 149,142.55	0.0178	\$ 2,659.37
Markup allocated to WDF	\$ 395	\$ 485	2008	50	41	\$ 1,629.55	0.0178	\$ 29.06
Dick Anderson Invoices	\$ 105,876	\$ 129,859	2008	50	41	\$ 436,313.11	0.0178	\$ 7,779.93
Utility Solutions Purchase₍₂₎								
Unallocated purchase price	\$ 168,027	\$ 168,027						
Land	\$ 23,744	\$ 23,744						
EG Pumphouse Improvements								
Total invoices	\$ 10,396	\$ 12,481	2008	15	6	\$ 14,902.97	0.1605	\$ 2,392.30
Well #3 Improvements								
Schedule I (Haggerty)	\$ 28,801	\$ 34,579	2008	50	41	\$ 116,181.94	0.0178	\$ 2,071.65
Schedule II (WP&H)	\$ 75,758	\$ 90,954	2008	30	21	\$ 169,201.23	0.0409	\$ 6,914.49
Schedule III	\$ 58,139	\$ 69,801	2008	20	11	\$ 96,620.91	0.0843	\$ 8,144.55
Schedule IV	\$ 33,486	\$ 40,203	2008	15	6	\$ 48,004.48	0.1605	\$ 7,705.93
Additional								
Inspection and Pump Test	\$ 16,543	\$ 19,861	2008	50	41	\$ 66,730.95	0.0178	\$ 1,189.88
Additional 2006 Expenditures								
EG Pumphouse Repair	\$ 873	\$ 1,111	2006	20	9	\$ 1,449.60	0.1046	\$ 151.64
EG Wells (WP&H)	\$ 7,650	\$ 9,737	2006	50	39	\$ 30,837.34	0.0191	\$ 587.59
Additional 2007 Expenditures								
EG Controls	\$ 2,224	\$ 2,761	2007	20	10	\$ 3,710.55	0.0934	\$ 346.69
Subtotal	\$ 732,748	\$ 849,933				\$ 1,813,226.56		\$ 52,071.48
Elk Grove Water System - Dick Anderson Construction & Fluidyne								
Unallocated Fluidyne invoices	\$ 39,375	\$ 47,273	2008	30	21	\$ 87,941.71	0.0409	\$ 3,593.78
Dick Anderson Construction Invoices	\$ 542,976	\$ 651,891	2008	30	21	\$ 1,212,709.29	0.0409	\$ 49,557.97
Subtotal	\$ 582,351	\$ 699,164				\$ 1,300,650.99		\$ 53,151.75
Elk Grove Sewer System								
Unallocated Fluidyne invoices	\$ 74,623	\$ 89,591	2008	50	41	\$ 301,016.70	0.0178	\$ 5,367.45
Dick Anderson Construction invoices	\$ 362,786	\$ 435,557	2008	50	41	\$ 1,463,427.50	0.0178	\$ 26,094.46
Subtotal	\$ 437,409	\$ 525,148				\$ 1,764,444.20		\$ 31,461.91
Central Sewer								
Wastewater Treatment Plant								
Total invoices allocated to WwTP	\$ 578,150	\$ 795,375	2005	20	8	\$ 1,007,557.25	0.1186	\$ 119,480.19
Fluidyne labor allocated to WwTP	\$ 510,322	\$ 702,063	2005	20	8	\$ 889,352.40	0.1186	\$ 105,462.99
Markup allocated to WwTP	\$ 8,120	\$ 11,170	2005	20	8	\$ 14,149.82	0.1186	\$ 1,677.94
Dick Anderson Invoices	\$ 92,999	\$ 127,942	2005	20	8	\$ 162,073.10	0.1186	\$ 19,219.28
Utility Solutions Purchase₍₂₎								
Unallocated purchase price	\$ 168,027	\$ 247,156	2004	20	7	\$ 303,970.71	0.1366	\$ 41,509.07
Land	\$ 23,744	\$ 34,926	2004	20	7	\$ 42,954.57	0.1366	\$ 5,865.71
Additional 2007 Expenditures								
WWTP weir (WP&H)	\$ 2,300	\$ 3,164	2005	20	8	\$ 4,008.06	0.1186	\$ 475.29
Swr srv repair (WP&H)	\$ 4,000	\$ 5,503	2005	20	8	\$ 6,971.04	0.1186	\$ 826.65
WWTP repair (WP&H)	\$ 605	\$ 833	2005	20	8	\$ 1,055.22	0.1186	\$ 125.13
IP Beds Wastewater Disposal								
IP Beds Wastewater Disposal	\$ 137,230	\$ 188,792	2005	20	8	\$ 239,156.06	0.1186	\$ 28,360.09
RI Dose System								
Rapid infiltration dose system	\$ 746,494	\$ 1,018,856	2005	20	8	\$ 1,290,656.30	0.1186	\$ 153,051.22
Additional 2004 Expenditures	\$ 5,250	\$ 7,413	2004	20	7	\$ 9,117.05	0.1366	\$ 1,244.99
Additional 2006 Expenditures	\$ 31,480	\$ 41,045	2006	20	9	\$ 53,554.42	0.1046	\$ 5,602.32
Additional 2008 Expenditures	\$ 16,371	\$ 20,079	2008	20	11	\$ 27,794.03	0.0843	\$ 2,342.87
Subtotal	\$ 2,325,092	\$ 3,204,317				\$ 4,052,370		\$ 485,244
Elk Grove Share of WWTP (28% of Subtotal)	\$ 651,026	\$ 897,209				\$ 1,134,664		\$ 135,868
Total	\$ 2,403,533.76	\$ 2,971,453.76				\$ 6,012,985.36		\$ 272,553.39

Footnotes

(1) Per Valuation Update for the Water and Sewer Systems of Utility Solutions, Inc, HDR 2015
 (2) Land is a permanent asset, not included in replacement costs

ELK GROVE - CAPITAL PROJECT COSTS - LOAN REPAYMENT

Assumptions

Inflation Rate (i) 3.00% $F = (2017 \text{ construction cost}) * (1 + i)^n$ $A = (P) * \frac{i}{1 - (1 + i)^{-n}}$
 Interest Rate on loan (i) 2.50% where i = inflation rate where i = loan interest rate
 No salvage value of assets n = years until construction n = loan period

Item	Construction Cost, 2017	Anticipated Year of Construction	Construction Cost at Year of Construction (P)	Loan Period, Years (n)	Annual Loan Payments (A)
Water Supply Well Improvements	\$ 173,880	2018	\$ 179,096	15	\$ 14,464.98
Booster Station Improvements	\$ 101,925	2019	\$ 108,132	15	\$ 8,733.46
Elk Grove IP Cell Rehabilitation	\$ 211,929	2019	\$ 224,835	15	\$ 18,159.16
					\$ 41,357.60

ELK GROVE - CAPITAL PROJECTS ASSET REPLACEMENT COSTS

Assumptions

Inflation Rate (i) 3.00% $F = (2015 \text{ construction cost}) * (1 + i)^n$ $A = (2015 \text{ construction cost}) * \frac{i}{(1 + i)^n - 1}$
 Rate of Return Saved Funds (i) 1.50% where i = inflation rate where i = rate of return
 No salvage value of assets n = remaining useful life n = remaining useful life

Item	Installation Cost	Installation Date	Useful Life, Years (n)	Reconstruction Cost, End of Useful Life (F)	Sinking Fund Factor	Annual Replacement Costs (A)
Water Supply Well Improvements	\$ 179,096	2018	30	\$ 434,713.97	0.0266	\$ 11,580.43
Booster Station Improvements	\$ 108,132	2019	20	\$ 195,298.84	0.0432	\$ 8,445.84
Elk Grove IP Cell Rehabilitation	\$ 224,835	2019	20	\$ 406,077.88	0.0432	\$ 17,561.14
Total	\$ 512,064.11			\$ 1,036,090.69		\$ 37,587.41

ELK GROVE - CAPITAL PROJECT COSTS - ITEMIZED

Water Supply Well Improvements
Project Rationale: DNRC Water Right requires approved flow meters for each point of diversion. Meters for Wells 1, 2 and 3 are not functional.
Project Description: Well 1 and Well 2 to have existing direct bury propeller meters and valves replaced with concrete meter vaults containing new mag meters/transmitters, check valves, and isolation valves. Well 3 to have existing mag meter/transmitter and sump pump replaced within existing meter vault. All three wells to have new narrow band radios with comm. to booster station.

				Estimated 2017 Construction Cost	
Item	Quantity	Unit	Description	Unit Price	Total
1	1	LS	MOBILIZATION	\$6,000.00	\$6,000.00
2	1	LS	TAXES, BONDS, AND INSURANCE	\$3,000.00	\$3,000.00
3	1	LS	GENERAL REQUIREMENTS	\$5,000.00	\$5,000.00
4	35	CY	EXCAVATION	\$80.00	\$2,800.00
5	2	EA	8'x6' METER VAULT	\$8,000.00	\$16,000.00
6	50	LF	6-INCH CL 150 C900 PVC WATER PIPE	\$80.00	\$4,000.00
7	2	EA	6-INCH MAG METER AND TRANSMITTER	\$5,000.00	\$10,000.00
8	2	EA	6-INCH FLOW/PRESSURE REGULATING VALVE	\$3,600.00	\$7,200.00
9	2	EA	6-INCH GATE VALVE	\$1,000.00	\$2,000.00
10	2	EA	WELL DISCHARGE BLOW-OFF	\$350.00	\$700.00
11	3	EA	SUMP PUMP	\$500.00	\$1,500.00
12	2	EA	ELECTRICAL AND CONTROLS	\$15,000.00	\$30,000.00
13	3	EA	RADIO TRANSMITTERS	\$1,200.00	\$3,600.00
14	1	LS	POWER FEED IMPROVEMENTS	\$5,000.00	\$5,000.00
15	1	LS	CONTRACTOR INSTALLATION	\$32,000.00	\$32,000.00
TOTAL					\$128,800.00
CONTINGENCY (20%)					\$25,760.00
ENGINEERING (10%)					\$12,880.00
CONSTRUCTION ADMINISTRATION (5%)					\$6,440.00
TOTAL					\$173,880.00

Booster Station Improvements
Project Rationale: Manual adjustment of chlorine feed system makes proper disinfection difficult during periods of variable water demand. Booster station discharge flow meter is not functional and cannot be replaced with current piping configuration.
Project Description: Add flow pacing capabilities to chlorine dosing system and install bypass piping to facilitate meter replacement.

				Estimated 2017 Construction Cost	
Item	Quantity	Unit	Description	Unit Price	Total
1	1	LS	MOBILIZATION	\$1,000.00	\$1,000.00
2	1	LS	TAXES, BONDS, AND INSURANCE	\$2,000.00	\$2,000.00
3	1	LS	GENERAL REQUIREMENTS	\$2,000.00	\$2,000.00
4	1	LS	DOSE PUMP IMPROVEMENTS	\$12,500.00	\$12,500.00
5	1	LS	CONTROL IMPROVEMENTS	\$3,000.00	\$3,000.00
6	1	LS	PIPING MODIFICATIONS	\$50,000.00	\$50,000.00
7	1	LS	CONTRACTOR INSTALLATION	\$5,000.00	\$5,000.00
TOTAL					\$75,500.00
CONTINGENCY (20%)					\$15,100.00
ENGINEERING (10%)					\$7,550.00
CONSTRUCTION ADMINISTRATION (5%)					\$3,775.00
TOTAL					\$101,925.00

ELK GROVE - CAPITAL PROJECT COSTS - ITEMIZED

Elk Grove IP Cell Rehabilitation				Estimated 2017 Construction Cost	
Item	Quantity	Unit	Description	Unit Price	Total
1	1	LS	MOBILIZATION	\$7,500.00	\$7,500.00
2	1	LS	TAXES, BONDS, AND INSURANCE	\$7,500.00	\$7,500.00
3	1	LS	GENERAL REQUIREMENTS	\$10,000.00	\$10,000.00
4	1	LS	CLEAN PHASES 2 AND 3 EXCAVATE AND DISPOSE OF EXISTING	\$60,000.00 \$75.00	\$60,000.00 \$48,750.00
5	650	CY	CHAMBERS AND SOIL		
6	1000	CF	INFILTRATION CHAMBERS	\$20.00	\$20,000.00
7	170	CY	1-1/2-INCH MINUS WASHED ROCK	\$40.00	\$6,800.00
8	325	CY	IMPORT SUITABLE BACKFILL	\$30.00	\$9,750.00
9	500	SY	TOPSOIL AND SEEDING	\$4.00	\$2,000.00
TOTAL					\$172,300.00
CONTINGENCY (20%)					\$34,460.00
ENGINEERING (10%)					\$3,446.00
CONSTRUCTION ADMINISTRATION (5%)					\$1,723.00
TOTAL					\$211,929.00

ELK GROVE - OPERATING REVENUE (PER FY 2016-2017 BUDGET)

WATER USER CHARGES

Elk Grove		\$265,000
	TOTAL	\$265,000

SEWER USER CHARGES

Elk Grove		\$282,000
	TOTAL	\$282,000

WATER MISC INCOME

Elk Grove Late Pmt Fees, Reimbursements, Bulk Water, etc.		\$1,000
	TOTAL	\$1,000

SEWER MISC INCOME (Elk Grove = 28%)

Add in District Misc		\$800
		\$300
		\$1,500
Elk Grove Late Pmt Fee		\$500
Elk Grove Reimbursement		\$100
Elk Grove Misc Services		\$200
	(Elk Grove = 28%) TOTAL	\$952

TOTAL OPERATING REVENUES \$548,952

ELK GROVE - OPERATING REVENUE AT DISTRICT RATES

WATER USER CHARGES⁽¹⁾

Elk Grove		\$251,381
	TOTAL	\$251,381

SEWER USER CHARGES⁽¹⁾

Elk Grove		\$267,507
	TOTAL	\$267,507

WATER MISC INCOME

Elk Grove Late Pmt Fees, Reimbursements, Bulk Water, etc.		\$1,000
	TOTAL	\$1,000

SEWER MISC INCOME (Elk Grove = 28%)

Add in District Misc		\$800
		\$300
		\$1,500
Elk Grove Late Pmt Fee		\$500
Elk Grove Reimbursement		\$100
Elk Grove Misc Services		\$200
	(Elk Grove = 28%) TOTAL	\$952

TOTAL OPERATING REVENUES **\$520,840**

Footnotes

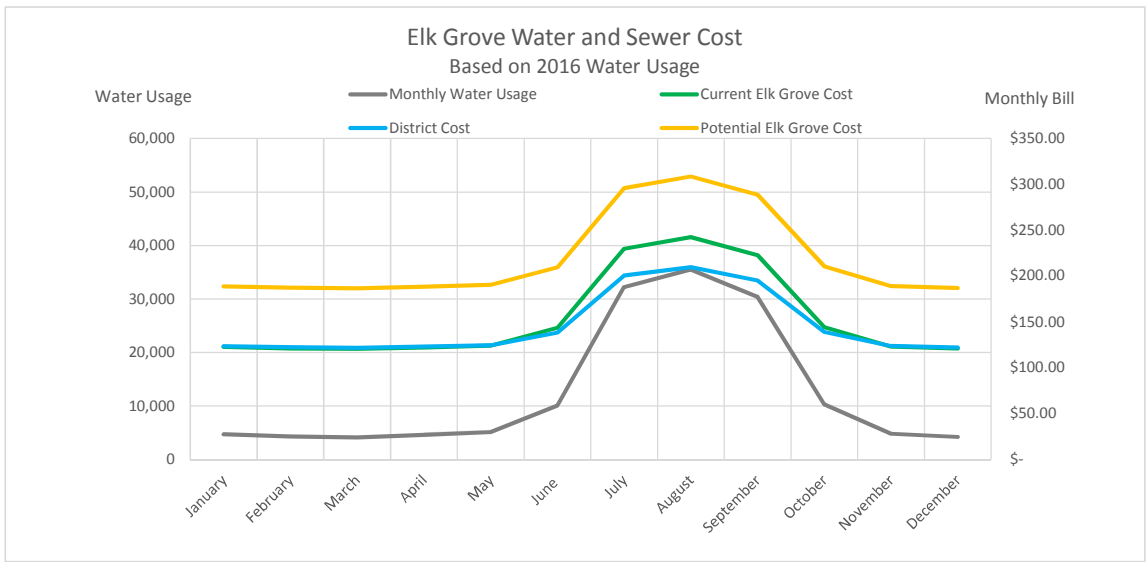
(1) Analysis of 2016 Elk Grove water usage indicates that total user charges would be 5% less if Elk Grove were to annex into the District. See Rate Comparison for details.

ELK GROVE AND DISTRICT RATE COMPARISON

Rates	Elk Grove	FCWSD
Base W&S Rate	\$104.37	\$80.00
Volume Charge	\$3.89/1,000 gallons (above 0 gallons/month)	\$2.80/1,000 gallons (above 4,000 gallons/month)
Tax	\$0.00	\$41.36

Elk Grove Average Water Usage and Rates

2016	Ave Usage Per Account in Elk Grove	Current Elk Grove Cost Per Account	FCWSD Cost Per Account	Potential Elk Grove Cost Per Account if Not Annexed
January	4,697	\$ 122.64	\$ 123.31	\$ 188.64
February	4,289	\$ 121.05	\$ 122.17	\$ 187.05
March	4,161	\$ 120.56	\$ 121.81	\$ 186.56
April	4,566	\$ 122.13	\$ 122.94	\$ 188.13
May	5,102	\$ 124.22	\$ 124.45	\$ 190.22
June	10,060	\$ 143.50	\$ 138.33	\$ 209.50
July	32,207	\$ 229.66	\$ 200.34	\$ 295.66
August	35,523	\$ 242.55	\$ 209.62	\$ 308.55
September	30,426	\$ 222.73	\$ 195.35	\$ 288.73
October	10,308	\$ 144.47	\$ 139.02	\$ 210.47
November	4,810	\$ 123.08	\$ 123.63	\$ 189.08
December	4,226	\$ 120.81	\$ 121.99	\$ 186.81
Average Annual Cost per User		\$ 1,837.40	\$ 1,742.97	\$ 2,629.40



Footnotes

(1) Potential Elk Grove Cost Per Account if Not Annexed is estimated by adding \$66 per month per account to cover the existing Elk Grove funding deficit.

DISTRICT - OPERATION AND MAINTENANCE COSTS (Per FY 2016-2017 Budget)

Shared General Admin Expenses

Board Members	\$3,305
Personnel Expenses	\$293,660
Office Admin Expenses	\$32,472
Vehicle Expenses	\$20,902
Professional Services	\$59,400
Other Expenses	\$39,135
Subtotal	\$448,873

Water O&M Expenses

System Operating Expenses	\$139,710
Repairs/Maintenance	\$24,800
Professional Services	\$16,300
Required Operating Reserves/Loan Payments	\$193,363
Subtotal	\$374,173

Sewer O&M Expenses⁽¹⁾

System Operating Expenses	\$217,152
Repairs/Maintenance	\$18,144
Professional Services	\$29,520
Required Operating Reserves/Loan Payments	\$147,295
Subtotal	\$412,111

Total Operation and Maintenance Costs **\$1,235,157**

Footnotes

(1) District share of sewer expenses is 72% of total system

DISTRICT - CAPITAL MAINTENANCE PROJECTS (Per FY 2016-2017 Budget)

Capital Projects - Water		
Zoot Station Sodium Hypochlorite System		\$40,000.00
	Subtotal	\$40,000.00
Capital Projects Admin - Water (Shared at 50% with Sewer)		
Security-Rekey All Locks		\$4,000.00
Expand Office Circle Driveway		\$3,500.00
Commercial Office Mailbox		\$1,100.00
Backup SCADA Computer		\$4,000.00
Used Service Truck (Water/Sewer O&M)		\$40,000.00
	Subtotal	\$52,600.00
	50% Subtotal	\$26,300.00
	72% Subtotal for District Share	\$18,936.00
Capital Projects - Sewer		
Carbon Odor Control System		\$4,400.00
Update Lift Station Radio System		\$25,000.00
RI Basin Generator		\$20,000.00
WWTP Rotor System VFDs		\$6,500.00
Driveway/Truck Loading Ramp Area		\$1,500.00
Rotor Controls & Sensors for Process Monitoring/Control		\$20,000.00
Add Bio Aid & Ferric Feed Systems to 3 Lift Stations		\$4,700.00
Valley Center/Durston Lift Station Instrumentation		\$6,000.00
Aerobic Digester Upgrade-Aeration		\$11,000.00
Add pH Control System to Lift Station		\$10,000.00
WWTP Facility Plan Update		\$20,000.00
WWTP Expansion Project - (Estimate \$50K to start engineering contract)		\$50,000.00
WWTP Parts/Tool Shed		\$4,300.00
	Subtotal	\$183,400.00
	72% Subtotal for District Share	\$132,048.00
Capital Projects Admin - Sewer (Shared at 50% with Water)		
Security-Rekey All Locks		\$4,000.00
Expand Office Circle Driveway		\$3,500.00
Commercial Office Mailbox		\$1,100.00
Backup SCADA Computer		\$4,000.00
Used Service Truck (Water/Sewer O&M)		\$40,000.00
	Total Sewer	\$52,600.00
	50% Subtotal	\$26,300.00
	72% Subtotal for District Share	\$18,936.00
	Total Capital Maintenance Projects	\$209,920.00

DISTRICT - ASSET REPLACEMENT COSTS

Assumptions

Inflation Rate (i)	3.00%	F = (2015 construction cost) * (1 + i) ⁿ	A = (reconstruction cost) * $\frac{i}{(1 + i)^n - 1}$
Rate of Return Saved Funds (i)	1.50%	where i = inflation rate	where i = rate of return
No salvage value of assets		n = remaining useful life	n = remaining useful life

Item	Original Installation Cost ₍₁₎	Reconstruction Cost, 2015 ₍₁₎	Installation Date ₍₁₎	Useful Life, Years ₍₁₎	Useful Life Remaining, Years (n) ₍₂₎	Reconstruction Cost, End of Useful Life (F)	Sinking Fund Factor	Annual Replacement Costs (A)
District	\$ 33,477,624	\$ 43,814,799	-	-	39	\$ 138,762,651	0.0191	\$ 2,644,071

Footnotes

- (1) Per Valuation Update for the Water and Sewer Systems of Utility Solutions, Inc, HDR 2015
- (2) Assume average remaining useful life of entire system is 36 years

DISTRICT - OPERATING REVENUE (PER FY 2016-2017 BUDGET)

WATER USER CHARGES

District	\$765,000
TOTAL	\$765,000

SEWER USER CHARGES

District	\$661,000
TOTAL	\$661,000

WATER MISC INCOME

Elk Grove Late Pmt Fees, Reimbursements, Bulk Water, etc.	\$3,100
TOTAL	\$3,100

SEWER MISC INCOME (Elk Grove = 20%)

Add in District Misc	\$800
	\$300
	\$1,500
Elk Grove Late Pmt Fee	\$500
Elk Grove Reimbursement	\$100
Elk Grove Misc Services	\$200
(District = 72%) TOTAL	\$2,448

Tax Bond-Water

Special Assessment Tax Bond (\$6.7M RD-Water) 12/23/2016 Pmt	\$217,694
Special Assessment Tax Bond (\$6.7M RD-Water) 6/23/2017 Pmt	\$179,292
TOTAL	\$396,986

Tax Bond Sewer

Special Assessment Tax Bond (\$9.3M SRF-Sewer) 1/1/2017 Pmt	\$242,667
Special Assessment Tax Bond (\$9.3M SRF-Sewer) 7/1/2017 Pmt	\$202,187
TOTAL	\$444,854

TOTAL OPERATING REVENUES	\$2,273,388
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FOUR CORNERS
Water & Sewer District

DRAFT

FY 2016-17 Elk Grove Costs

400 OPERATING REVENUES		
410 WATER USER CHARGES		
410.60	Elk Grove	\$265,000
	TOTAL	\$265,000
420 SEWER USER CHARGES		
420.60	Elk Grove	\$282,000
	TOTAL	\$282,000
430 PERMIT FEES (ELK GROVE WATER)		
430.50	Application Fee (Water)	\$300
430.51	Connection/Inspection Fees (Water)	\$0
430.52	Permit Consultant/Added Fees (Water)	\$0
430.53	Water Meter Setup Fees	\$200
430.54	Water Metering Equipment	\$1,400
	TOTAL	\$1,900
440 PERMIT FEES (SEWER) Elk Grove = 20%		
440.50	Application Fee (Sewer)	\$1,800
440.51	Connection/Inspection Fees (Sewer)	\$15,000
440.52	Permit Consultant/Added Fees (Sewer)	\$5,300
	(Elk Grove = 20%) TOTAL	\$4,420
450 WATER MISC INCOME		
450.60	Elk Grove Late Pmt Fee	\$500
450.61	Elk Grove Reimbursement	\$100
450.62	Elk Grove Bulk Water Fee	\$200
450.63	Elk Grove Misc Services	\$200
	TOTAL	\$1,000
460 SEWER MISC INCOME (Elk Grove = 20%)		
	Add in District Misc	\$800
		\$300
		\$1,500
450.60	Elk Grove Late Pmt Fee	\$500
460.61	Elk Grove Reimbursement	\$100
460.62	Elk Grove Misc Services	\$200
	(Elk Grove = 20%) TOTAL	\$680
400	TOTAL OPERATING REVENUES	\$555,000

500-700 OPERATING EXPENSES (Parts 1,2 & 3)

500 Part 1) SHARED GENERAL ADMIN EXPENSES		
510	BOARD MEMBERS	
510.01	Board Member Expenses	\$0
510.02	Board Dir/Officers Insurance	\$2,390
510.03	Board Secretary	\$2,000
510.04	Meeting Expenses	\$200
	(Elk Grove = 20%) TOTAL	\$918
520	PERSONNEL EXPENSES	
521	Salaries/Wages	\$306,000
521.01	> Salaries/Wages	\$290,000
521.02	> Overtime	\$16,000
522	Insurance Benefits	\$61,181
522.01	> Dental Insurance	\$2,220
522.02	> Life/Vision Insurance	\$1,382
522.03	> Medical Health Insurance	\$49,705
522.04	> Work Comp	\$7,874
523	Employer Payroll Taxes	\$15,380
523.01	> FICA (Medicare)	\$13,500
523.02	> Federal Unemployment	\$380
523.03	> State Unemployment	\$1,500
524	Retirement Benefits	\$21,100
524.01	> Retirement Contrib to 401A	\$10,100
524.02	> Retirement Contrib/Match (2%+)	\$3,500
524.03	> Retirement Match 457B	\$7,500
525	Training/Certification Expenses	\$4,000
526	Employee Luncheons, Meetings, Etc.	\$200
	(Elk Grove = 20%) TOTAL	\$81,572
530	OFFICE ADMIN EXPENSES	
530.01	Computer Hardware	\$5,000
530.02	Computer Software	\$7,500
530.03	Dues/Subscriptions	\$300
530.05	Small Furniture/Equipment	\$5,500
530.06	Postage/Shipping	\$6,000
530.07	Printing/Advertising/Mailing Prep/Election	\$4,000
530.08	Office Supplies	\$4,000
530.09	Telephone/Internet Services	\$10,800
530.10	Website Expenses	\$2,000
	(Elk Grove = 20%) TOTAL	\$9,020
540	VEHICLE EXPENSES	
540.01	Vehicle Gas/Oil	\$15,000
540.02	Vehicle Mileage Reimbursement	\$5,600
540.03	Vehicle Repairs/Maint	\$4,000
540.04	Vehicle Tools/Equipment	\$2,000
540.05	Vehicle Insurance	\$2,430
	(Elk Grove = 20%) TOTAL	\$5,806
550	PROFESSIONAL SERVICES (SHARED)	
550.01	Auditing	\$20,000
550.02	Accounting/Bookkeeping	\$24,000
550.03	Computer/IT	\$1,500
550.04	Electrical	\$500
550.05	Engineering	\$24,000
550.07	Legal Fees	\$10,000
550.08	Other Consulting	\$2,500
	(Elk Grove = 20%) TOTAL	\$16,500
560	OTHER EXPENSES (SHARED)	
560.01	Bad Debt	\$1,000
560.02	Customer Refund	\$1,000
560.03	Utility Notification Center (for locates)	\$1,500
560.04	State Annual Audit Filing Fee	\$1,300
560.05	Commercial Insurance	\$21,754
560.051	> Insurance - Property	\$9,058
560.052	> Insurance - General Liability	\$4,129
560.053	> Insurance - Env Liability	\$6,200
560.054	> Insurance - Crime	\$756
560.055	> Insurance - Umbrella	\$1,611
560.06	Equipment Rental	\$1,000
560.07	Safety Equipment & Tools	\$2,000
560.08	Employee Clothing/Boots	\$2,200
560.09	Cleaning Services	\$1,600
560.10	Garbage/Recycling	\$1,000
560.11	Weed Control	\$4,000
560.12	Snow Plowing	\$15,000
560.13	Misc	\$1,000
	(Elk Grove = 20%) TOTAL	\$10,871
500	Part 1) TOTAL SHARED GENERAL ADMIN EXPENSES	\$124,687

600 Part 2) WATER O&M EXPENSES		
610	SYSTEM OPERATING EXP (WATER)	
611	Chemicals	\$3,140
611.50	> Calcium Hypochlorite	\$0
611.51	> Dechlorination/Other	\$140
611.60	> Elk Grove - Sodium Hypochlorite	\$3,000
612	Lab Fees (Water)	\$1,600
612.50	> District	\$0
612.60	> Elk Grove	\$1,600
613	Lab Testing Supplies (Water)	\$250
613.50	> District	\$0
613.60	> Elk Grove	\$250
614	MDEQ PWS Fees	\$2,400
614.50	> MT0004284-Northstar-Zoot Water	\$0
614.60	> MT0004248-Elk-Grove-Water	\$2,400
615	Utilities (Water) (Elk Grove = 20%)	\$13,400
615.50	> Booster Stations (Elec)	
615.51	> Booster Stations (Nat Gas)	
615.52	> Booster Station Gen (Diesel)	
615.53	> Wells/Vaults (Elec)	
615.60	> Elk Grove Booster Stat/Gen Util (Elk Grove = 20% of Total)	
616	Water Metering Equipment	\$1,400
616.50	> District	
616.60	> Elk Grove	\$1,400
617	Water Meter Repairs/Testing	\$250
617.50	> District	\$0
617.60	>Elk Grove	\$250
	TOTAL	\$22,440
620	REPAIRS/MAINTENANCE (WATER)	
620.50	Safety Equip/Tools (Water) (Elk Grove = 20%)	\$1,000
620.51	Equipment Rental (Water) (Elk Grove = 20%)	\$1,000
621.50	SW Collection/GW Recharge System	\$0
622	Source Wells (Pumps, Piping, Valves, etc.)	\$400
622.50	> District	\$0
622.60	> Elk Grove	\$400
623	Treatment Equipment (Chlorination)	\$400
623.50	> District	\$0
623.60	> Elk Grove	\$400
624	Water Storage Tanks	\$200
624.50	> District	\$0
624.60	> Elk Grove	\$200
625	Booster Stations (Pumps, Motors, Piping, Valves, etc.)	\$600
625.50	> District	\$0
625.60	> Elk Grove	\$600
626	Booster Stations (Generators)	\$1,500
626.50	> District	\$0
626.60	> Elk Grove	\$1,500
627	Buildings/Fencing	\$200
627.50	> District	\$0
627.60	> Elk Grove	\$200
628	Distrib Piping, Hydrants, Etc	\$1,500
628.50	> District	\$0
628.60	> Elk Grove	\$1,500
	TOTAL	\$6,800
630	PROFESSIONAL SERVICES (WATER)	
630.50	District Leak Detection	\$0
630.60	Elk Grove Leak Detection	\$1,000
631.50	District Tank Inspection/Cleaning	\$0
631.60	Elk Grove Tank Inspection/Cleaning	\$3,000
632.50	District Instrumentation/SCADA	\$0
632.60	Elk Grove Instrumentation/SCADA	\$1,000
633.50	District Engineering	\$0
633.60	Elk Grove Engineering	\$1,000
634.50	District Electrical	\$0
634.60	Elk Grove Electrical	\$2,000
635.50	District - Other Consulting	\$0
635.60	Elk Grove - Other Consulting	\$1,000
	TOTAL	\$9,000
640	REQUIRED OPERATING RESERVES / LOAN PAYMENTS (WATER)	
640.01	RD Water Emergency Reserve (\$2,313/mo) (Elk Grove = 20% of each)	\$27,756
640.02	RD Water Short-Lived Asset Replacement Reserve (\$5,797/mo)	\$69,564
640.04	RD Water 3.94M Loan (\$22,380/mo)	\$268,560
	Elk Grove = 20% of TOTAL	\$73,176
600	Part 2) TOTAL WATER O&M EXPENSES	\$111,416

700 Part 3) SEWER O&M EXPENSES		
710	SYSTEM OPERATING EXP (SEWER)	
711	Sludge Hauling/Disposal	\$180,000
712	Utilities (Sewer)	\$93,000
712.01	> WWTP/Generator-Electrical/Gas	
712.02	> Lift Stations-Electrical	
712.03	> Lift Station Generators-Nat Gas	
712.04	> RI Basin-Electrical	
713	Chemicals (Sewer)	\$13,200
713.01	> Ferric Chloride	\$6,000
713.02	> Biological Aids	\$7,200
714	Lab Fees (Sewer)	\$9,200
715	Lab Testing Supplies (Sewer)	\$2,000
716	MDEQ Permit Fees #MTX000110 Fees	\$4,200
	Elk Grove = 20% of TOTAL	\$60,320
720	REPAIRS/MAINTENANCE (SEWER)	
721	WWTP	\$8,500
721.01	> Buildings/Fencing	\$1,000
721.03	> Headworks Building/Equipment	\$1,000
721.04	> Oxidation Ditch/Equipment	\$1,000
721.05	> Chemical Feed Systems	\$2,000
721.06	> UV System	\$3,000
721.07	> Generator	\$500
722	Collection System	\$10,700
722.01	> Sewer Piping/Valves	\$1,000
722.02	> Lift Stations/Pumps	\$9,700
723	Safety Equipment & Tools	\$2,000
724	Equipment Rental	\$4,000
	Elk Grove = 20% of TOTAL	\$5,040
730	PROFESSIONAL SERVICES (SEWER)	
730.01	Cleaning/Jetting (Sewer Lines)	\$20,000
730.02	Video Taping (Sewer Lines)	\$10,000
730.03	Instrumentation/Telemetry/SCADA	\$2,000
730.04	Engineering	\$2,000
730.05	Microbiology Evaluation	\$1,000
730.06	Electrical	\$5,000
730.07	Other Consulting	\$1,000
	Elk Grove = 20% of TOTAL	\$8,200
740	REQUIRED OPERATING RESERVES / LOAN PAYMENTS (SEWER)	
740.02	GST WW 3.06M Loan Payment (\$17,048/mo)	\$204,576
	Elk Grove = 20% of TOTAL	\$40,915
700	Part 3) TOTAL SEWER O&M EXPENSES	\$114,475

500-700	TOTAL OPERATING EXPENSES (Parts 1, 2 & 3)	\$350,578
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NET INCOME SUMMARY		
	TOTAL OPERATING REVENUE	\$555,000
	(Minus TOTAL OPERATING EXPENSES)	\$350,578
	NET INCOME to Reserves & Depreciation	\$204,422

CAPITAL BUDGET FY 2016-17

930 CAPITAL PROJECTS (WATER)		
930.61	Elk Grove Remote Readers for Meters (300)	\$36,300
930.62	Elk Grove Water Storage Tank Cathodic Protection System	\$11,000
	TOTAL	\$47,300
950 CAPITAL PROJECTS (SHARED 50% WATER)		
950.01	Security-Rekey All Locks	\$4,000
950.02	Expand Office Circle Driveway	\$3,500
950.03	Commercial Office Mailbox	\$1,100
950.04	Backup SCADA Computer	\$4,000
950.05	Used Service Truck (Water/Sewer O&M)	\$40,000
950.06	NOT APPROVED - Used SUV (Admin/Meter Reading)	\$0
	TOTAL	\$52,600
	50% TOTAL	\$26,300
TOTAL CAPITAL PROJECTS / ITEMS (WATER)		\$73,600
SOURCES OF FUNDING FOR WATER CAPITAL PROJECTS / ITEMS		
105.03	RD Water Emergency Reserve	\$27,756
105.02	RD Water Short-Lived Asset Repl Reserve	\$69,564
NEW	Water Reserves / Rate Stabilization Fund (\$15,000/mo, starting January)	\$90,000
110.01	Water Capacity Reserves	\$562,801
	Subtract: TOTAL CAPITAL PROJECTS / ITEMS (WATER)	\$73,600
BALANCE FOR WATER CAPITAL PROJECTS / ITEMS		\$676,521

940 CAPITAL PROJECTS (SEWER)		
940.01	Carbon Odor Control System	\$4,400
	Add Update Lift Station Radio System	\$25,000
	Add RI Basin Generator	\$20,000
940.02	WWTP Rotor System VFDs	\$6,500
940.03	Driveway/Truck Loading Ramp Area	\$1,500
940.04	Rotor Controls & Sensors for Process Monitoring/Control	\$20,000
940.05	Add Bio Aid & Ferric Feed Systems to 3 Lift Stations	\$4,700
940.06	Valley Center/Durston Lift Station Instrumentation	\$6,000
940.07	Aerobic Digester Upgrade-Aeration	\$11,000
940.08	Add pH Control System to Lift Station	\$10,000
940.09	WWTP Facility Plan Update	\$20,000
940.10	WWTP Expansion Project - (Estimate \$50K to start engineering contract)	\$50,000
940.11	WWTP Parts/Tool Shed	\$4,300
	TOTAL	\$183,400
950 CAPITAL PROJECTS (SHARED 50% SEWER)		
950.01	Security-Rekey All Locks	\$4,000
950.02	Expand Office Circle Driveway	\$3,500
950.03	Commercial Office Mailbox	\$1,100
950.04	Backup SCADA Computer	\$4,000
950.05	Used Service Truck (Water/Sewer O&M)	\$40,000
950.06	NOT APPROVED - Used SUV (Admin/Meter Reading)	\$0
	TOTAL	\$52,600
	50% TOTAL	\$26,300
TOTAL CAPITAL PROJECTS / ITEMS (SEWER)		\$209,700
SOURCES OF FUNDING FOR SEWER CAPITAL PROJECTS / ITEMS		
105.05	CST Loan - RI Basin Gen (65K), Radios (25K), Odor Mitigation C1/GP (20K)	\$101,385
NEW	Sewer Reserves / Rate Stabilization Fund (\$15,000/mo, starting January)	\$90,000
NEW	Sewer Asset Replacement Fund (\$15,000/mo, starting January)	\$90,000
110.02	Sewer Capacity Reserves	\$1,690,300
	Subtract: TOTAL CAPITAL PROJECTS / ITEMS (SEWER)	\$209,700
BALANCE FOR SEWER CAPITAL PROJECTS / ITEMS		\$1,761,985



FOUR CORNERS
Water & Sewer District
FY 2016-17 BUDGET

400 OPERATING REVENUES		
410	WATER USER CHARGES	
410.50	District	\$765,000
410.60	Elk Grove	\$265,000
	TOTAL	\$1,030,000
420	SEWER USER CHARGES	
420.50	District	\$661,000
420.60	Elk Grove	\$282,000
	TOTAL	\$943,000
430	PERMIT FEES (WATER)	
430.50	Application Fee (Water)	\$1,800
430.51	Connection/Inspection Fees (Water)	\$15,000
430.52	Permit Consultant/Added Fees (Water)	\$5,300
430.53	Water Meter Setup Fees	\$10,000
430.54	Water Metering Equipment	\$70,400
	TOTAL	\$102,500
440	PERMIT FEES (SEWER)	
440.50	Application Fee (Sewer)	\$1,800
440.51	Connection/Inspection Fees (Sewer)	\$15,000
440.52	Permit Consultant/Added Fees (Sewer)	\$5,300
	TOTAL	\$22,100
450	WATER MISC INCOME	
450.50	District Late Pmt Fee	\$800
450.51	District Reimbursement	\$300
450.52	District Bulk Water Fee	\$500
450.53	District Misc Services	\$1,500
450.60	Elk Grove Late Pmt Fee	\$500
450.61	Elk Grove Reimbursement	\$100
450.62	Elk Grove Bulk Water Fee	\$200
450.63	Elk Grove Misc Services	\$200
	TOTAL	\$4,100
460	SEWER MISC INCOME	
460.50	District Late Pmt Fee	\$800
460.51	District Reimbursement	\$300
460.52	District Misc Services	\$1,500
460.60	Elk Grove Late Pmt Fee	\$500
460.61	Elk Grove Reimbursement	\$100
460.62	Elk Grove Misc Services	\$200
	TOTAL	\$3,400
400	TOTAL OPERATING REVENUES	\$2,105,100
800 NON-OPERATING REVENUES (Tax Bond & Capacity Fees)		
810	REVENUES - WATER	
810.01	Water Capacity Fees (EDU Charges)	\$511,250
810.02	Special Assessment Tax Bond (\$6.7M RD-Water)	\$396,986
	TOTAL	\$908,236
820	REVENUES - SEWER	
820.01	Sewer Capacity Fees (EDU Charges)	\$1,577,500
820.02	Special Assessment Tax Bond (\$9.3M SRF-Sewer)	\$444,854
	TOTAL	\$2,022,354
800	TOTAL NON-OPERATING REVENUES	\$2,930,590
400	TOTAL OPERATING REVENUES	\$2,105,100
800	TOTAL NON-OPERATING REVENUES	\$2,930,590
	TOTAL REVENUES	\$5,035,690

500-700 OPERATING EXPENSES (Parts 1,2 & 3)		
500	Part 1) SHARED GENERAL ADMIN EXPENSES	
510	BOARD MEMBERS	
510.01	Board Member Expenses	\$0
510.02	Board Dir/Officers Insurance	\$2,390
510.03	Board Secretary	\$2,000
510.04	Meeting Expenses	\$200
	TOTAL	\$4,590
520	PERSONNEL EXPENSES	
521	Salaries/Wages	\$306,000
521.01	> Salaries/Wages	\$290,000
521.02	> Overtime	\$16,000
522	Insurance Benefits	\$61,181
522.01	> Dental Insurance	\$2,220
522.02	> Life/Vision Insurance	\$1,382
522.03	> Medical Health Insurance	\$49,705
522.04	> Work Comp	\$7,874
523	Employer Payroll Taxes	\$15,380
523.01	> FICA (Medicare)	\$13,500
523.02	> Federal Unemployment	\$380
523.03	> State Unemployment	\$1,500
524	Retirement Benefits	\$21,100
524.01	> Retirement Contrib to 401A	\$10,100
524.02	> Retirement Contrib/Match (2%+)	\$3,500
524.03	> Retirement Match 457B	\$7,500
525	Training/Certification Expenses	\$4,000
526	Employee Luncheons, Meetings, Etc.	\$200
	TOTAL	\$407,861
530	OFFICE ADMIN EXPENSES	
530.01	Computer Hardware	\$5,000
530.02	Computer Software	\$7,500
530.03	Dues/Subscriptions	\$300
530.05	Small Furniture/Equipment	\$5,500
530.06	Postage/Shipping	\$6,000
530.07	Printing/Advertising/Mailing Prep/Election	\$4,000
530.08	Office Supplies	\$4,000
530.09	Telephone/Internet Services	\$10,800
530.10	Website Expenses	\$2,000
	TOTAL	\$45,100
540	VEHICLE EXPENSES	
540.01	Vehicle Gas/Oil	\$15,000
540.02	Vehicle Mileage Reimbursement	\$5,600
540.03	Vehicle Repairs/Maint	\$4,000
540.04	Vehicle Tools/Equipment	\$2,000
540.05	Vehicle Insurance	\$2,430
	TOTAL	\$29,030
550	PROFESSIONAL SERVICES (SHARED)	
550.01	Auditing	\$20,000
550.02	Accounting/Bookkeeping	\$24,000
550.03	Computer/IT	\$1,500
550.04	Electrical	\$500
550.05	Engineering	\$24,000
550.07	Legal Fees	\$10,000
550.08	Other Consulting	\$2,500
	TOTAL	\$82,500
560	OTHER EXPENSES (SHARED)	
560.01	Bad Debt	\$1,000
560.02	Customer Refund	\$1,000
560.03	Utility Notification Center (for locates)	\$1,500
560.04	State Annual Audit Filing Fee	\$1,300
560.05	Commercial Insurance	\$21,754
560.051	> Insurance - Property	\$9,058
560.052	> Insurance - General Liability	\$4,129
560.053	> Insurance - Env Liability	\$6,200
560.054	> Insurance - Crime	\$756
560.055	> Insurance - Umbrella	\$1,611
560.06	Equipment Rental	\$1,000
560.07	Safety Equipment & Tools	\$2,000
560.08	Employee Clothing/Boots	\$2,200
560.09	Cleaning Services	\$1,600
560.10	Garbage/Recycling	\$1,000
560.11	Weed Control	\$4,000
560.12	Snow Plowing	\$15,000
560.13	Misc	\$1,000
	TOTAL	\$54,354
500	Part 1) TOTAL SHARED GENERAL ADMIN EXPENSES	\$623,435

600 Part 2) WATER O&M EXPENSES		
610	SYSTEM OPERATING EXP (WATER)	
611	Chemicals	\$12,700
611.50	> Calcium Hypochlorite	\$9,000
611.51	> Dechlorination/Other	\$700
611.60	> Elk Grove - Sodium Hypochlorite	\$3,000
612	Lab Fees (Water)	\$4,800
612.50	> District	\$3,200
612.60	> Elk Grove	\$1,600
613	Lab Testing Supplies (Water)	\$1,250
613.50	> District	\$1,000
613.60	> Elk Grove	\$250
614	MDEQ PWS Fees	\$5,000
614.50	> MT0004284-Northstar-Zoot Water	\$2,600
614.60	> MT0004248-Elk-Grove-Water	\$2,400
615	Utilities (Water)	\$67,000
615.50	> Booster Stations (Elec)	
615.51	> Booster Stations (Nat Gas)	
615.52	> Booster Station Gen (Diesel)	
615.53	> Wells/Vaults (Elec)	
615.60	> Elk Grove Booster Stat/Gen Util	
616	Water Metering Equipment	\$70,400
616.50	> District	
616.60	> Elk Grove	
617	Water Meter Repairs/Testing	\$1,000
617.50	> District	\$750
617.60	>Elk Grove	\$250
	TOTAL	\$162,150
620	REPAIRS/MAINTENANCE (WATER)	
620.50	Safety Equip/Tools (Water)	\$5,000
620.51	Equipment Rental (Water)	\$5,000
621.50	SW Collection/GW Recharge System	\$1,000
622	Source Wells (Pumps, Piping, Valves, etc.)	\$1,600
622.50	> District	\$1,200
622.60	> Elk Grove	\$400
623	Treatment Equipment (Chlorination)	\$1,600
623.50	> District	\$1,200
623.60	> Elk Grove	\$400
624	Water Storage Tanks	\$800
624.50	> District	\$600
624.60	> Elk Grove	\$200
625	Booster Stations (Pumps, Motors, Piping, Valves, etc.)	\$3,600
625.50	> District	\$3,000
625.60	> Elk Grove	\$600
626	Booster Stations (Generators)	\$4,500
626.50	> District	\$3,000
626.60	> Elk Grove	\$1,500
627	Buildings/Fencing	\$1,000
627.50	> District	\$800
627.60	> Elk Grove	\$200
628	Distrib Piping, Hydrants, Etc	\$7,500
628.50	> District	\$6,000
628.60	> Elk Grove	\$1,500
	TOTAL	\$31,600
630	PROFESSIONAL SERVICES (WATER)	
630.50	District Leak Detection	\$3,000
630.60	Elk Grove Leak Detection	\$1,000
631.50	District Tank Inspection/Cleaning	\$4,300
631.60	Elk Grove Tank Inspection/Cleaning	\$3,000
632.50	District Instrumentation/SCADA	\$2,000
632.60	Elk Grove Instrumentation/SCADA	\$1,000
633.50	District Engineering	\$2,000
633.60	Elk Grove Engineering	\$1,000
634.50	District Electrical	\$4,000
634.60	Elk Grove Electrical	\$2,000
635.50	District - Other Consulting	\$1,000
635.60	Elk Grove - Other Consulting	\$1,000
	TOTAL	\$25,300
640	REQUIRED OPERATING RESERVES / LOAN PAYMENTS (WATER)	
640.01	RD Water Emergency Reserve (\$2,313/mo)	\$27,756
640.02	RD Water Short-Lived Asset Replacement Reserve (\$5,797/mo)	\$69,564
640.04	RD Water 3.94M Loan (\$22,380/mo)	\$268,560
	TOTAL	\$365,880
600	Part 2) TOTAL WATER O&M EXPENSES	\$584,930

700 Part 3) SEWER O&M EXPENSES		
710	SYSTEM OPERATING EXP (SEWER)	
711	Sludge Hauling/Disposal	\$180,000
712	Utilities (Sewer)	\$93,000
712.01	> WWTP/Generator-Electrical/Gas	
712.02	> Lift Stations-Electrical	
712.03	> Lift Station Generators-Nat Gas	
712.04	> RI Basin-Electrical	
713	Chemicals (Sewer)	\$13,200
713.01	> Ferric Chloride	\$6,000
713.02	> Biological Aids	\$7,200
714	Lab Fees (Sewer)	\$9,200
715	Lab Testing Supplies (Sewer)	\$2,000
716	MDEQ Permit Fees #MTX000110 Fees	\$4,200
	TOTAL	\$301,600
720	REPAIRS/MAINTENANCE (SEWER)	
721	WWTP	\$8,500
721.01	> Buildings/Fencing	\$1,000
721.03	> Headworks Building/Equipment	\$1,000
721.04	> Oxidation Ditch/Equipment	\$1,000
721.05	> Chemical Feed Systems	\$2,000
721.06	> UV System	\$3,000
721.07	> Generator	\$500
722	Collection System	\$10,700
722.01	> Sewer Piping/Valves	\$1,000
722.02	> Lift Stations/Pumps	\$9,700
723	Safety Equipment & Tools	\$2,000
724	Equipment Rental	\$4,000
	TOTAL	\$25,200
730	PROFESSIONAL SERVICES (SEWER)	
730.01	Cleaning/Jetting (Sewer Lines)	\$20,000
730.02	Video Taping (Sewer Lines)	\$10,000
730.03	Instrumentation/Telemetry/SCADA	\$2,000
730.04	Engineering	\$2,000
730.05	Microbiology Evaluation	\$1,000
730.06	Electrical	\$5,000
730.07	Other Consulting	\$1,000
	TOTAL	\$41,000
740	REQUIRED OPERATING RESERVES / LOAN PAYMENTS (SEWER)	
740.02	CST WW 3.06M Loan Payment (\$17,048/mo)	\$204,576
	TOTAL	\$204,576
700	Part 3) TOTAL SEWER O&M EXPENSES	\$572,376

500-700	TOTAL OPERATING EXPENSES (Parts 1, 2 & 3)	\$1,780,741
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900 NON-OPERATING EXPENSES (Tax Bond Payments)		
910	EXPENSES - WATER	
	Special Assessment Tax Bond (\$6.7M RD-Water) 12/23/2016 Pmt	\$217,694
	Special Assessment Tax Bond (\$6.7M RD-Water) 6/23/2017 Pmt	\$179,292
	TOTAL	\$396,986
920	EXPENSES - SEWER	
	Special Assessment Tax Bond (\$9.3M SRF-Sewer) 1/1/2017 Pmt	\$242,667
	Special Assessment Tax Bond (\$9.3M SRF-Sewer) 7/1/2017 Pmt	\$202,187
	TOTAL	\$444,854
900	TOTAL NON-OPERATING EXPENSES	\$841,840

TOTAL EXPENSES SUMMARY		
500-700	TOTAL OPERATING EXPENSES	\$1,780,741
900	TOTAL NON-OPERATING EXPENSES	\$841,840
	TOTAL EXPENSES	\$2,622,581

NET INCOME SUMMARY		
	TOTAL REVENUES	\$5,035,690
	(Minus TOTAL EXPENSES)	\$2,622,581
	(Minus WATER CAPACITY FEES)	\$511,250
	(Minus SEWER CAPACITY FEES)	\$1,577,500
	NET INCOME to Reserves & Depreciation	\$324,359

CAPITAL BUDGET FY 2016-17	
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930 CAPITAL PROJECTS (WATER)		
930.51	Zoot Station Sodium Hypochlorite System	\$40,000
930.61	Elk Grove Remote Readers for Meters (300)	\$36,300
930.62	Elk Grove Water Storage Tank Cathodic Protection System	\$11,000
	TOTAL	\$87,300
950 CAPITAL PROJECTS (SHARED 50% WATER)		
950.01	Security-Rekey All Locks	\$4,000
950.02	Expand Office Circle Driveway	\$3,500
950.03	Commercial Office Mailbox	\$1,100
950.04	Backup SCADA Computer	\$4,000
950.05	Used Service Truck (Water/Sewer O&M)	\$40,000
950.06	NOT APPROVED - Used SUV (Admin/Meter Reading)	\$0
	TOTAL	\$52,600
	50% TOTAL	\$26,300
TOTAL CAPITAL PROJECTS / ITEMS (WATER)		\$113,600
SOURCES OF FUNDING FOR WATER CAPITAL PROJECTS / ITEMS		
105.03	RD Water Emergency Reserve	\$27,756
105.02	RD Water Short-Lived Asset Repl Reserve	\$69,564
NEW	Water Reserves / Rate Stabilization Fund (\$15,000/mo, starting January)	\$90,000
110.01	Water Capacity Reserves	\$562,801
	Subtract: TOTAL CAPITAL PROJECTS / ITEMS (WATER)	\$113,600
BALANCE FOR WATER CAPITAL PROJECTS / ITEMS		\$636,521

940 CAPITAL PROJECTS (SEWER)		
940.01	Carbon Odor Control System	\$4,400
	Add Update Lift Station Radio System	\$25,000
	Add RI Basin Generator	\$20,000
940.02	WWTP Rotor System VFDs	\$6,500
940.03	Driveway/Truck Loading Ramp Area	\$1,500
940.04	Rotor Controls & Sensors for Process Monitoring/Control	\$20,000
940.05	Add Bio Aid & Ferric Feed Systems to 3 Lift Stations	\$4,700
940.06	Valley Center/Durston Lift Station Instrumentation	\$6,000
940.07	Aerobic Digester Upgrade-Aeration	\$11,000
940.08	Add pH Control System to Lift Station	\$10,000
940.09	WWTP Facility Plan Update	\$20,000
940.10	WWTP Expansion Project - (Estimate \$50K to start engineering contract)	\$50,000
940.11	WWTP Parts/Tool Shed	\$4,300
	TOTAL	\$183,400
950 CAPITAL PROJECTS (SHARED 50% SEWER)		
950.01	Security-Rekey All Locks	\$4,000
950.02	Expand Office Circle Driveway	\$3,500
950.03	Commercial Office Mailbox	\$1,100
950.04	Backup SCADA Computer	\$4,000
950.05	Used Service Truck (Water/Sewer O&M)	\$40,000
950.06	NOT APPROVED - Used SUV (Admin/Meter Reading)	\$0
	TOTAL	\$52,600
	50% TOTAL	\$26,300
TOTAL CAPITAL PROJECTS / ITEMS (SEWER)		\$209,700
SOURCES OF FUNDING FOR SEWER CAPITAL PROJECTS / ITEMS		
105.05	CST Loan - RI Basin Gen (65K), Radios (25K), Odor Mitigation C1/GP (20K)	\$101,385
NEW	Sewer Reserves / Rate Stabilization Fund (\$15,000/mo, starting January)	\$90,000
NEW	Sewer Asset Replacement Fund (\$15,000/mo, starting January)	\$90,000
110.02	Sewer Capacity Reserves	\$1,690,300
	Subtract: TOTAL CAPITAL PROJECTS / ITEMS (SEWER)	\$209,700
BALANCE FOR SEWER CAPITAL PROJECTS / ITEMS		\$1,761,985

Four Corners Water and Sewer District

Bozeman, Montana

Valuation Update for the Water and Sewer System of
Utility Solutions, Inc.

Final Report

July 23, 2015





July 23, 2015

Ms. Susan B. Swimley
Attorney and Counselor at Law
Four Corners Water and Sewer District
1807 West Dickerson, Unit B
Bozeman, MT 59715

Subject: Utility Solutions, Inc. Water and Sewer System Valuation Update – Final Report

Dear Susan:

HDR Engineering, Inc., (HDR) is pleased to provide Four Corners Water and Sewer District (District) with the final report for the valuation update of the Utility Solutions, Inc. (US) water and sewer utility systems. This report provides a discussion of the one generally accepted approach used in this valuation update of utility system assets. The approach presented is the reconstruction cost less depreciation method. Ideally three methods would have been employed providing the District with a range of values of the US System. However, for this update, the District limited this analysis to the one approach used previously. The results of the valuation update are described within the report and provided in detail in the report Appendices.

The District should exercise caution in its determination of acquisition of the US Systems due to this limited scope. The primary concern to the District should be protecting the public interest in the execution of any acquisition efforts.

Thank you for the opportunity to provide these technical services to the District. It has been a pleasure to work with you.

Sincerely,

A handwritten signature in blue ink that reads 'Cil Pierce'.

Cil Pierce

Senior Financial Analyst and Project Manager

Enclosure

**1715 South Reserve Street, Suite C, Missoula, Montana 59801-4708
(406) 532-2200**

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2 Reconstruction Cost Less Depreciation Approach

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Appendix A. Reconstruction Cost Less Depreciation Update
Calculation of the Water System Assets

Appendix B. Reconstruction Cost Less Depreciation Update
Calculation of the Sewer System Assets



Executive Summary

Study Summary

HDR Engineering, Inc. (HDR) conducted an update to the 2009 system valuation for the Utility Solutions, Inc. (US) water and sewer systems for the Four Corners Water and Sewer District (District). HDR calculated these values based upon the generally accepted valuation technique known as the Reconstruction Cost Less Depreciation (RCLD) Approach. Typically for a system valuation, three different valuation methods would be employed. However, in 2009 there were data constraints which limited the methods to the RCLD approach. This is the methodology that is updated for this current analysis.

It is important to note that the US water and sewer utility systems are relatively new. That is, the oldest asset in the system component listing is from 2004. Therefore, the system is assumed to be in relatively good functioning order. The system was field inspected by the District's consultant, Morrison-Maierle, Inc. (M-M).

A detailed discussion of the calculation of the updated system valuation of the US system using the RCLD approach is presented in Section 2 of this report.

Limitations and Constraints

Within the original 2009 report there were a number of limitations described that are worth repeating here for purposes of conditioning this system valuation update. They are provided below. The text is updated to provide relevant context.

There were a number of limitations and constraints to the original data that could impact the relevance of the RCLD value to the District for acquisition decisions. The first and foremost limiting factor is the fact that the value established in this report represents only one valuation methodology. Ideally, three different "generally accepted" valuation methodologies would be used. Then the values established would have generated a range within which the District could feel comfortable establishing the ultimate value to the US water and sewer systems.

The second limiting factor is the data constraint related to contributions collected from individual customers in the form of capacity fees. Developer contributions, or direct payments from developers to a utility in support of the installation of the infrastructure or gifts of infrastructure installed by the developer to the utility in exchange for providing service, were accounted for, to the extent that information was provided.

Capacity fees are fees typically charged to end-use customers at the time the customer applies for service to their individual parcel. The customer pays the utility directly and the fees can range anywhere from a few hundred to several thousand dollars. In US's case, it appears there is a \$5,000 sewer capacity fee and a \$2,500 water capacity fee, as reported by District Board members and by a representative of the Gallatin Heights division. However, no information

related to the total collections of the capacity fee was provided to HDR, therefore no deduction was noted in the value. Any funds received by US in the form of capacity fees should appropriately be deducted from the value established in this report as this is a reimbursement from each connecting customer of the investment provided by US in developing the systems.

The final constraint to consider in reviewing the value established in this study relates to the Elk Grove water and sewer systems. It was HDR's understanding that Elk Grove does not fall within the District's boundaries and therefore may not be part of an acquisition decision. If Elk Grove ultimately is not contemplated to be acquired by the District, the assets and their value related to the water and sewer systems serving Elk Grove should appropriately be removed from the values established in this valuation update. For this reason, Elk Grove is identified separately in the calculations. Further, in 2009 it appeared as though there was some concern related to the potential existence of a contract between Elk Grove and US that may or may not address ownership of capacity of either the water or sewer system. It is assumed that in the interim time period the District has considered the impact of any existing legal documents that may affect the District's ability to acquire infrastructure as well as provide service with the acquired infrastructure into the future.

Summary Results

Given the valuation update undertaken, a summary of the net reconstruction cost less depreciation values after adjustments for physical and functional depreciation and contributions for the water and sewer systems is presented in Table ES-1.

System Cost Component	Water	Sewer
Reconstruction Cost Less Depreciation	\$14,684	\$18,548
Functional Depreciation	(20)	(1,281)
Contributions (Developer Only)	(4,210)	(2,231)
Assets Added since 2008	1,411	4,256
Total Net System Value	\$11,865	\$19,293

Section 1

Introduction, Background, and Approach

1.1 Introduction

Four Corners Water and Sewer District (District) retained HDR Engineering, Inc. (HDR) to update the system valuation methodology used in 2009 to estimate the value of the Utility Solutions, Inc. (US) water and sewer systems. HDR has extensive experience conducting system valuation studies throughout the Pacific Northwest. The purpose of this valuation update is to provide the District with an analysis of the value of the US water and sewer systems in support of an acquisition.

This valuation update is based entirely upon the methodology and results of the 2009 valuation study conducted for the District in 2009. Assets were updated from 2009 to June 30, 2015 and a field analysis, conducted by the District's consultant, Morrison-Maierle, Inc. (M-M), provided estimated functional depreciation which was also included in this assessment. The original report from 2009 can be referenced along with this report update.

It is important to note that the US water and sewer utility systems are relatively new. That is, the oldest asset in the system component listing is from 2004. Therefore, the system is assumed to be in relatively good functioning order.

1.2 Project Objectives and Approach

HDR has completed a valuation update of the US water and sewer systems using the generally accepted valuation methodology of reconstruction cost less depreciation. HDR's approach and study effort was guided by the following objectives:

- Utilization of conventional cost valuation techniques
- Identification of plant in service to be included in the valuation
- Updating the Engineering News Record Construction Cost Index (ENR-CCI) to June 2015 dollars.

HDR relied upon data from the 2009 report and new asset information and estimated functional depreciation provided by M-M. Reference to the 2009 study can provide specifics about data used to develop the original systems valuation models.

1.3 Reconstruction Cost Less Depreciation Valuation Technique Overview

To calculate the reconstruction cost less depreciation (RCLD) value, net book value of the infrastructure was established. The net book value was adjusted to current year reconstruction cost less depreciation for the amount of useful life that has elapsed on an item by item basis.

Reconstruction cost is one generally accepted approach used for system valuation. Reconstruction costs are used on the presumption that facilities would have to be installed at today's prices if they did not already exist in order to continue providing service. Therefore, this value attempts to develop an amount intended to compensate for those costs that are avoided due to the presence of existing facilities. However, aged infrastructure may cause a reconstruction cost-based value to be overstated. Subtracting an accumulated physical depreciation component from the valuation can mitigate this potential overstatement. Furthermore, this approach generally assumes that the existing facilities are sufficient to meet current day requirements and are in adequate, functional, working condition. If a system is inadequate, does not meet standards, or suffers from technical obsolescence, then further adjustment is warranted. This adjustment is called functional depreciation and consists of the cost of improvements needed to correct system deficiencies and satisfy regulatory requirements.

1.4 Limitations of Approach

As presented below, the calculation of reconstruction cost is based upon the actual historical cost of system components. All water and sewer system assets analyzed in this study are based upon asset information provided by US in response to a data request presented to US in January 2009. To these assets new assets since 2009 were added, via data from M-M, who also provided estimated functional depreciation for each utility system, based on field analysis of the utility system components.

For the original 2009 data, field verification of the physical system components was performed on above ground facilities in 2009. Buried infrastructure was not exposed to verify details regarding these infrastructure items such as diameters and lengths of pipe. All infrastructure for public utilities must be designed by an engineer and the design has to be submitted and approved by the local and/or state health jurisdiction. In the case of US, the Montana Department of Environmental Quality (DEQ) is the approving authority. The design documents are used by contractors in preparing their bids. After installation, the designing engineer then inspects the installation and certifies that the infrastructure was installed as designed and approved. Therefore, the system was assumed to be installed according to design specifications.

Typically for a system valuation, three different valuation methods would be employed. Other possible methods that could be used include:

- Net Operating Income Approach
- Market Value
- Book Value

However, this study is specifically to update the previous system valuation.

1.5 Summary

This section provided a summary of the technical approach undertaken for this system valuation update, which is described in more detail in Section 2.

Section 2

Reconstruction Cost Less Depreciation Approach

2.1 Introduction

As previously noted, the reconstruction cost less depreciation methodology was used to develop the original system valuation in 2009. This methodology was used for the update to bring the system valuations into current dollars. The approach and results of this valuation update are described below.

2.2 Calculation of Reconstruction Cost Less Depreciation

The reconstruction cost for each component of the US System is calculated using the individual component costs reported by US in its plant in service summaries. US provided the District with a binder titled *Utility Solutions - Capital, July 2008*. This binder contained summary reports prepared by US for water and sewer improvements as well as detailed bid documents and summary schedules. The documents all appeared accurate. The summary schedules and the bid documents were organized by water system service area and phase of construction (e.g. Northstar, Galactic Park, Elk Grove, etc.). From this data, the historical cost is adjusted to reconstruction cost values using the Engineering News Record Construction Cost Index for the West, 20 Cities Average. In total, the current gross reconstruction cost value of the water system is approximately \$21.2 million. The current gross reconstruction cost value of the sewer system is just under \$25.5 million. Once the gross reconstruction cost is established, depreciation is calculated on the reconstruction value to reflect the age of the infrastructure. Depreciation was calculated using a straight line method using average service lives for different types of assets. The net reconstruction cost less depreciation for the water system is \$14.6 million. The net reconstruction cost less depreciation for the sewer system is just over \$18.6 million. A summary of the reconstruction cost less depreciation calculation for the water system is shown in Table 2-1.

Four Corners Water and Sewer District						
Table 2-1						
Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation						
Utility Plant Account Description	Original Installation Cost	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
North Star						
Total Plant	\$1,781,861	\$682,873	\$1,098,988	\$2,408,918	\$923,561	\$1,485,357
Galactic Park						
Total Plant	627,483	100,318	527,165	793,353	126,839	666,514
Elk Grove						
Total Plant	732,749	108,911	623,838	849,932	132,026	717,906
Middle Creek Parklands						
Total Plant	1,006,043	350,981	655,062	1,281,752	447,168	834,584
Recharge Basin						
Total Plant	98,870	29,319	69,551	128,507	38,119	90,387
Main Extensions						
Total Plant	2,435,121	712,766	1,722,354	3,089,337	904,606	2,184,731
Telemetry						
Total Plant	291,372	111,327	180,045	379,894	145,150	234,744
Northstar Residential Phase 1 and Block 2						
Total Plant	772,808	280,441	492,367	1,036,930	376,341	660,589
Beck Border Ditch Crossing - Sime Bid						
Total Plant	19,100	6,535	12,565	26,235	8,976	17,259
Ice Center Ditch Crossing - Williams Bid						
Total Plant	24,844	8,500	16,344	34,125	11,675	22,450
Northstar Block 1						
Total Plant	640,383	231,947	408,436	874,028	316,573	557,455
Northstar Residential Phase II & III						
Total Plant	450,115	165,269	284,846	618,260	227,007	391,252
Northstar Block 6 & 7						
Total Plant	235,984	79,638	156,346	308,000	103,941	204,059
Galactic Park						
Total Plant	574,941	226,783	348,158	789,764	311,519	478,245
Elk Grove						
Total Plant	582,351	132,808	449,543	699,164	159,448	539,716
Black Bull Run						
Total Plant	1,923,478	522,085	1,401,393	2,385,609	647,520	1,738,089
Middle Creek Parklands						
Total Plant	579,884	191,905	387,979	756,073	250,213	505,860
Capitalized Interest Allocation to Assets						
Total Interest	684,694	205,408	479,286	892,728	267,819	624,910
Engineering Allocation to Assets						
Total Engineering	1,878,061	563,418	1,314,643	2,448,683	734,605	1,714,078
Inspection & Administration Allocation to Assets						
Total Inspection & Administration	1,112,875	333,862	779,012	1,451,006	435,302	1,015,704
Grand Total	\$16,453,015	\$5,045,094	\$11,407,921	\$21,252,296	\$6,568,407	\$14,683,888

A summary of the reconstruction cost less depreciation calculation for the sewer system is shown in Table 2-2.

Four Corners Water and Sewer District						
Table 2-2						
Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation						
Utility Plant Account Description	Original Installation Cost	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Central Sewer						
Total Plant	\$8,819,348	\$3,118,555	\$5,700,793	\$11,722,357	\$4,154,740	\$7,567,617
Northstar Residential Phase I and Block 2						
Total Plant	1,464,207	407,078	1,057,129	1,981,095	550,392	1,430,703
Northstar Block 1						
Total Plant	845,788	213,920	631,868	1,151,892	291,473	860,420
Northstar Residential Phase II & III						
Total Plant	239,385	68,343	171,042	328,809	93,873	234,937
Northstar Block 6 & 7						
Total Plant	138,565	32,833	105,732	180,851	42,853	137,998
Galactic Park						
Total Plant	404,707	128,187	276,520	555,923	176,083	379,840
Elk Grove						
Total Plant	437,409	59,852	377,557	525,148	71,858	453,290
Black Bull Run						
Total Plant	2,227,633	327,091	1,900,542	2,762,841	405,677	2,357,164
Middle Creek Parklands						
Total Plant	457,584	128,327	329,257	596,614	167,317	429,297
Capitalized Interest Allocation to Assets						
Total Capitalized Interest	1,217,634	219,174	998,460	1,587,594	285,767	1,301,827
Engineering Allocated to Assets						
Total Engineering	2,063,010	371,342	1,691,668	2,689,826	484,169	2,205,657
Inspection & Administration Allocation to Assets						
Total Inspection & Administration	1,112,875	200,317	912,557	1,451,006	261,181	1,189,825
Grand Total	\$19,428,143	\$5,275,019	\$14,153,124	\$25,533,957	\$6,985,382	\$18,548,575

Detailed calculations of the reconstruction cost and depreciation are presented in Appendix A for the water system and for the sewer system as Appendix B.

In a reconstruction cost less depreciation calculation, the reconstruction cost is adjusted by both physical and function depreciation. The values presented in Tables 2-1 and 2-2 show the reconstruction cost less accumulated *physical* depreciation. This value is typically further reduced by the *functional* depreciation of the system. Deficiencies in infrastructure and technical obsolescence can cause the calculated reconstruction cost to be overstated. Therefore, the costs of capital improvements needed to bring the system into compliance or into full operational capabilities are classified as functional depreciation. In the 2009 analysis, HDR reviewed US's proposed capital improvement plan (CIP) and identified wastewater treatment plant upgrades as capital improvements required to ensure full functionality of the sewer system. This accounts for a deduction for functional depreciation of \$1.2 million from the reconstruction cost less physical depreciation value established in Table 2-2 above. The net result is a reconstruction cost less *physical and functional* depreciation for the sewer system of \$17.3 million. This functional depreciation was maintained from the original analysis because it related to the assets listed as original plant and proposed CIP. Additionally, another \$75,000 in functional depreciation was assessed by M-M in June 2015 related to the Elk Grove filtration chambers. With rounding, the net reconstruction cost less all depreciation is \$17.3 million.

M-M identified \$20,000 in system deficiencies related to the Zoot well in Galactic Park, which is producing sand and is inoperable at the current time. Therefore, this adjustment was made to the water RCLD total for a value of \$14.6 million.

2.4 Contributions

During 2009 study, the issue of contributions received by US from developers and from customers at the time of connection was evaluated. In establishing the value of the utility systems, it is necessary to review the contributions received contrasted against the value established since contributions reflect funds received by US as reimbursements or gifts of plant. In establishing a value for consideration in an acquisition decision, the District, as a public agency, should not compensate US for plant that was not paid for by US as this would be an overstatement of the investment. In 2009, HDR requested the amount of contributions received both from developers as well as from customers in the form of capacity charges. In the *Utility Solutions - Capital, July 2008* binder, schedules were provided which allocated costs between different developers, of which US was one. The non-US allocations were used as the basis for contributed capital. The developers listed on these schedules are:

- Black Bull Run, LLC.
- Circle F, LLC.

These developers utilized developer owned water rights for irrigation and thus, were not required to pay a water capacity charge. These contributions were updated to current day dollars using the ENR-CCI for June 2015.

While the above-referenced documentation provided a detail of contributions received from developers, the amount of \$5,000 sewer capacity charge and \$2,500 water capacity charge collected from customers was not provided. The amount of contributions identified by US as having been received by developers is shown in Table 2-3 below.

Utility	Total Current Contributions
Water System	\$4.21 million
Sewer System	\$2.23 million

The amounts of these sewer and water capacity contributions should be subtracted from the values established in Table 2-1 and 2-2. The adjusted RCLD value accounting for these contributions and the functional depreciation is \$10.45 million for the water system and \$15.04 million for the sewer system.

It should be noted again that the contributions shown in Table 2-3 do not include any contributions received from individual customers at the time of connection in the form of the \$5,000 sewer and \$2,500 water capacity charge. It is necessary for the District to consider this in any use of the RCLD value established in this report for acquisition decisions.

The final step of the valuation update was to account for system assets that were added since 2009. These assets were provided by M-M, the District’s consultant. New asset values in the RCLD methodology total \$1.4 million for water and \$4.3 million for sewer. Taken together, the net system valuation in June 2015 is \$11.8 million for water and \$19.3 million for sewer, or a total of \$31.1 million (rounded) for both systems.

2.5 Summary Results of the System Valuation Update

HDR performed a comprehensive RCLD calculation for the water and sewer assets of the US system in 2009. This analysis updated that valuation using an adjusted ENR-CCI, new assets added to the systems since 2009, and a field assessment of current functionality of the systems, and identified one area with functional depreciation for each system. This section has provided a discussion of the calculation and influencing factors and limitations.

A summary of the net reconstruction cost less depreciation values after adjustments for physical and functional depreciation and contributions for the water and sewer systems as of June 2015 is presented in Table 2-4.

Table 2-4 Summary Results of the System Valuation Update (000's)		
System Cost Component	Water	Sewer
Reconstruction Cost Less Depreciation	\$14,684	\$18,548
Functional Depreciation	(20)	(1,281)
Contributions (Developer Only)	(4,210)	(2,231)
Assets Added since 2008	1,411	4,256
Total Net System Value	\$11,865	\$19,293

The RCLD approach recognizes that construction costs today are greater than they were in the past. This approach also recognizes that there is a value to assets already installed in the rendering of service. The adjustment of the gross reconstruction cost by physical and functional depreciation further recognizes that there is a loss of value due to age of the infrastructure as well as a cost of bringing the existing assets into compliance with current regulations and requirements. In addition, reported contributions received from developers were updated by ENR-CCI. Finally, new assets built on the systems since 2008 were included. With the contributions subtracted from the RCLD values and the new assets added, a net value for the

water and sewer systems was established. Based upon the information gathered by HDR during the course of this update, we have determined that the RCLD value of the US water and sewer systems is \$11.8 million and \$19.3 million, respectively.

Details of the valuation update are provided in the Technical Appendices attached to this report.

Appendix A

Utility Solutions, Inc.

Reconstruction Cost Less Depreciation Update

Calculation of the Water System Assets

Four Corners Water and Sewer District
 Table A-1
 Valuation of Utility Solutions Water System Using Reconstruction Cost

	Water System	
	CCI @ January 2009	CCI @ June 2015
Reconstruction Cost Less Depreciation	\$16,928,109	\$14,683,888
Functional Depreciation	0	(20,000)
Contributions	(4,033,530)	(4,210,266)
Assets added since 2008	N/A	1,411,824
Grand Total	\$12,894,579	\$11,865,445

Four Corners Water and Sewer District
Table A-2
Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

Utility Plant Account Description	Original Installation Cost	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
North Star						
Total Plant	\$1,781,861	\$682,873	\$1,098,988	\$2,408,918	\$923,561	\$1,485,357
Galactic Park						
Total Plant	627,483	100,318	527,165	793,353	126,839	666,514
Elk Grove						
Total Plant	732,749	108,911	623,838	849,932	132,026	717,906
Middle Creek Parklands						
Total Plant	1,006,043	350,981	655,062	1,281,752	447,168	834,584
Recharge Basin						
Total Plant	98,870	29,319	69,551	128,507	38,119	90,387
Main Extensions						
Total Plant	2,435,121	712,766	1,722,354	3,089,337	904,606	2,184,731
Telemetry						
Total Plant	291,372	111,327	180,045	379,894	145,150	234,744
Northstar Residential Phase 1 and Block 2						
Total Plant	772,808	280,441	492,367	1,036,930	376,341	660,589
Beck Border Ditch Crossing - Sime Bid						
Total Plant	19,100	6,535	12,565	26,235	8,976	17,259
Ice Center Ditch Crossing - Williams Bid						
Total Plant	24,844	8,500	16,344	34,125	11,675	22,450
Northstar Block 1						
Total Plant	640,383	231,947	408,436	874,028	316,573	557,455
Northstar Residential Phase II & III						
Total Plant	450,115	165,269	284,846	618,260	227,007	391,252
Northstar Block 6 & 7						
Total Plant	235,984	79,638	156,346	308,000	103,941	204,059
Galactic Park						
Total Plant	574,941	226,783	348,158	789,764	311,519	478,245
Elk Grove						
Total Plant	582,351	132,808	449,543	699,164	159,448	539,716
Black Bull Run						
Total Plant	1,923,478	522,085	1,401,393	2,385,609	647,520	1,738,089
Middle Creek Parklands						
Total Plant	579,884	191,905	387,979	756,073	250,213	505,860
Capitalized Interest Allocation to Assets						
Total Interest	684,694	205,408	479,286	892,728	267,819	624,910
Engineering Allocation to Assets						
Total Engineering	1,878,061	563,418	1,314,643	2,448,683	734,605	1,714,078
Inspection & Administration Allocation to Assets						
Total Inspection & Administration	1,112,875	333,862	779,012	1,451,006	435,302	1,015,704
Grand Total	\$16,453,015	\$5,045,094	\$11,407,921	\$21,252,296	\$6,568,407	\$14,683,888

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
North Star													
101	Mobilization - Demobilization	\$37,500	6/8/2005	10.06	7415.0	360	30	3.33%	12,576	24,924	50,771	17,027	\$33,744
102	Taxes & Insurance	10,000	6/8/2005	10.06	7415.0	360	30	3.33%	3,354	6,646	13,539	4,541	8,998
103	4" C900 CL150 Water Main	7,200	6/8/2005	10.06	7415.0	360	30	3.33%	2,415	4,785	9,748	3,269	6,479
104	6" C900 CL150 Water Main	20,900	6/8/2005	10.06	7415.0	360	30	3.33%	7,009	13,891	28,296	9,490	18,806
105	8" C900 CL150 Water Main	42,231	6/8/2005	10.06	7415.0	360	30	3.33%	14,163	28,068	57,176	19,175	38,001
106	10" C900 CL150 Water Main	67,075	6/8/2005	10.06	7415.0	360	30	3.33%	22,495	44,580	90,812	30,456	60,356
107	12" C900 CL150 Water Main	37,178	6/8/2005	10.06	7415.0	360	30	3.33%	12,468	24,710	50,335	16,881	33,454
108	16" C900 CL150 Water Main	4,000	6/8/2005	10.06	7415.0	360	30	3.33%	1,341	2,659	5,416	1,816	3,599
109	10" Gate Valve	13,050	6/8/2005	10.06	7415.0	360	30	3.33%	4,377	8,673	17,668	5,925	11,743
110	12" Gate Valve	4,950	6/8/2005	10.06	7415.0	360	30	3.33%	1,660	3,290	6,702	2,248	4,454
111	4" End Cap	800	6/8/2005	10.06	7415.0	360	30	3.33%	268	532	1,083	363	720
112	6"x6" Tee	550	6/8/2005	10.06	7415.0	360	30	3.33%	184	366	745	250	495
113	6"x4" Tee	1,650	6/8/2005	10.06	7415.0	360	30	3.33%	553	1,097	2,234	749	1,485
114	6" 45 Degree Bend	800	6/8/2005	10.06	7415.0	360	30	3.33%	268	532	1,083	363	720
115	6" End Cap	1,000	6/8/2005	10.06	7415.0	360	30	3.33%	335	665	1,354	454	900
116	8"x4" Tee	1,200	6/8/2005	10.06	7415.0	360	30	3.33%	402	798	1,625	545	1,080
117	8" 45 Degree Bend	900	6/8/2005	10.06	7415.0	360	30	3.33%	302	598	1,218	409	810
118	8" 90 Degree Bend	450	6/8/2005	10.06	7415.0	360	30	3.33%	151	299	609	204	405
119	8"x6" Reducer	450	6/8/2005	10.06	7415.0	360	30	3.33%	151	299	609	204	405
120	8" End Cap	3,600	6/8/2005	10.06	7415.0	360	30	3.33%	1,207	2,393	4,874	1,635	3,239
121	10"x6" Tee	4,500	6/8/2005	10.06	7415.0	360	30	3.33%	1,509	2,991	6,092	2,043	4,049
122	10"x8" Cross	1,800	6/8/2005	10.06	7415.0	360	30	3.33%	604	1,196	2,437	817	1,620
123	10" 11.25 Degree Bend	700	6/8/2005	10.06	7415.0	360	30	3.33%	235	465	948	318	630
124	12"x12" Tee	2,000	6/8/2005	10.06	7415.0	360	30	3.33%	671	1,329	2,708	908	1,800
125	12"x8" Tee	2,000	6/8/2005	10.06	7415.0	360	30	3.33%	671	1,329	2,708	908	1,800
126	12"x6" Tee	2,000	6/8/2005	10.06	7415.0	360	30	3.33%	671	1,329	2,708	908	1,800
127	12"x10" Reducer	1,200	6/8/2005	10.06	7415.0	360	30	3.33%	402	798	1,625	545	1,080
128	12" End Cap	1,900	6/8/2005	10.06	7415.0	360	30	3.33%	637	1,263	2,572	863	1,710
129	16"x16" Tee	1,750	6/8/2005	10.06	7415.0	360	30	3.33%	587	1,163	2,369	795	1,575
130	16"x12" Reducer	1,500	6/8/2005	10.06	7415.0	360	30	3.33%	503	997	2,031	681	1,350
131	Well Valve Vault	90,000	6/8/2005	10.06	7415.0	360	30	3.33%	30,183	59,817	121,849	40,865	80,985
132	2" Blow Off Hydrant	2,000	6/8/2005	10.06	7415.0	180	15	6.67%	1,341	659	2,708	1,816	892
133	Fire Hydrant Assembly	24,750	6/8/2005	10.06	7415.0	180	15	6.67%	16,601	8,149	33,509	22,476	11,033
134	4" C900 CL150 Water Service	13,000	6/8/2005	10.06	7415.0	180	15	6.67%	8,720	4,280	17,600	11,805	5,795
135	Booster Station Building	595,000	6/8/2005	10.06	7415.0	240	20	5.00%	299,318	295,682	805,560	405,242	400,319
136	Auxiliary Power	68,000	6/8/2005	10.06	7415.0	180	15	6.67%	45,610	22,390	92,064	61,751	30,313
137	750,000 Gallon Reservoir	375,000	6/8/2005	10.06	7415.0	360	30	3.33%	125,764	249,236	507,706	170,270	337,436
138	booster station Yard Piping	85,000	6/8/2005	10.06	7415.0	360	30	3.33%	28,506	56,494	115,080	38,594	76,486
Sub-Total - North Star Booster Station		\$1,527,584											\$1,190,562
Change Order (Sime Bid)													
	Delete Motor Control Center	(70,000)	4/12/2005	10.22	7355.4	240	20	5.00%	(35,758)	(34,242)	(95,540)	(48,805)	(46,735)
	Additional Tank Penetration	3,854	4/26/2005	10.18	7355.4	360	30	3.33%	1,307	2,546	5,260	1,785	3,476
	Adjust bid & schedule units	(2,642)	4/26/2005	10.18	7355.4	360	30	3.33%	(896)	(1,746)	(3,606)	(1,223)	(2,383)
		(68,788)											(45,642)
Northstar Booster Station Improvements (service Area 4 Phase II Bid)													
	Booster Station Piping	16,934	1/23/2007	8.44	7879.6	360	30	3.33%	4,762	12,172	21,575	6,067	15,508
	Controls and Telemetry	6,459	1/23/2007	8.44	7879.6	240	20	5.00%	2,724	3,735	8,229	3,471	4,758
		23,393											20,266
Additional 2004 Expenditures - North star Wells													
	Northstar Wells Haggerty - ck265	54,491	6/30/2004	11.00	7109.4	600	50	2.00%	11,988	42,503	76,945	16,928	60,017
	Northstar Wells Haggerty - ck 282	45,609	6/30/2004	11.00	7109.4	600	50	2.00%	10,034	35,575	64,403	14,169	50,235
	Northstar Wells Haggerty - ck 324	23,638	6/30/2004	11.00	7109.4	600	50	2.00%	5,200	18,437	33,378	7,343	26,035

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE 6/30/2015
 ENR CCI 20 City, June 2015 10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
	Northstar Wells (Haggerty) - ck3014	19,634	6/30/2005	10.00	7415.0	600	50	2.00%	3,927	15,707	26,582	5,316	21,266
	Northstar Wells (Haggerty) - ck3090	579	6/30/2005	10.00	7415.0	600	50	2.00%	116	463	784	157	627
	Zavora Lot (Sime) - ck3023	6,250	6/30/2005	10.00	7415.0	600	50	2.00%	1,250	5,000	8,462	1,692	6,769
		<u>26,463</u>											<u>28,662</u>
Additional 2006 Expenditures Northstar Wells													
	Northstar Wells (Haggerty) - ck3303	11,473	6/30/2006	9.00	7699.6	600	50	2.00%	2,065	9,408	14,960	2,693	12,267
	Northstar Wells (Haggerty) - ck 3603	8,945	6/30/2006	9.00	7699.6	600	50	2.00%	1,610	7,335	11,663	2,099	9,564
	Northstar Wells (O'Keefe) - ck 3688	7,748	6/30/2006	9.00	7699.6	600	50	2.00%	1,395	6,353	10,101	1,818	8,283
	Northstar Wells (Haggerty) - ck 3715	49,950	6/30/2006	9.00	7699.6	600	50	2.00%	8,991	40,959	65,127	11,723	53,404
	Simpson (WP&H) - ck3445	1,076	6/30/2006	9.00	7699.6	600	50	2.00%	194	882	1,402	252	1,150
		<u>79,192</u>											<u>84,667</u>
Additional 2007 Expenditures - Northstar Wells													
	Northstar Wells (Haggerty) - ck3866	40,150	6/30/2007	8.00	7938.6	600	50	2.00%	6,424	33,726	50,773	8,124	42,649
	Pump test (Chamberlin Pump Co) - ck 3804	4,519	6/30/2007	8.00	7938.6	600	50	2.00%	723	3,796	5,715	914	4,800
	Pump test (Chamberlin Pump Co) - ck 3921	2,550	6/30/2007	8.00	7938.6	600	50	2.00%	408	2,142	3,225	516	2,709
	Hydrant Repair (WP&H) - ck 4326	90	6/30/2007	8.00	7938.6	180	15	6.67%	48	42	114	61	53
	Water heater (WP&H) - ck4428	799	6/30/2007	8.00	7938.6	180	15	6.67%	426	373	1,011	539	472
	Hydrant Repair (WP&H) - ck 4554	6,391	6/30/2007	8.00	7938.6	180	15	6.67%	3,408	2,982	8,081	4,310	3,771
		<u>54,499</u>											<u>54,455</u>
Additional 2008 Expenditures													
	hydrant repairs - ck4695	309	6/30/2008	7.00	8184.9	180	15	6.67%	144	165	379	177	202
	Service (Tyron General Electric) ck4896	660	6/30/2008	7.00	8184.9	180	15	6.67%	308	352	810	378	432
		<u>969</u>											<u>634</u>
Northstar Subtotal		<u>1,781,861</u>											<u>1,485,357</u>
Galactic Park													
Zoot Wells & Pumping Station													
	3 zoot wells and pumping station	614,326	6/30/2007	8.00	7938.6	600	50	2.00%	98,292	\$16,034	776,867	124,299	652,568
Additional 2007 Expenditures - Zoot Wells													
	Well Head Dev. (US Construction) - ck4164	6,598	6/30/2007	8.00	7938.6	600	50	2.00%	1,056	5,542	8,343	1,335	7,009
	Zoot Wells Control (Tyron General Electric) ck 3922	2,584	6/30/2007	8.00	7938.6	600	50	2.00%	413	2,170	3,268	523	2,745
		<u>9,182</u>											<u>9,753</u>
Additional 2008 Expenditures - Northstar Wells													
	Zoot Wells (Haggerty) - ck 3922	3,779	6/30/2008	7.00	8184.9	600	50	2.00%	529	3,250	4,635	649	3,986
	Zoot Wells Control (Tyron General Electric) - ck 5017	196	6/30/2008	7.00	8184.9	600	50	2.00%	27	169	240	34	207
		<u>3,975</u>											<u>4,193</u>
Galactic Park Subtotal		<u>627,483</u>											<u>666,514</u>
Elk Grove													
Water Distribution Facility (Dick Anderson Construction & Fluidyne)													
	Total invoices allocated to WDF	164,645	6/30/2008	7.00	8184.9	600	50	2.00%	23,050	41,595	201,941	28,272	173,669

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE 6/30/2015
 ENR CCI 20 City, June 2015 10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
	Fluidyne labor allocated to WDF	36,191	6/30/2008	7.00	8184.9	600	50	2.00%	5,067	31,124	44,389	6,214	38,174
	Markup allocated to WDF	395	6/30/2008	7.00	8184.9	600	50	2.00%	55	340	485	68	417
	Dick Anderson Construction invoices	105,876	6/30/2008	7.00	8184.9	600	50	2.00%	14,823	91,054	129,859	18,180	111,679
		307,108											323,940
Utility Solutions Purchase													
	Unallocated purchase price	168,027	1/1/2004	1.50	6824.9			0.00%		68,027	168,027	-	168,027
	Land	23,744	1/1/2004	1.50	6824.9			0.00%		23,744	23,744	-	23,744
		191,771											191,771
EG Pumphouse Improvements (WP&H)													
	Total invoices	10,396	8/26/2008	6.84	8361.7	180	15	6.67%	4,744	6,652	12,481	5,695	6,786
Well #3 Improvements													
Schedule I (Haggerty)													
1	Well Casing, Screen, and Tailpipe	7,716	8/26/2008	6.84	8361.7	600	50	2.00%	1,056	6,660	9,264	1,268	7,996
2	Pitless Adapter	6,675	8/26/2008	6.84	8361.7	600	50	2.00%	914	5,761	8,014	1,097	6,917
3	Well Pump	10,130	8/26/2008	6.84	8361.7	600	50	2.00%	1,387	8,743	12,162	1,665	10,497
4	Labor and Equipment	4,968	8/26/2008	6.84	8361.7	600	50	2.00%	680	4,288	5,965	816	5,148
5	Deduct for Power Available	(688)	8/26/2008	6.84	8361.7	600	50	2.00%	(94)	(594)	(826)	(113)	(713)
		28,801											29,845
Schedule II (WP&H)													
1	Mobilization	5,976	8/26/2008	6.84	8361.7	360	30	3.33%	1,363	4,613	7,175	1,637	5,538
2	Taxes, Bonds, and Insurance	1,544	8/26/2008	6.84	8361.7	360	30	3.33%	352	1,192	1,854	423	1,431
3	Barbed Wire Fence	2,145	8/26/2008	6.84	8361.7	360	30	3.33%	489	1,656	2,575	588	1,988
4	Site Electrical	10,775	8/26/2008	6.84	8361.7	360	30	3.33%	2,458	8,317	12,936	2,951	9,985
5	Controls and Telemetry	7,718	8/26/2008	6.84	8361.7	360	30	3.33%	1,761	5,957	9,266	2,114	7,152
6	Well Valve Vault	35,166	8/26/2008	6.84	8361.7	360	30	3.33%	8,023	27,143	42,220	9,632	32,587
7	6" CL150 C900 PVC	1,421	8/26/2008	6.84	8361.7	360	30	3.33%	324	1,097	1,706	389	1,317
8	8" CL150 C900 PVC	8,680	8/26/2008	6.84	8361.7	360	30	3.33%	1,980	6,700	10,421	2,378	8,044
9	8" x 6" Tee	399	8/26/2008	6.84	8361.7	360	30	3.33%	91	308	479	109	370
10	8" End Cap	381	8/26/2008	6.84	8361.7	360	30	3.33%	87	294	457	104	353
11	8" Gate Valve	1,553	8/26/2008	6.84	8361.7	360	30	3.33%	354	1,199	1,865	425	1,439
		75,758											70,203
Schedule III (WP&H)													
1	Mobilization	2,205	8/26/2008	6.84	8361.7	240	20	5.00%	755	1,450	2,647	906	1,741
2	Taxes, Bonds, and Insurance	1,929	8/26/2008	6.84	8361.7	240	20	5.00%	660	1,269	2,316	793	1,523
3	Control Building Electrical	4,691	8/26/2008	6.84	8361.7	240	20	5.00%	1,605	3,086	5,632	1,927	3,705
4	Controls and Telemetry	8,534	8/26/2008	6.84	8361.7	240	20	5.00%	2,921	5,613	10,246	3,506	6,739
5	Disinfection Pump and Piping	16,122	8/26/2008	6.84	8361.7	240	20	5.00%	5,517	10,605	19,356	6,624	12,732
6	Eye Wash/Shower, Mixing Valve, Heater	1,329	8/26/2008	6.84	8361.7	240	20	5.00%	455	874	1,596	546	1,050
7	Move & Replum Hydropneumatic Tank	1,483	8/26/2008	6.84	8361.7	240	20	5.00%	508	975	1,780	609	1,171
8	8" Mag Meter	5,875	8/26/2008	6.84	8361.7	240	20	5.00%	2,011	3,864	7,053	2,414	4,640
9	CL17 Chlorine Analyzer	6,661	8/26/2008	6.84	8361.7	240	20	5.00%	2,280	4,381	7,997	2,737	5,260
10	Ventilation Improvements	3,528	8/26/2008	6.84	8361.7	240	20	5.00%	1,207	2,321	4,236	1,450	2,786
11	Spill Containment Improvements	1,606	8/26/2008	6.84	8361.7	240	20	5.00%	550	1,056	1,928	660	1,268
12	Concrete Flatework	1,076	8/26/2008	6.84	8361.7	240	20	5.00%	368	708	1,292	442	850
13	1 1/2" Minus Crushed Base Course	3,100	8/26/2008	6.84	8361.7	240	20	5.00%	1,061	2,039	3,722	1,274	2,448
		58,139											45,914
Schedule IV (WP&H)													
1	Backup Power	28,194	8/26/2008	6.84	8361.7	180	15	6.67%	12,865	15,329	33,849	15,445	18,404
2	Natural Gas Service	5,292	8/26/2008	6.84	8361.7	180	15	6.67%	2,415	2,877	6,354	2,899	3,454
		33,486											21,858

Four Corners Water and Sewer District

Table A-3(A)

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CURRENT DATE 6/30/2015
 ENR CCI 20 City, June 2015 10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost	
Additional														
	Inspection and Pump Test	16,543	8/27/2008	6.84		8361.7	600	50	2.00%	2,264	14,279	19,861	2,718	17,144
Additional 2006 Expenditures														
	EG Pumphouse Repair (WP&H)	873	12/31/2006	8.50		7887.6	240	20	5.00%	371	802	1,111	472	639
	EG Wells (WP&H)	7,650	12/31/2006	8.50		7887.6	600	50	2.00%	1,301	6,350	9,737	1,655	8,081
		8,523												8,720
Additional 2007 Expenditures														
	EG Controls (Tryon General Electric) - ck 4241	1,855	12/31/2007	7.50		8089.5	240	20	5.00%	696	1,160	2,303	863	1,439
	EG Controls (Tryon General Electric) - ck 4491	369	12/31/2007	7.50		8089.5	240	20	5.00%	138	31	458	172	286
		2,224												1,725
Elkgrove Subtotal		732,749												717,906
Middle Creek Parklands														
Middle Creek Booster Station														
1	Yard Piping	41,561	1/23/2007	8.44		7879.6	240	20	5.00%	17,531	24,030	52,951	22,335	30,616
2	Auxiliary Power	62,794	1/23/2007	8.44		7879.6	240	20	5.00%	26,487	36,307	80,003	33,746	46,257
3	500,000 Gallon Reservoir	352,797	1/23/2007	8.44		7879.6	360	30	3.33%	99,208	253,589	449,482	126,396	323,086
4	Booster Station Building	200,034	1/23/2007	8.44		7879.6	240	20	5.00%	84,375	115,659	254,854	107,499	147,355
5	Booster Station Piping	169,057	1/23/2007	8.44		7879.6	360	30	3.33%	47,539	121,518	215,388	60,568	154,820
6	Chlorination Disinfection	29,014	1/23/2007	8.44		7879.6	240	20	5.00%	12,238	16,776	36,965	15,592	21,373
7	Controls and Telemetry	150,786	1/23/2007	8.44		7879.6	240	20	5.00%	63,602	87,184	192,109	81,033	111,077
Middle Creek Parklands Subtotal		1,006,043												834,584
Recharge Basin														
Recharge Basin (US Construction Bid)														
	Installation of Flume and Sedimentation Structures	6,875	6/30/2006	9.00		7699.6	360	30	3.33%	2,063	4,813	8,964	2,689	6,275
	Installation of Piping	2,244	6/30/2006	9.00		7699.6	360	30	3.33%	673	1,571	2,926	878	2,048
	Installation of Infiltrators	25,701	6/30/2006	9.00		7699.6	360	30	3.33%	7,710	17,991	33,510	10,053	23,457
	Transportation, Materials, Mics.	5,599	6/30/2006	9.00		7699.6	360	30	3.33%	1,680	3,919	7,300	2,190	5,110
		40,419												36,890
Recharge Basin Materials (Hughes Supply)														
	Pipe, Sedimentation Basin, Infiltrators	36,601	6/30/2006	9.00		7699.6	360	30	3.33%	10,980	25,621	47,722	14,317	33,405
Water Recharge Head Gate (WP&H)														
	Total invoice - ck 3432	8,139	6/30/2006	9.00		7699.6	360	30	3.33%	2,442	5,697	10,612	3,184	7,428
Recharge Basin Flume (Gobble Sampson)														
	Total													
Additional 2006 Expenditures														
	weir (Plasti-Fab) - ck3727	3,448	6/30/2006	9.00		7699.6	360	30	3.33%	1,034	2,414	4,496	1,349	3,147
Additional 2007 Expenditures														
	augmentation (Gobble Sampson)	1,064	6/30/2007	8.00		7938.6	360	30	3.33%	284	780	1,345	359	986
	water recharge (WP&H)	8,139	6/30/2007	8.00		7938.6	360	30	3.33%	2,170	5,969	10,293	2,745	7,548
	Augment Controls (Tryson General Electric)	1,060	6/30/2007	8.00		7938.6	360	30	3.33%	283	777	1,340	357	983
		10,263												9,517
Recharge Basin Subtotal		98,870												90,387

Four Corners Water and Sewer District

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Main Extensions														
Crossings														
Trunk Sewer Change Order 1 (Williams Bid)														
101	Mobilization - Demobilization	0	2/10/2005	10.39		7297.6	360	30	3.33%	-	-	-	0	
Norris Road Bore														
102	10" C900 Water Main	6,322	2/10/2005	10.39		7297.6	360	30	3.33%	2,189	4,133	8,697	3,012	5,685
103	10" 45 Degree Bend	380	2/10/2005	10.39		7297.6	360	30	3.33%	132	248	523	181	342
104	10" End Cap	1,000	2/10/2005	10.39		7297.6	360	30	3.33%	346	654	1,376	476	899
105	Casing Chocks & Restraints	3,825	2/10/2005	10.39		7297.6	360	30	3.33%	1,325	2,500	5,262	1,822	3,440
		<u>11,527</u>												<u>10,366</u>
Spain Ferris Ditch Crossing														
201	10" C900 Water Main	3,915	2/10/2005	10.39		7297.6	360	30	3.33%	1,356	2,559	5,386	1,865	3,521
202	10" 45 Degree Bend	1,520	2/10/2005	10.39		7297.6	360	30	3.33%	526	994	2,091	724	1,367
203	10" End Cap	1,000	2/10/2005	10.39		7297.6	360	30	3.33%	346	654	1,376	476	899
204	Prep & Bentonite Crossing	2,900	2/10/2005	10.39		7297.6	360	30	3.33%	1,004	1,896	3,989	1,382	2,608
		<u>9,335</u>												<u>8,395</u>
Crossings Subtotal														
		<u>20,862</u>												<u>18,761</u>
Service Area 4														
Service Area Phase 1														
	Mobilization - Demobilization	18,895	1/23/2007	8.44		7879.6	360	30	3.33%	5,313	13,582	24,073	6,769	17,304
	Taxes and Insurance	2,753	1/23/2007	8.44		7879.6	360	30	3.33%	774	1,979	3,507	986	2,521
		<u>21,648</u>												<u>19,825</u>
Durstion Road														
1	6" C900 CL150 Water Main	2,312	1/23/2007	8.44		7879.6	360	30	3.33%	650	1,662	2,946	828	2,117
2	12" C900 CL150 Water Main	177,120	1/23/2007	8.44		7879.6	360	30	3.33%	49,807	127,313	225,660	63,456	162,204
3	12" Gate Valve	16,425	1/23/2007	8.44		7879.6	360	30	3.33%	4,619	11,806	20,926	5,885	15,042
4	10" Gate Valve	1,540	1/23/2007	8.44		7879.6	360	30	3.33%	433	1,107	1,962	552	1,410
5	12" 11.25 Degree Bend	1,808	1/23/2007	8.44		7879.6	360	30	3.33%	508	1,300	2,303	648	1,656
6	12" 45 Degree Bend	904	1/23/2007	8.44		7879.6	360	30	3.33%	254	650	1,152	324	828
7	12x12x12 Tee	1,340	1/23/2007	8.44		7879.6	360	30	3.33%	377	963	1,707	480	1,227
8	12x6x12 Tee	2,236	1/23/2007	8.44		7879.6	360	30	3.33%	629	1,607	2,849	801	2,048
9	12" Cross	802	1/23/2007	8.44		7879.6	360	30	3.33%	226	576	1,022	287	734
10	12x10 Reducer	470	1/23/2007	8.44		7879.6	360	30	3.33%	132	338	599	168	430
11	12" End Cap	1,440	1/23/2007	8.44		7879.6	360	30	3.33%	405	1,035	1,835	516	1,319
12	Fire Hydrant Assembly	12,032	1/23/2007	8.44		7879.6	180	15	6.67%	6,767	5,265	15,329	8,621	6,708
13	Jackrabbit Road Crossing	134,035	1/23/2007	8.44		7879.6	360	30	3.33%	37,691	96,344	170,768	48,020	122,747
14	Middle Creek crossing	74,666	1/23/2007	8.44		7879.6	360	30	3.33%	20,996	53,670	95,128	26,750	68,378
15	4" Polystyrene Insulation	5,824	1/23/2007	8.44		7879.6	360	30	3.33%	1,638	4,186	7,420	2,087	5,334
16	Ditch Crossing and Restoration	2,406	1/23/2007	8.44		7879.6	360	30	3.33%	677	1,729	3,065	862	2,203
17	Exploratory Excavation	1,536	1/23/2007	8.44		7879.6	360	30	3.33%	432	1,104	1,957	550	1,407
		<u>436,896</u>												<u>395,792</u>
Monforton School Road														
1	6" C900 CL150 Water Main	4,692	1/23/2007	8.44		7879.6	360	30	3.33%	1,319	3,373	5,978	1,681	4,297
2	12" C900 CL150 Water Main	139,605	1/23/2007	8.44		7879.6	360	30	3.33%	39,257	100,348	177,864	50,016	127,848
3	12" Gate Valve	14,600	1/23/2007	8.44		7879.6	360	30	3.33%	4,106	10,494	18,601	5,231	13,370
4	12x12x12 Tee	670	1/23/2007	8.44		7879.6	360	30	3.33%	188	482	854	240	614
5	12x6x12 Tee	4,472	1/23/2007	8.44		7879.6	360	30	3.33%	1,258	3,214	5,698	1,602	4,095
6	12" End Cap	720	1/23/2007	8.44		7879.6	360	30	3.33%	202	518	917	258	659
7	Blowoff Hydrant	1,355	1/23/2007	8.44		7879.6	180	15	6.67%	762	593	1,726	971	755
8	Fire Hydrant Assembly	24,064	1/23/2007	8.44		7879.6	180	15	6.67%	13,534	10,530	30,659	17,243	13,416
		<u>190,178</u>												<u>165,055</u>

Four Corners Water and Sewer District

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CURRENT DATE
ENR CCI 20 City, June 2015

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10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Road Quantities													
1	Mobilization - Demobilization	1,847	1/23/2007	8.44	7879.6	360	30	3.33%	519	1,328	2,353	662	1,691
2	Taxes and Insurance	1,377	1/23/2007	8.44	7879.6	360	30	3.33%	387	989	1,754	493	1,261
3	Required Improvement/Repair	60,192	1/23/2007	8.44	7879.6	360	30	3.33%	16,926	43,266	76,688	21,565	55,123
		<u>63,416</u>											<u>58,075</u>
Change Orders													
1	Monforton Paving	18,719	1/23/2007	8.44	7879.6	360	30	3.33%	5,264	13,455	23,849	6,706	17,142
2	Budget Reconciliation	(11,870)	1/23/2007	8.44	7879.6	360	30	3.33%	(3,338)	(8,532)	(15,123)	(4,253)	(10,870)
3	Comprehensive	(1,401)	1/23/2007	8.44	7879.6	360	30	3.33%	(394)	(1,007)	(1,785)	(502)	(1,283)
		<u>5,448</u>											<u>4,989</u>
Service Area 4 Phase II													
	Mobilization - Demobilization	38,853	1/23/2007	8.44	7879.6	360	30	3.33%	10,926	27,927	49,501	13,920	35,581
	Taxes and Insurance	1,895	1/23/2007	8.44	7879.6	360	30	3.33%	533	1,362	2,414	679	1,735
		<u>40,748</u>											<u>37,316</u>
Middle Creek Crossing													
1	6" C900 CL150 Water Main	210	1/23/2007	8.44	7879.6	360	30	3.33%	59	151	268	75	192
2	12" C900 CL150 Water Main	42,845	1/23/2007	8.44	7879.6	360	30	3.33%	12,048	30,797	54,587	15,350	39,237
3	12" CL51 Ductile Iron Water Main	3,960	1/23/2007	8.44	7879.6	360	30	3.33%	1,114	2,846	5,045	1,419	3,627
4	12" Valve Gate	5,421	1/23/2007	8.44	7879.6	360	30	3.33%	1,524	3,897	6,907	1,942	4,964
5	12" 22.5 Degree Bend	504	1/23/2007	8.44	7879.6	360	30	3.33%	142	362	642	181	462
6	12" 45 Degree Bend	455	1/23/2007	8.44	7879.6	360	30	3.33%	128	327	580	163	417
7	12x12x12 Tee	633	1/23/2007	8.44	7879.6	360	30	3.33%	178	455	806	227	580
8	12x6x12 Tee	1,088	1/23/2007	8.44	7879.6	360	30	3.33%	306	782	1,386	390	996
9	12" Cross	801	1/23/2007	8.44	7879.6	360	30	3.33%	225	576	1,021	287	734
10	12" End Cap	360	1/23/2007	8.44	7879.6	360	30	3.33%	101	259	459	129	330
11	Fire Hydrant Assembly	2,448	1/23/2007	8.44	7879.6	180	15	6.67%	1,377	1,071	3,119	1,754	1,365
12	Blowoff Hydrant	2,588	1/23/2007	8.44	7879.6	180	15	6.67%	1,456	1,132	3,297	1,854	1,443
13	4" Polystyrene Insulation	1,152	1/23/2007	8.44	7879.6	360	30	3.33%	324	828	1,468	413	1,055
14	Ditch Crossing and Restoration	781	1/23/2007	8.44	7879.6	360	30	3.33%	220	561	995	280	715
		<u>63,246</u>											<u>56,115</u>
Parkland Trail													
1	6" C900 CL150 Water Main	7,140	1/23/2007	8.44	7879.6	360	30	3.33%	2,008	5,132	9,097	2,558	6,539
2	12" C900 CL150 Water Main	87,863	1/23/2007	8.44	7879.6	360	30	3.33%	24,707	63,156	111,942	31,479	80,464
3	8" C900 CL150 Water Main	1,014	1/23/2007	8.44	7879.6	360	30	3.33%	285	729	1,292	363	929
4	12" Gate Valve	16,263	1/23/2007	8.44	7879.6	360	30	3.33%	4,573	11,690	20,720	5,827	14,893
5	8" Gate Valve	1,043	1/23/2007	8.44	7879.6	360	30	3.33%	293	750	1,329	374	955
6	6" Gate Valve	3,176	1/23/2007	8.44	7879.6	360	30	3.33%	893	2,283	4,046	1,138	2,909
7	8" End Cap	272	1/23/2007	8.44	7879.6	360	30	3.33%	76	196	347	97	249
8	6" End Cap	956	1/23/2007	8.44	7879.6	360	30	3.33%	269	687	1,218	343	875
9	Blowoff Hydrant	6,470	1/23/2007	8.44	7879.6	180	15	6.67%	3,639	2,831	8,243	4,636	3,607
10	12x12x12 Tee	633	1/23/2007	8.44	7879.6	360	30	3.33%	178	455	806	227	580
11	12x6x12 Tee	3,264	1/23/2007	8.44	7879.6	360	30	3.33%	918	2,346	4,159	1,169	2,989
12	12x6 Cross	1,360	1/23/2007	8.44	7879.6	360	30	3.33%	382	978	1,733	487	1,245
13	12x8 Reducer	423	1/23/2007	8.44	7879.6	360	30	3.33%	119	304	539	152	387
14	Fire Hydrant Assembly	14,688	1/23/2007	8.44	7879.6	180	15	6.67%	8,261	6,427	18,713	10,524	8,189
15	12" 11.25 Degree Bend	1,808	1/23/2007	8.44	7879.6	360	30	3.33%	508	1,300	2,303	648	1,656
		<u>146,373</u>											<u>126,466</u>
Durston Road													
1	6" C900 CL150 Water Main	2,660	1/23/2007	8.44	7879.6	360	30	3.33%	748	1,912	3,389	953	2,436
2	12" C900 CL150 Water Main	27,183	1/23/2007	8.44	7879.6	360	30	3.33%	7,644	19,539	34,633	9,739	24,894

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE 6/30/2015
 ENR CCI 20 City, June 2015 10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
3	10" C900 Water Main	1,722	1/23/2007	8.44	7879.6	360	30	3.33%	484	1,238	2,194	617	1,577
4	12" Gate Valve	7,228	1/23/2007	8.44	7879.6	360	30	3.33%	2,033	5,195	9,209	2,590	6,619
5	10" Gate Valve	1,517	1/23/2007	8.44	7879.6	360	30	3.33%	427	1,090	1,933	543	1,389
6	6" Gate Valve	794	1/23/2007	8.44	7879.6	360	30	3.33%	223	571	1,012	284	727
7	12" End Cap	360	1/23/2007	8.44	7879.6	360	30	3.33%	101	259	459	129	330
8	10" End Cap	323	1/23/2007	8.44	7879.6	360	30	3.33%	91	232	412	116	296
9	6" End Cap	239	1/23/2007	8.44	7879.6	360	30	3.33%	67	172	304	86	219
10	Blowoff Hydrant	3,882	1/23/2007	8.44	7879.6	180	15	6.67%	2,183	1,699	4,946	2,782	2,164
11	12x10 Reducer	468	1/23/2007	8.44	7879.6	360	30	3.33%	132	336	596	168	429
12	12x6x12 Tee	1,088	1/23/2007	8.44	7879.6	360	30	3.33%	306	782	1,386	390	996
13	Fire Hydrant Assembly	2,448	1/23/2007	8.44	7879.6	360	30	3.33%	688	1,760	3,119	877	2,242
14	12" 11.25 Degree Bend	904	1/23/2007	8.44	7879.6	360	30	3.33%	254	650	1,152	324	828
15	6" 11.25 Degree Bend	234	1/23/2007	8.44	7879.6	360	30	3.33%	66	168	298	84	214
16	4" Polystyrene Insulation	1,536	1/23/2007	8.44	7879.6	360	30	3.33%	432	1,104	1,957	550	1,407
17	Ditch Crossing and Restoration	1,562	1/23/2007	8.44	7879.6	360	30	3.33%	439	1,123	1,990	560	1,430
		54,148											48,197
Road Quantities													
1	Mobilization - Demobilization	604	1/23/2007	8.44	7879.6	360	30	3.33%	170	434	770	217	554
2	Taxes and Insurance	948	1/23/2007	8.44	7879.6	360	30	3.33%	266	681	1,207	339	868
3	Required Improvement/Repair	19,200	1/23/2007	8.44	7879.6	360	30	3.33%	5,399	13,801	24,461	6,879	17,583
		20,751											19,004
Change Orders													
1	Budget Reconciliation	(5,303)	1/23/2007	8.44	7879.6	360	30	3.33%	(1,491)	(3,812)	(6,757)	(1,900)	(4,857)
2	Comprehensive	(279)	1/23/2007	8.44	7879.6	360	30	3.33%	(78)	(201)	(355)	(100)	(256)
		(5,582)											(5,112)
Service Area 4 Subtotal		1,037,270											925,723
Service Area 5													
Schedule 1													
101	Mobilization - Demobilization	36,880	7/2/2007	7.99	7959.2	360	30	3.33%	9,828	27,052	46,517	12,396	34,121
102	Taxes and Insurance	4,930	7/2/2007	7.99	7959.2	360	30	3.33%	1,314	3,616	6,218	1,657	4,561
		41,810											38,682
Road Quantities													
103	Required Improvement/Repair	54,913	7/2/2007	7.99	7959.2	360	30	3.33%	14,633	40,280	69,263	18,457	50,805
Water Quantities													
104	6" C900 PVC Water Main	8,320	7/2/2007	7.99	7959.2	360	30	3.33%	2,217	6,103	10,494	2,796	7,698
105	8" C900 CL150 Water Main	14,700	7/2/2007	7.99	7959.2	360	30	3.33%	3,917	10,783	18,541	4,941	13,600
106	8" 11.25 Degree Bend	948	7/2/2007	7.99	7959.2	360	30	3.33%	253	695	1,196	319	877
107	8" End Cap	4,095	7/2/2007	7.99	7959.2	360	30	3.33%	1,091	3,004	5,165	1,376	3,789
108	8" Gate Valve	13,494	7/2/2007	7.99	7959.2	360	30	3.33%	3,596	9,898	17,020	4,536	12,485
109	8x6x8 Tee	3,830	7/2/2007	7.99	7959.2	360	30	3.33%	1,021	2,809	4,831	1,287	3,544
110	10" Gate Valve	1,548	7/2/2007	7.99	7959.2	360	30	3.33%	413	1,135	1,953	520	1,433
111	10" Tapping Tee	3,987	7/2/2007	7.99	7959.2	360	30	3.33%	1,062	2,925	5,029	1,340	3,689
112	12" C900 PVC Water Main	752,472	7/2/2007	7.99	7959.2	360	30	3.33%	200,520	551,952	949,102	252,918	696,184
113	12" 11.25 Degree Bend	8,208	7/2/2007	7.99	7959.2	360	30	3.33%	2,187	6,021	10,353	2,759	7,594
114	12" 22.5 Degree Bend	5,824	7/2/2007	7.99	7959.2	360	30	3.33%	1,552	4,272	7,346	1,958	5,388
115	12" 45 Degree Bend	1,395	7/2/2007	7.99	7959.2	360	30	3.33%	372	1,023	1,760	469	1,291
116	12" 90 Degree Bend	994	7/2/2007	7.99	7959.2	360	30	3.33%	265	729	1,254	334	920
117	12" Cross	835	7/2/2007	7.99	7959.2	360	30	3.33%	223	612	1,053	281	773
118	12" End Cap	1,725	7/2/2007	7.99	7959.2	360	30	3.33%	460	1,265	2,176	580	1,596
119	12" Gate Valve	68,476	7/2/2007	7.99	7959.2	360	30	3.33%	18,248	50,228	86,370	23,016	63,354
120	12x6x12 Tee	8,608	7/2/2007	7.99	7959.2	360	30	3.33%	2,294	6,314	10,857	2,893	7,964
121	12x8x12 Tee	5,130	7/2/2007	7.99	7959.2	360	30	3.33%	1,367	3,763	6,471	1,724	4,746
122	12x12x12 Tee	4,557	7/2/2007	7.99	7959.2	360	30	3.33%	1,214	3,343	5,748	1,532	4,216

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE 6/30/2015
ENR CCI 20 City, June 2015 10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
123	12x8 Reducer	1,596	7/2/2007	7.99	7959.2	360	30	3.33%	425	1,171	2,013	536	1,477
124	12x10 Reducer	447	7/2/2007	7.99	7959.2	360	30	3.33%	119	328	564	150	414
125	Fire Hydrant Assembly	77,688	7/2/2007	7.99	7959.2	180	15	6.67%	41,405	36,283	97,989	52,224	45,764
126	3/4" Water Service	40,550	7/2/2007	7.99	7959.2	360	30	3.33%	10,806	29,744	51,146	13,630	37,517
127	6" Water Service	6,172	7/2/2007	7.99	7959.2	360	30	3.33%	1,645	4,527	7,785	2,075	5,710
128	4" Polystyrene Insulation	5,984	7/2/2007	7.99	7959.2	360	30	3.33%	1,595	4,389	7,548	2,011	5,536
129	Blowoff Hydrant	11,370	7/2/2007	7.99	7959.2	180	15	6.67%	6,060	5,310	14,341	7,643	6,698
130	pressure reducing valve station	67,550	7/2/2007	7.99	7959.2	360	30	3.33%	18,001	49,549	85,202	22,705	62,497
131	Ditch Crossing and Restoration	13,230	7/2/2007	7.99	7959.2	360	30	3.33%	3,526	9,704	16,687	4,447	12,240
		1,133,733											1,018,991
Service Area 5 Change Orders													
1	Change Order #1	(2,794)	7/2/2007	7.99	7959.2	360	30	3.33%	(745)	(2,049)	(3,524)	(939)	(2,585)
Town Pump Extension													
	8" Water Main and Fittings		date estimated										
	Access Road		to midpoint of										
	Fill		other dates										
	total Pump Extension	20,000	1/1/2005	10.50	7297.2	360	30	3.33%	6,998	13,002	27,515	9,628	17,887
RMF Extension													
101	Mobilization	3,445	7/2/2007	7.99	7959.2	360	30	3.33%	918	2,527	4,345	1,158	3,187
102	Taxes and Insurance	3,370	7/2/2007	7.99	7959.2	360	30	3.33%	898	2,472	4,251	1,133	3,118
103	12" C900 PVC	69,823	7/2/2007	7.99	7959.2	360	30	3.33%	18,607	51,216	88,069	23,469	64,600
104	12" Gate Valve	9,400	7/2/2007	7.99	7959.2	360	30	3.33%	2,505	6,895	11,856	3,159	8,697
105	12x12x12 Tee	741	7/2/2007	7.99	7959.2	360	30	3.33%	197	544	935	249	686
106	12x6x12 Tee	1,824	7/2/2007	7.99	7959.2	360	30	3.33%	486	1,338	2,301	613	1,688
107	Fire Hydrant Assembly	9,480	7/2/2007	7.99	7959.2	180	15	6.67%	5,052	4,428	11,957	6,373	5,584
108	12" 45 Degree Bend	982	7/2/2007	7.99	7959.2	360	30	3.33%	262	720	1,239	330	909
109	12" 45 Degree Bend - vertical	2,428	7/2/2007	7.99	7959.2	360	30	3.33%	647	1,781	3,062	816	2,246
110	12" 90 Degree Bend	1,068	7/2/2007	7.99	7959.2	360	30	3.33%	285	783	1,347	359	988
111	12"x8" Tee	658	7/2/2007	7.99	7959.2	360	30	3.33%	175	483	830	221	609
112	8" End Cap	260	7/2/2007	7.99	7959.2	360	30	3.33%	69	191	328	87	241
113	12" End Cap	1,298	7/2/2007	7.99	7959.2	360	30	3.33%	346	952	1,637	436	1,201
114	Ditch Restoration	3,276	7/2/2007	7.99	7959.2	360	30	3.33%	873	2,403	4,132	1,101	3,031
		108,053											96,784
Change Orders													
1	Change Order #1	11,445	7/2/2007	7.99	7959.2	360	30	3.33%	3,050	8,395	14,436	3,847	10,589
Engineering													
	Engineering	9,829	7/2/2007	7.99	7959.2	360	30	3.33%	2,619	7,209	12,397	3,304	9,093
Service Area 5 Subtotal													
		1,376,989											1,240,247
Main Extension Subtotal													
		2,435,121											2,184,731
Telemetry													
Contract MI#3709.006 (IAC Bid)													
	Well 1 RTU and 1 Motor Starter	27,990	6/12/2006	9.05	7699.6	600	50	2.00%	5,066	22,924	36,494	6,605	29,889
	Well 2 RTU and 1 Motor Starter	27,990	6/12/2006	9.05	7699.6	600	50	2.00%	5,066	22,924	36,494	6,605	29,889
	Well 3 RTU and 1 Motor Starter	27,990	6/12/2006	9.05	7699.6	600	50	2.00%	5,066	22,924	36,494	6,605	29,889
	Booster Pump Station CTU, 3 Pressure Transmitters, 10 pressure gauges, 10 diaphragm Seals, HMI computer, and HMI software	97,440	6/12/2006	9.05	7699.6	180	15	6.67%	58,789	38,651	127,046	76,651	50,395
	Booster pump station motor control center and automatic transfer switch	61,800	6/12/2006	9.05	7699.6	240	20	5.00%	27,965	33,836	80,577	36,461	44,116
		243,210											184,177

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
CURRENT DATE		6/30/2015											
ENR CCI 20 City, June 2015		10,039.0											
Contract EG & Zoot SCADA System Additions (IAC Bid)													
	EG Booster RTU, Zoot Pump Station RTU, Well 2 RTU, Control Programming	40,340	6/12/2006	9.05	7699.6	600	50	2.00%	7,302	33,038	52,597	9,520	43,077
	Change Orders - Augmentation	4,659	6/12/2006	9.05	7699.6	600	50	2.00%	843	3,815	6,074	1,099	4,975
		<u>44,999</u>											<u>48,051</u>
Contract Elk Grove SCADA System Additions (IAC Bid)													
	WWTP, Control Programming	1,900	6/30/2006	9.00	7699.6	240	20	5.00%	855	1,045	2,477	1,115	1,363
Additional 2006 Expenditures													
	Maintenance (IAC)	85	6/30/2006	9.00	7699.6	360	30	3.33%	26	60	111	33	78
	Maintenance (IAC)	916	6/30/2006	9.00	7699.6	360	30	3.33%	275	641	1,194	358	836
	Maintenance (IAC)	106	6/30/2006	9.00	7699.6	360	30	3.33%	32	74	139	42	97
		<u>1,107</u>											<u>1,010</u>
Additional 2007 Expenditures													
	Maintenance (IAC)	135	6/30/2007	8.00	7938.6	360	30	3.33%	36	99	171	46	125
Additional 2008 Expenditures													
	Controls (IAC)	21	6/30/2008	7.00	8184.9	240	20	5.00%	7	14	26	9	17
Telemetry Subtotal		291,372											234,744
Total Central Water		6,973,497											6,214,222
Northstar Residential Phase 1 and Block 2													
Phase I Housing Sime Bid													
201	Mobilization - Demobilization	22,400	9/15/2005	9.79	7540.4	360	30	3.33%	7,311	15,089	29,823	9,734	20,089
202	Taxes, Bonds, and Insurance	5,000	9/15/2005	9.79	7540.4	360	30	3.33%	1,632	3,368	6,657	2,173	4,484
203	6" C900 CL150 PVC	75,264	9/15/2005	9.79	7540.4	360	30	3.33%	24,565	50,699	100,204	32,705	67,498
204	6" Gate Valve	11,050	9/15/2005	9.79	7540.4	360	30	3.33%	3,607	7,443	14,712	4,802	9,910
205	6"x6" Tee	3,600	9/15/2005	9.79	7540.4	360	30	3.33%	1,175	2,425	4,793	1,564	3,229
206	6" 22.5 Degree Bend	800	9/15/2005	9.79	7540.4	360	30	3.33%	261	539	1,065	348	717
207	6" 45 Degree Bend	1,200	9/15/2005	9.79	7540.4	360	30	3.33%	392	808	1,598	521	1,076
208	6" 90 Degree Bend	400	9/15/2005	9.79	7540.4	360	30	3.33%	131	269	533	174	359
209	8" C900 CL150 PVC	115,345	9/15/2005	9.79	7540.4	360	30	3.33%	37,647	77,698	153,566	50,122	103,444
210	8" Gate Valve	18,050	9/15/2005	9.79	7540.4	360	30	3.33%	5,891	12,159	24,031	7,843	16,188
211	8" x 6" Tee	6,175	9/15/2005	9.79	7540.4	360	30	3.33%	2,015	4,160	8,221	2,683	5,538
212	8" x 8" Tee	1,425	9/15/2005	9.79	7540.4	360	30	3.33%	465	960	1,897	619	1,278
213	8" x 6" Reducer	1,900	9/15/2005	9.79	7540.4	360	30	3.33%	620	1,280	2,530	826	1,704
214	8" 45 Degree Bend	3,800	9/15/2005	9.79	7540.4	360	30	3.33%	1,240	2,560	5,059	1,651	3,408
215	10" End Cap	950	9/15/2005	9.79	7540.4	360	30	3.33%	310	640	1,265	413	852
216	10" C900 CL150 PVC	97,254	9/15/2005	9.79	7540.4	360	30	3.33%	31,743	65,511	129,481	42,261	87,220
217	10" Gate Valve	20,300	9/15/2005	9.79	7540.4	360	30	3.33%	6,626	13,674	27,027	8,821	18,205
218	10"x6" Tee	3,500	9/15/2005	9.79	7540.4	360	30	3.33%	1,142	2,358	4,660	1,521	3,139
219	10"x10" Tee	2,000	9/15/2005	9.79	7540.4	360	30	3.33%	653	1,347	2,663	869	1,794
220	10"x8" Tee	500	9/15/2005	9.79	7540.4	360	30	3.33%	163	337	666	217	448
221	10"x8" Reducer	1,000	9/15/2005	9.79	7540.4	360	30	3.33%	326	674	1,331	435	897
222	10" 22.5 Degree Bend	1,000	9/15/2005	9.79	7540.4	360	30	3.33%	326	674	1,331	435	897
223	10" 45 Degree Bend	1,000	9/15/2005	9.79	7540.4	360	30	3.33%	326	674	1,331	435	897
224	10"x6" Reducer	500	9/15/2005	9.79	7540.4	360	30	3.33%	163	337	666	217	448
225	3/4" Polyethylene Service	73,700	9/15/2005	9.79	7540.4	360	30	3.33%	24,055	49,645	98,122	32,026	66,096
226	2" Polyethylene Service	10,000	9/15/2005	9.79	7540.4	360	30	3.33%	3,264	6,736	13,314	4,345	8,968
227	Fire Hydrant Assembly	54,600	9/15/2005	9.79	7540.4	180	15	6.67%	35,642	18,958	72,693	47,452	25,240
Phase I Housing Subtotal		532,713											454,023

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Block 2 Williams Bid													
201	Mobilization - Demobilization	7,800	4/19/2005	10.20	7355.4	360	30	3.33%	2,651	5,149	10,646	3,619	7,027
202	Taxes and Insurance	728	4/19/2005	10.20	7355.4	360	30	3.33%	247	481	994	338	656
203	6" C900 CL150 PVC	2,816	4/19/2005	10.20	7355.4	360	30	3.33%	957	1,859	3,843	1,306	2,537
204	8" C900 CL150 PVC	50,176	4/19/2005	10.20	7355.4	360	30	3.33%	17,055	33,121	68,483	23,278	45,205
205	8" Gate Valve	7,770	4/19/2005	10.20	7355.4	360	30	3.33%	2,641	5,129	10,605	3,605	7,000
206	8"x6" Tee	760	4/19/2005	10.20	7355.4	360	30	3.33%	258	502	1,037	353	685
207	8" 90 Degree Bend	682	4/19/2005	10.20	7355.4	360	30	3.33%	232	450	931	316	614
208	8" End Cap	409	4/19/2005	10.20	7355.4	360	30	3.33%	139	270	558	190	368
209	12" C900 CL150 PVC	82,173	4/19/2005	10.20	7355.4	360	30	3.33%	27,931	54,242	112,154	38,122	74,032
210	12" Gate Valve	15,960	4/19/2005	10.20	7355.4	360	30	3.33%	5,425	10,535	21,783	7,404	14,379
211	12"x6" Tee	2,680	4/19/2005	10.20	7355.4	360	30	3.33%	911	1,769	3,658	1,243	2,414
212	12"x8" Tee	1,130	4/19/2005	10.20	7355.4	360	30	3.33%	384	746	1,542	524	1,018
213	12"x12" Tee	1,296	4/19/2005	10.20	7355.4	360	30	3.33%	441	855	1,769	601	1,168
214	12"x8" Cross	646	4/19/2005	10.20	7355.4	360	30	3.33%	220	426	882	300	582
215	12"x10" Reducer	477	4/19/2005	10.20	7355.4	360	30	3.33%	162	315	651	221	430
216	12" End Cap	1,072	4/19/2005	10.20	7355.4	360	30	3.33%	364	708	1,463	497	966
217	12" 22.5 Degree Bend	1,012	4/19/2005	10.20	7355.4	360	30	3.33%	344	668	1,381	469	912
218	4" Service	41,508	4/19/2005	10.20	7355.4	360	30	3.33%	14,109	27,399	56,652	19,257	37,396
219	Fire Hydrant Assembly	21,000	4/19/2005	10.20	7355.4	180	15	6.67%	14,276	6,724	28,662	19,485	9,177
Block 2 Subtotal		240,095											206,566
Total North Star Res. Phase 1 and Bick 2		\$772,808											\$660,589
Beck Border Ditch Crossing - Sime Bid													
	Mobilization - Demobilization	\$3,800	3/25/2005	10.26	7308.8	360	30	3.33%	1,300	2,500	5,220	1,786	\$3,434
	6" C900 Water Main	6,400	3/25/2005	10.26	7308.8	360	30	3.33%	2,190	4,210	8,791	3,008	5,783
	10" C900 Water Main	3,900	3/25/2005	10.26	7308.8	360	30	3.33%	1,334	2,566	5,357	1,833	3,524
	Westra Ditch Relocation	5,000	3/25/2005	10.26	7308.8	360	30	3.33%	1,711	3,289	6,868	2,350	4,518
Beck Border Ditch Crossing Subtotal		\$19,100											\$17,259
Ice Center Ditch Crossing - Williams Bid													
	Mobilization - Demobilization	\$1,250	3/25/2005	10.26	7308.8	360	30	3.33%	428	822	1,717	587	\$1,130
	Dewatering	3,466	3/25/2005	10.26	7308.8	360	30	3.33%	1,186	2,280	4,760	1,629	3,132
	8" C900 Water Main	9,000	3/25/2005	10.26	7308.8	360	30	3.33%	3,079	5,921	12,362	4,229	8,133
	Service Connection	6,327	3/25/2005	10.26	7308.8	360	30	3.33%	2,165	4,162	8,691	2,973	5,717
	Utility Crossings	1,080	3/25/2005	10.26	7308.8	360	30	3.33%	370	711	1,483	508	976
	Remove and Relocate Pruitt Ditch	3,722	3/25/2005	10.26	7308.8	360	30	3.33%	1,273	2,448	5,112	1,749	3,363
Ice Center Ditch Crossing Subtotal		\$24,844											\$22,450
Northstar Block 1													
Block 1 - Williams Bid													
501	Mobilization-Demobilization	\$12,611	4/19/2005	10.20	7355.4	360	30	3.33%	4,287	8,324	17,212	5,850	\$11,362
502	Taxes & Insurance	1,497	4/19/2005	10.20	7355.4	360	30	3.33%	509	988	2,042	694	1,348
503	6" C-900 CL150 PVC	5,088	4/19/2005	10.20	7355.4	360	30	3.33%	1,729	3,359	6,944	2,360	4,584
504	8" C-900 CL150 PVC	123,200	4/19/2005	10.20	7355.4	360	30	3.33%	41,877	81,323	168,150	57,155	110,994
505	8" Gate Valve	14,996	4/19/2005	10.20	7355.4	360	30	3.33%	5,097	9,899	20,467	6,957	13,510
506	8"x6" Tee	3,418	4/19/2005	10.20	7355.4	360	30	3.33%	1,162	2,256	4,665	1,586	3,080
507	8" 90 Degree Bend	341	4/19/2005	10.20	7355.4	360	30	3.33%	116	225	465	158	307
508	8" 11.25 Degree Bend	316	4/19/2005	10.20	7355.4	360	30	3.33%	108	209	432	147	285
509	8" 22.5 Degree Bend	316	4/19/2005	10.20	7355.4	360	30	3.33%	108	209	432	147	285
510	8" End Cap	1,636	4/19/2005	10.20	7355.4	360	30	3.33%	556	1,080	2,233	759	1,474
511	10" C-900 CL150 PVC	51,968	4/19/2005	10.20	7355.4	360	30	3.33%	17,664	34,304	70,929	24,109	46,819
512	10" Gate Valve	7,980	4/19/2005	10.20	7355.4	360	30	3.33%	2,712	5,268	10,892	3,702	7,189
513	10"x6" Tee	906	4/19/2005	10.20	7355.4	360	30	3.33%	308	598	1,236	420	816

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
514	10"x8" Tee	945	4/19/2005	10.20	7355.4	360	30	3.33%	321	623	1,289	438	851
515	10" 45 Degree Bend	1,344	4/19/2005	10.20	7355.4	360	30	3.33%	457	887	1,834	623	1,211
516	10" End Cap	1,071	4/19/2005	10.20	7355.4	360	30	3.33%	364	707	1,462	497	965
517	12" C-900 CL 150 PVC	61,698	4/19/2005	10.20	7355.4	360	30	3.33%	20,972	40,726	84,209	28,623	55,585
518	12" C-900 CL 150 PVC w/24" Casing	8,314	4/19/2005	10.20	7355.4	360	30	3.33%	2,826	5,488	11,348	3,857	7,490
519	12" Gate Valve	12,610	4/19/2005	10.20	7355.4	360	30	3.33%	4,286	8,324	17,211	5,850	11,361
520	12"x6" Tee	536	4/19/2005	10.20	7355.4	360	30	3.33%	182	354	731	248	483
521	12"x12" Tee	1,296	4/19/2005	10.20	7355.4	360	30	3.33%	441	855	1,769	601	1,168
522	12"x8" Tee	1,130	4/19/2005	10.20	7355.4	360	30	3.33%	384	746	1,542	524	1,018
523	12"x8" Reducer	1,013	4/19/2005	10.20	7355.4	360	30	3.33%	344	668	1,382	470	912
524	12" 22.5 Degree Bend	1,013	4/19/2005	10.20	7355.4	360	30	3.33%	344	668	1,382	470	912
525	4" Water Service	92,252	4/19/2005	10.20	7355.4	360	30	3.33%	31,357	60,895	125,910	42,798	83,112
526	Fire Hydrant Assembly	42,000	4/19/2005	10.20	7355.4	180	15	6.67%	28,552	13,448	57,324	38,970	18,354
Block 1 Subtotal		\$449,493											\$385,476
Change Orders - Williams Bid													
901	CO#1- Ladwig Water & Sewer	\$4,848	4/19/2005	10.20	7355.4	360	30	3.33%	1,648	3,200	6,616	2,249	\$4,367
902	CO#3 - Combined CO	17,326	4/19/2005	10.20	7355.4	360	30	3.33%	5,889	11,437	23,648	8,038	15,610
903	CO#2 - McHenry Water & Sewer	16,486	4/19/2005	10.20	7355.4	360	30	3.33%	5,604	10,882	22,500	7,648	14,852
904	CO#4 - Pearsons Water & Sewer	16,752	4/19/2005	10.20	7355.4	360	30	3.33%	5,694	11,058	22,863	7,771	15,092
905	CO#5 - Cains Water & Sewer	21,994	4/19/2005	10.20	7355.4	360	30	3.33%	7,476	14,518	30,018	10,203	19,815
906	CO#6 - Maple & Third Water & Sewer	88,696	4/19/2005	10.20	7355.4	360	30	3.33%	30,148	58,548	121,057	41,148	79,909
907	CO#7 - Walker X-C Sewer	0	4/19/2005	10.20	7355.4	360	30	3.33%	-	-	-	-	0
908	CO#8 - Pork Chop Right Turn Only	0	4/19/2005	10.20	7355.4	360	30	3.33%	-	-	-	-	0
909	CO#9 - Third utilities to Hwy	24,789	4/19/2005	10.20	7355.4	360	30	3.33%	8,426	16,363	33,834	11,500	22,333
	CO#10 - Striping, Culverts, Blowoffs	0	4/19/2005	10.20	7355.4	360	30	3.33%	-	-	-	-	0
	CO#13 - Cleanup	0	4/19/2005	10.20	7355.4	360	30	3.33%	-	-	-	-	0
	CO#14 - Build 3rd St	0	4/19/2005	10.20	7355.4	360	30	3.33%	-	-	-	-	0
Change Order Subtotal		\$190,890											\$171,978
Total North Star Block 1		\$640,383											\$557,455
Northstar Residential Phase II & III													
Phase II & III Housing - Williams Bid													
201	Mobilization-Demobilization	\$13,900	3/31/2005	10.25	7308.8	360	30	3.33%	4,749	9,151	19,092	6,523	\$12,569
202	Taxes & Insurance	1,200	3/31/2005	10.25	7308.8	360	30	3.33%	410	790	1,648	563	1,085
203	6" C-900 CL 150 PVC	171,192	3/31/2005	10.25	7308.8	360	30	3.33%	58,491	112,701	235,142	80,340	154,802
204	8" C-900 CL 150 PVC	55,800	3/31/2005	10.25	7308.8	360	30	3.33%	19,065	36,735	76,645	26,187	50,458
205	8"x8"x8" Tee	890	3/31/2005	10.25	7308.8	360	30	3.33%	304	586	1,222	418	805
206	8"x6" Reducer	626	3/31/2005	10.25	7308.8	360	30	3.33%	214	412	860	294	566
207	6" 45 Degree Bend	1,172	3/31/2005	10.25	7308.8	360	30	3.33%	400	772	1,610	550	1,060
208	6" 22.5 Degree Bend	2,065	3/31/2005	10.25	7308.8	360	30	3.33%	706	1,359	2,836	969	1,867
209	6" 11.25 Degree Bend	582	3/31/2005	10.25	7308.8	360	30	3.33%	199	383	799	273	526
210	8" 45 Degree Bend	1,050	3/31/2005	10.25	7308.8	360	30	3.33%	359	691	1,442	493	949
211	8" 22.5 Degree Bend	352	3/31/2005	10.25	7308.8	360	30	3.33%	120	232	483	165	318
212	8" 11.25 Degree Bend	348	3/31/2005	10.25	7308.8	360	30	3.33%	119	229	478	163	315
213	6"x6"x6" Tee	4,998	3/31/2005	10.25	7308.8	360	30	3.33%	1,708	3,290	6,865	2,346	4,519
214	6" Tee	2,142	3/31/2005	10.25	7308.8	360	30	3.33%	732	1,410	2,942	1,005	1,937
215	6" Gate Valve	13,728	3/31/2005	10.25	7308.8	360	30	3.33%	4,690	9,038	18,856	6,443	12,414
216	8" Gate Valve	13,720	3/31/2005	10.25	7308.8	360	30	3.33%	4,688	9,032	18,845	6,439	12,406
217	Fire Hydrant Assembly	33,600	3/31/2005	10.25	7308.8	180	15	6.67%	22,960	10,640	46,152	31,537	14,615
218	3/4" HDPE Water Service	132,750	3/31/2005	10.25	7308.8	360	30	3.33%	45,356	87,394	182,340	62,299	120,040
Phase II & III Subtotal		\$450,115											\$391,252

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Block 6 & 7 - Williams Bid													
201	Mobilization-Demobilization	\$6,973	3/27/2006	9.26	7691.7	360	30	3.33%	2,152	4,821	9,101	2,809	\$6,292
202	Taxes & Insurance	497	3/27/2006	9.26	7691.7	360	30	3.33%	153	344	649	200	448
203	6" C-900 CL 150 PVC	92,220	3/27/2006	9.26	7691.7	360	30	3.33%	28,460	63,760	120,363	37,145	83,218
204	10" C-900 CL 150 PVC	46,208	3/27/2006	9.26	7691.7	360	30	3.33%	14,260	31,948	60,309	18,612	41,697
205	10"x6"x10" Tee	2,080	3/27/2006	9.26	7691.7	360	30	3.33%	642	1,438	2,715	838	1,877
206	6" 90 Degree Bend	972	3/27/2006	9.26	7691.7	360	30	3.33%	300	672	1,269	392	877
207	6" 11.25 Degree Bend	297	3/27/2006	9.26	7691.7	360	30	3.33%	92	205	388	120	268
208	6"x6"x6" Tee	2,196	3/27/2006	9.26	7691.7	360	30	3.33%	678	1,518	2,866	885	1,982
209	6" Gate Valve	6,150	3/27/2006	9.26	7691.7	360	30	3.33%	1,898	4,252	8,027	2,477	5,550
210	10" Gate Valve	5,841	3/27/2006	9.26	7691.7	360	30	3.33%	1,803	4,038	7,624	2,353	5,271
211	Fire Hydrant Assembly	22,068	3/27/2006	9.26	7691.7	180	15	6.67%	13,621	8,447	28,803	17,778	11,025
212	2" Polyethylene Water Service	50,482	3/27/2006	9.26	7691.7	360	30	3.33%	15,579	34,903	65,888	20,334	45,554
Block 6 and 7 Subtotal		\$235,984											\$204,059
Galactic Park													
Galactic Park Williams Bid													
101	Mobilization	\$44,835	12/20/2004	10.53	7308.3	360	30	3.33%	15,734	29,101	61,587	21,613	\$39,975
102	10" C900 PVC	164,422	12/20/2004	10.53	7308.3	360	30	3.33%	57,700	106,722	225,857	79,259	146,598
103	10" 45 Degree Bend	1,900	12/20/2004	10.53	7308.3	360	30	3.33%	667	1,233	2,610	916	1,694
104	10" 22.5 Degree Bend	410	12/20/2004	10.53	7308.3	360	30	3.33%	144	266	563	198	366
105	10" 11.25 Degree Bend	2,100	12/20/2004	10.53	7308.3	360	30	3.33%	737	1,363	2,885	1,012	1,872
106	10"x10" Tee	1,180	12/20/2004	10.53	7308.3	360	30	3.33%	414	766	1,621	569	1,052
107	10"x8" Tee	2,320	12/20/2004	10.53	7308.3	360	30	3.33%	814	1,506	3,187	1,118	2,069
108	10"x8" Cross	650	12/20/2004	10.53	7308.3	360	30	3.33%	228	422	893	313	580
109	10"x8" Reducer	415	12/20/2004	10.53	7308.3	360	30	3.33%	146	269	570	200	370
110	10" End Cap	1,100	12/20/2004	10.53	7308.3	360	30	3.33%	386	714	1,511	530	981
111	10" Gate Valve	23,490	12/20/2004	10.53	7308.3	360	30	3.33%	8,243	15,247	32,267	11,323	20,944
112	8" C900 PVC	153,504	12/20/2004	10.53	7308.3	360	30	3.33%	53,869	99,635	210,860	73,996	136,864
113	8" 45 Degree Bend	2,450	12/20/2004	10.53	7308.3	360	30	3.33%	860	1,590	3,365	1,181	2,184
114	8" 22.5 Degree Bend	3,575	12/20/2004	10.53	7308.3	360	30	3.33%	1,255	2,320	4,911	1,723	3,187
115	8" 11.25 Degree Bend	3,600	12/20/2004	10.53	7308.3	360	30	3.33%	1,263	2,337	4,945	1,735	3,210
116	8"x8" Tee	960	12/20/2004	10.53	7308.3	360	30	3.33%	337	623	1,319	463	856
117	8"x6" Tee	450	12/20/2004	10.53	7308.3	360	30	3.33%	158	292	618	217	401
118	8" Gate Valve	21,760	12/20/2004	10.53	7308.3	360	30	3.33%	7,636	14,124	29,890	10,489	19,401
119	Fire Hydrant Assembly	71,300	12/20/2004	10.53	7308.3	180	15	6.67%	50,042	21,258	97,941	68,740	29,201
120	Residential Water Service	27,370	12/20/2004	10.53	7308.3	360	30	3.33%	9,605	17,765	37,597	13,194	24,403
121	Commercial Water Service	35,700	12/20/2004	10.53	7308.3	360	30	3.33%	12,528	23,172	49,039	17,209	31,830
Galactic Park Subtotal		\$563,491											\$468,036
Change Orders													
	Add chlorine contact water line	\$11,450	12/20/2004	10.53	7308.3	360	30	3.33%	4,018	7,432	15,728	5,519	\$10,209
Total Galactic Park		\$574,941											\$478,245
Elk Grove													
Water System - Dick Anderson Construction & Fluidyne													
	Unallocated Fluidyne invoices	\$39,375	8/27/2008	6.84	8361.7	360	30	3.33%	8,980	30,395	47,273	10,781	\$36,492
	Dick Anderson Construction invoices	542,976	8/27/2008	6.84	8361.7	360	30	3.33%	123,829	419,148	651,891	148,667	503,223
Elk Grove Water System Subtotal		\$582,351											\$539,716
Black Bull Run													
	8" C900 DR14 PVC	\$708,855	2/27/2008	7.34	8094.3	360	30	3.33%	173,473	535,382	879,163	215,151	\$664,013
	10" C900 DR14 PVC	452,243	2/27/2008	7.34	8094.3	360	30	3.33%	110,674	341,569	560,898	137,264	423,634
	12" C900 DR14 PVC	37,080	2/27/2008	7.34	8094.3	360	30	3.33%	9,074	28,006	45,989	11,254	34,734
	Fire Hydrant Assembly, 6.5' Bury	22,800	2/27/2008	7.34	8094.3	180	15	6.67%	11,159	11,641	28,278	13,840	14,437
	Fire Hydrant Assembly, 7.0' Bury	72,500	2/27/2008	7.34	8094.3	180	15	6.67%	35,485	37,015	89,919	44,010	45,909

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	Fire Hydrant Assembly, 7.5' Bury	82,600	2/27/2008	7.34	8094.3	180	15	6.67%	40,428	42,172	102,445	50,141	52,304
	Fire Hydrant Assembly, 8.0' Bury	24,000	2/27/2008	7.34	8094.3	180	15	6.67%	11,747	12,253	29,766	14,569	15,197
	Fire Hydrant Assembly, 8.5' Bury	3,050	2/27/2008	7.34	8094.3	180	15	6.67%	1,493	1,557	3,783	1,851	1,931
	Fire Hydrant Assembly, 9.0' Bury	0	2/27/2008	7.34	8094.3	180	15	6.67%	0	0	0	0	0
	Fire Hydrant Assembly, 9.5' Bury	3,200	2/27/2008	7.34	8094.3	180	15	6.67%	1,566	1,634	3,969	1,943	2,026
	1.5" AWWA C901 Water Service	242,400	2/27/2008	7.34	8094.3	360	30	3.33%	59,321	183,079	300,639	73,573	227,066
	4" C900 DR14 Water Service	5,000	2/27/2008	7.34	8094.3	360	30	3.33%	1,224	3,776	6,201	1,518	4,684
	6" C900 DR14 Water Service	3,000	2/27/2008	7.34	8094.3	360	30	3.33%	734	2,266	3,721	911	2,810
	Connect To Existing Water Main	2,500	2/27/2008	7.34	8094.3	360	30	3.33%	612	1,888	3,101	759	2,342
	8" DI Gate Valve	75,900	2/27/2008	7.34	8094.3	360	30	3.33%	18,574	57,326	94,136	23,037	71,099
	10" DI Gate Valve	54,000	2/27/2008	7.34	8094.3	360	30	3.33%	13,215	40,785	66,974	16,390	50,584
	12" DI Gate Valve	5,250	2/27/2008	7.34	8094.3	360	30	3.33%	1,285	3,965	6,511	1,593	4,918
	8"x6" DI Tee	19,800	2/27/2008	7.34	8094.3	360	30	3.33%	4,846	14,955	24,557	6,010	18,547
	8"x8" DI Tee	6,750	2/27/2008	7.34	8094.3	360	30	3.33%	1,652	5,098	8,372	2,049	6,323
	8"x10" DI Tee	5,500	2/27/2008	7.34	8094.3	360	30	3.33%	1,346	4,154	6,821	1,669	5,152
	10"x6" DI Tee	10,000	2/27/2008	7.34	8094.3	360	30	3.33%	2,447	7,553	12,403	3,035	9,367
	10"x10" DI Tee	1,000	2/27/2008	7.34	8094.3	360	30	3.33%	245	755	1,240	304	937
	12"x6" DI Tee	1,800	2/27/2008	7.34	8094.3	360	30	3.33%	441	1,360	2,232	546	1,686
	10"x8" DI Reducer	500	2/27/2008	7.34	8094.3	360	30	3.33%	122	378	620	152	468
	12"x10" DI Reducer	1,200	2/27/2008	7.34	8094.3	360	30	3.33%	294	906	1,488	364	1,124
	8" DI 90 Degree Bend	700	2/27/2008	7.34	8094.3	360	30	3.33%	171	529	868	212	656
	8" DI 45 Degree Bend	5,600	2/27/2008	7.34	8094.3	360	30	3.33%	1,370	4,230	6,945	1,700	5,246
	8" DI 22.5 Degree Bend	21,000	2/27/2008	7.34	8094.3	360	30	3.33%	5,139	15,861	26,045	6,374	19,672
	8" DI 11.25 Degree Bend	20,650	2/27/2008	7.34	8094.3	360	30	3.33%	5,054	15,596	25,611	6,268	19,344
	10" DI 90 Degree Bend	900	2/27/2008	7.34	8094.3	360	30	3.33%	220	680	1,116	273	843
	10" DI 45 Degree Bend	1,350	2/27/2008	7.34	8094.3	360	30	3.33%	330	1,020	1,674	410	1,265
	10" DI 22.5 Degree Bend	11,250	2/27/2008	7.34	8094.3	360	30	3.33%	2,753	8,497	13,953	3,415	10,538
	10" DI 11.25 Degree Bend	5,400	2/27/2008	7.34	8094.3	360	30	3.33%	1,322	4,079	6,697	1,639	5,058
	12" DI 90 Degree Bend	1,200	2/27/2008	7.34	8094.3	360	30	3.33%	294	906	1,488	364	1,124
	12" DI 22.5 Degree Bend	1,650	2/27/2008	7.34	8094.3	360	30	3.33%	404	1,246	2,046	501	1,546
	12" DI 11.25 Degree Bend	2,000	2/27/2008	7.34	8094.3	360	30	3.33%	489	1,511	2,481	607	1,873
	8" DI End Plug	5,950	2/27/2008	7.34	8094.3	360	30	3.33%	1,456	4,494	7,380	1,806	5,574
	10" DI End Plug	800	2/27/2008	7.34	8094.3	360	30	3.33%	196	604	992	243	749
	12" DI End Plug	450	2/27/2008	7.34	8094.3	360	30	3.33%	110	340	558	137	422
	10" DI Cross	750	2/27/2008	7.34	8094.3	360	30	3.33%	184	566	930	228	703
	10"x8" DI Cross	750	2/27/2008	7.34	8094.3	360	30	3.33%	184	566	930	228	703
	10" DI End Cap	400	2/27/2008	7.34	8094.3	360	30	3.33%	98	302	496	121	375
	Blowoff Hydrant	1,750	2/27/2008	7.34	8094.3	180	15	6.67%	857	893	2,170	1,062	1,108
Total Black Bull Run		\$1,923,478											\$1,738,089

Middle Creek Parklands

Parklands Trail Phase

101	6" Water Main	\$9,918	6/30/2006	9.00	7699.6	360	30	3.33%	2,975	6,943	12,931	3,879	\$9,052
102	3/4" Water Service	23,760	6/30/2006	9.00	7699.6	360	30	3.33%	7,128	16,632	30,979	9,294	21,685
103	Service Connections	13,068	6/30/2006	9.00	7699.6	360	30	3.33%	3,920	9,148	17,039	5,112	11,927
104	6" Gate Valve	2,496	6/30/2006	9.00	7699.6	360	30	3.33%	749	1,747	3,254	976	2,278
105	6" Fittings	1,062	6/30/2006	9.00	7699.6	360	30	3.33%	319	743	1,385	415	969
106	Misc Fittings	1,500	6/30/2006	9.00	7699.6	360	30	3.33%	450	1,050	1,956	587	1,369
107	Thrust Blocks	257	6/30/2006	9.00	7699.6	360	30	3.33%	77	180	335	101	235
108	At Grade Blow Off	1,300	6/30/2006	9.00	7699.6	360	30	3.33%	390	910	1,695	508	1,186
109	Hydrant Assembly	3,391	6/30/2006	9.00	7699.6	360	30	3.33%	1,017	2,374	4,421	1,326	3,095
Parklands Trail Phase Subtotal		\$56,752											\$51,797

Middle Creek Parklands Phase

101	Mob and De-mob	\$15,000	6/30/2006	9.00	7699.6	360	30	3.33%	4,500	10,500	19,558	5,867	\$13,690
102	Taxes, Bonds, Insurance	2,575	6/30/2006	9.00	7699.6	360	30	3.33%	773	1,803	3,357	1,007	2,350

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
103	6" Water Main	111,048	6/30/2006	9.00	7699.6	360	30	3.33%	33,314	77,734	144,788	43,437	101,352
104	8" Water Main	5,355	6/30/2006	9.00	7699.6	360	30	3.33%	1,607	3,749	6,982	2,095	4,887
105	10" Water Main	21,242	6/30/2006	9.00	7699.6	360	30	3.33%	6,373	14,869	27,696	8,309	19,387
106	12" Water Main	129,059	6/30/2006	9.00	7699.6	360	30	3.33%	38,718	90,342	168,272	50,482	117,791
107	3/4" Water Service	58,720	6/30/2006	9.00	7699.6	360	30	3.33%	17,616	41,104	76,561	22,968	53,593
108	Service Connections	50,825	6/30/2006	9.00	7699.6	360	30	3.33%	15,248	35,578	66,267	19,880	46,387
109	12x12x6 Tee	3,745	6/30/2006	9.00	7699.6	360	30	3.33%	1,124	2,622	4,883	1,465	3,418
110	10x10x6 Tee	485	6/30/2006	9.00	7699.6	360	30	3.33%	146	340	632	190	443
111	12x12x12 Tee	1,920	6/30/2006	9.00	7699.6	360	30	3.33%	576	1,344	2,503	751	1,752
112	6x6x6 Tee	1,240	6/30/2006	9.00	7699.6	360	30	3.33%	372	868	1,617	485	1,132
113	6" Gate Valve	8,250	6/30/2006	9.00	7699.6	360	30	3.33%	2,475	5,775	10,757	3,227	7,530
114	8" Gate Valve	1,307	6/30/2006	9.00	7699.6	360	30	3.33%	392	915	1,704	511	1,193
115	10" Gate Valve	1,500	6/30/2006	9.00	7699.6	360	30	3.33%	450	1,050	1,956	587	1,369
116	12" Gate Valve	23,075	6/30/2006	9.00	7699.6	360	30	3.33%	6,923	16,153	30,086	9,026	21,060
117	6" 90 Bend	230	6/30/2006	9.00	7699.6	360	30	3.33%	69	161	300	90	210
118	6" 45 Bend	1,150	6/30/2006	9.00	7699.6	360	30	3.33%	345	805	1,499	450	1,050
119	6" 22.5 Bend	690	6/30/2006	9.00	7699.6	360	30	3.33%	207	483	900	270	630
120	6" 11.25 Bend	1,540	6/30/2006	9.00	7699.6	360	30	3.33%	462	1,078	2,008	602	1,406
121	10" 11.25 Bend	780	6/30/2006	9.00	7699.6	360	30	3.33%	234	546	1,017	305	712
122	12" 45 Bend	1,305	6/30/2006	9.00	7699.6	360	30	3.33%	392	914	1,702	510	1,191
123	12" 11.25 Bend	3,600	6/30/2006	9.00	7699.6	360	30	3.33%	1,080	2,520	4,694	1,408	3,286
124	12x8 Cross	770	6/30/2006	9.00	7699.6	360	30	3.33%	231	539	1,004	301	703
125	12x6 Cross	710	6/30/2006	9.00	7699.6	360	30	3.33%	213	497	926	278	648
126	12x6 Reducer	370	6/30/2006	9.00	7699.6	360	30	3.33%	111	259	482	145	338
127	8x6 Reducer	265	6/30/2006	9.00	7699.6	360	30	3.33%	80	186	346	104	242
128	6" End Cap	165	6/30/2006	9.00	7699.6	360	30	3.33%	50	116	215	65	151
129	8" End Cap	120	6/30/2006	9.00	7699.6	360	30	3.33%	36	84	156	47	110
130	12" End Cap	930	6/30/2006	9.00	7699.6	360	30	3.33%	279	651	1,213	364	849
131	6" Fittings	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
132	Misc Fittings	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
133	Thrust Blocks	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
134	At Grade Blow Off	11,700	6/30/2006	9.00	7699.6	180	15	6.67%	7,020	4,680	15,255	9,153	6,102
135	Hydrant Assembly	48,100	6/30/2006	9.00	7699.6	180	15	6.67%	28,860	19,240	62,714	37,629	25,086
136	Insulation	10,560	6/30/2006	9.00	7699.6	360	30	3.33%	3,168	7,392	13,769	4,131	9,638
137	Chlorination and Disinfection	4,800	6/30/2006	9.00	7699.6	360	30	3.33%	1,440	3,360	6,258	1,878	4,381
Middle Creek Parklands Phase Subtotal		\$523,132											\$454,064
Total Middle Creek Parklands		\$579,884											\$505,860
Capitalized Interest Allocation to Assets													
EG Water Distribution		\$155,486	6/30/2006	9.00	7699.6	360	30	3.33%	46,646	108,840	202,729	60,819	\$141,910
NS Booster & Wells		292,868	6/30/2006	9.00	7699.6	360	30	3.33%	87,860	205,007	381,851	114,555	267,296
GP Pump Station		62,217	6/30/2006	9.00	7699.6	360	30	3.33%	18,665	43,552	81,121	24,336	56,784
MCP Booster		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
Recharge Basin		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
Telemetry		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
Trunk Sewer		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
SA 4 PH I		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
SA 4 PH II		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
SA 5 PH I		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
NS PH I & Block 2		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
NS Block 1		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
NS PH II & III		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
NS Block 6 & 7		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
GP		0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
EG		174,123	6/30/2006	9.00	7699.6	360	30	3.33%	52,237	121,886	227,028	68,108	158,919

Four Corners Water and Sewer District

Table A-3(A)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
	BBR	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	MCP	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	GH	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	Permits & Fees	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
Total Capitalized Interest Allocation to Ass		\$684,694											\$624,910
Engineering Allocation to Assets													
	EG Water Distribution	\$0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	\$0
	NS Booster & Wells	267,279	6/30/2006	9.00	7699.6	360	30	3.33%	80,184	187,095	348,488	104,546	243,942
	GP Pump Station	94,122	6/30/2006	9.00	7699.6	360	30	3.33%	28,237	65,886	122,720	36,816	85,904
	MCP Booster	150,906	6/30/2006	9.00	7699.6	360	30	3.33%	45,272	105,635	196,757	59,027	137,730
	Recharge Basin	14,830	6/30/2006	9.00	7699.6	360	30	3.33%	4,449	10,381	19,336	5,801	13,536
	Telemetry	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	Trunk Sewer	3,129	6/30/2006	9.00	7699.6	360	30	3.33%	939	2,191	4,080	1,224	2,856
	SA4 PH I	107,638	6/30/2006	9.00	7699.6	360	30	3.33%	32,291	75,346	140,342	42,103	98,239
	SA 4 PH II	47,953	6/30/2006	9.00	7699.6	360	30	3.33%	14,386	33,567	62,522	18,757	43,766
	SA5 PH I	184,149	6/30/2006	9.00	7699.6	360	30	3.33%	55,245	128,905	240,100	72,030	168,070
	NS PH I & Block 2	122,513	6/30/2006	9.00	7699.6	360	30	3.33%	36,754	85,759	159,737	47,921	111,816
	NS Block 1	96,058	6/30/2006	9.00	7699.6	360	30	3.33%	28,817	67,240	125,243	37,573	87,670
	NS PH II & III	67,517	6/30/2006	9.00	7699.6	360	30	3.33%	20,255	47,262	88,031	26,409	61,622
	NS Block 6 & 7	35,398	6/30/2006	9.00	7699.6	360	30	3.33%	10,619	24,778	46,153	13,846	32,307
	GP	86,241	6/30/2006	9.00	7699.6	360	30	3.33%	25,872	60,369	112,444	33,733	78,711
	EG	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	BBR	288,522	6/30/2006	9.00	7699.6	360	30	3.33%	86,556	201,965	376,185	112,855	263,329
	MCP	86,983	6/30/2006	9.00	7699.6	360	30	3.33%	26,095	60,888	113,411	34,023	79,388
	GH	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	Permits & Fees	224,823	6/30/2006	9.00	7699.6	360	30	3.33%	67,447	157,376	293,132	87,940	205,193
Total Engineering Allocation to Assets		\$1,878,061											\$1,714,078
Inspection & Administration Allocation to Assets													
	EG Water Distribution	\$0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	\$0
	NS Booster & Wells	204,914	6/30/2006	9.00	7699.6	360	30	3.33%	61,474	143,440	267,174	80,152	187,022
	GP Pump Station	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	MCP Booster	115,695	6/30/2006	9.00	7699.6	360	30	3.33%	34,708	80,986	150,847	45,254	105,593
	Recharge Basin	11,370	6/30/2006	9.00	7699.6	360	30	3.33%	3,411	7,959	14,825	4,447	10,377
	Telemetry	29,137	6/30/2006	9.00	7699.6	360	30	3.33%	8,741	20,396	37,990	11,397	26,593
	Trunk Sewer	2,399	6/30/2006	9.00	7699.6	360	30	3.33%	720	1,679	3,128	938	2,190
	SA 4 PH I	82,522	6/30/2006	9.00	7699.6	360	30	3.33%	24,757	57,766	107,596	32,279	75,317
	SA 4 PH II	36,764	6/30/2006	9.00	7699.6	360	30	3.33%	11,029	25,735	47,934	14,380	33,554
	SA 5 PH I	141,181	6/30/2006	9.00	7699.6	360	30	3.33%	42,354	98,827	184,077	55,223	128,854
	NS PH I & Block 2	93,926	6/30/2006	9.00	7699.6	360	30	3.33%	28,178	65,749	122,465	36,739	85,725
	NS Block 1	73,644	6/30/2006	9.00	7699.6	360	30	3.33%	22,093	51,551	96,020	28,806	67,214
	NS PH II & III	51,763	6/30/2006	9.00	7699.6	360	30	3.33%	15,529	36,234	67,491	20,247	47,244
	NS Block 6 & 7	27,138	6/30/2006	9.00	7699.6	360	30	3.33%	8,141	18,997	35,384	10,615	24,769
	GP	66,118	6/30/2006	9.00	7699.6	360	30	3.33%	19,835	46,283	86,207	25,862	60,345
	EG	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	BBR	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	MCP	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	GH	0	6/30/2006	9.00	7699.6	360	30	3.33%	0	0	0	0	0
	Permits & Fees	176,302	6/30/2006	9.00	7699.6	360	30	3.33%	52,891	123,412	229,869	68,961	160,908
Total Inspection & Administration Allocati		\$1,112,875											\$1,015,704
Water System Assets Total		\$16,453,015									\$21,252,296		\$14,683,888

Four Corners Water and Sewer District

Table A-3(B)

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

CURRENT DATE 6/30/2015
 ENR CCI 20 City, June 2015 10,039.0

Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
2009 Water Distribution												
EG Water Distribution Facility	\$141,732	10/8/2009	5.73	8596.3	600	50	2.00%	16,236	125,496	\$165,519	18,961	\$146,558
NS Booster & Wells	36,791	10/8/2009	5.73	8578.3	360	30	3.33%	7,024	29,767	43,056	8,221	34,836
2009 Water Extensions												
Service Area 5, Phase 1	145	10/8/2009	5.73	8578.3	600	50	2.00%	17	128	170	19	150
Gallatin Heights	214,745	10/8/2009	5.73	8578.3	600	50	2.00%	24,600	190,145	251,312	28,789	222,523
Permits and Fees	457,704	10/8/2009	5.73	8578.3	600	50	2.00%	52,433	405,271	535,642	61,361	474,281
Sub-Total - 2009 Additional Facilities	\$851,117									\$995,699		\$878,348
2010 Permits and Fees												
Property Improvements	\$16,457	10/8/2010	4.73	8920.5	360	30	3.33%	2,594	13,864	\$18,521	2,919	\$15,602
	2,558	10/8/2010	4.73	8920.5	360	30	3.33%	403	2,155	2,879	454	2,425
Sub-Total - 2010 Additional Facilities	\$19,016									\$21,400		\$18,027
2011 Permits and Fees												
	\$15,000	10/8/2011	3.73	9147.0	360	30	3.33%	1,864	13,136	16,463	2,046	\$14,417
2012 Permits and Fees	\$6,801	10/8/2012	2.73	9147.0	360	30	3.33%	618	6,183	7,464	679	\$6,786
2014												
Osman & Rainbow Sub Extensions	\$15,321	10/8/2014	0.73	9886.0	600	50	2.00%	223	15,098	\$15,558	226	\$15,332
Middle Creek Parklands	159,393	10/8/2014	0.73	9886.0	600	50	2.00%	2,320	157,072	161,859	2,356	159,503
	\$174,714									\$177,417		\$174,835
2015/2014												
WIP Middle Creek Parklands Phase 2 South	\$159,190	10/8/2014	0.73	9886.0	600	50	2.00%	2,317	156,872	\$161,653	2,353	\$159,300
WIP Gallatin Heights Subdivision, Phase 3A	147,566	4/30/2015	0	10039.0	600	50	2.00%	492	147,074	147,566	492	147,074
WIP Gallatin Heights Subdivision, Phase 3A Addtl	13,080	4/30/2015	0	10039.0	600	50	2.00%	44	13,036	13,080	44	13,036
	\$319,836									\$322,299		\$319,411
Water System Assets Total	\$1,386,483									\$1,540,742		\$1,411,824

Four Corners Water and Sewer District

Table A-4

Valuation of Utility Solutions Water System Using Reconstruction Cost Less Depreciation

Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Amortization to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Current Date 6/30/2015												
ENR CCI 20 City, June 2015 10,039.0												
Durston Sewer												
Water Improvements	\$1,734,794	1/23/2007	8.44	7415.0	360	30	3.33%	487,831	\$1,246,964	\$2,348,708	\$660,465	\$1,688,243
Water Storage Improvements	352,797	1/23/2007	8.44	7415.0	360	30	3.33%	99,208	253,589	477,646	134,316	343,330
Engineering & Permitting	256,096	1/23/2007	8.44	7415.0	360	30	3.33%	72,015	184,081	346,724	97,500	249,224
Service Area 4, Phase 1												
Water Improvements	648,722	1/23/2007	8.44	7415.0	360	30	3.33%	182,423	466,299	878,294	246,979	631,314
Service Area 4, Phase 2												
Water Improvements	1,333,951	1/23/2007	8.44	7415.0	360	30	3.33%	375,112	958,839	1,806,013	507,858	1,298,156
Total Contributions	\$4,326,360							\$1,216,589	\$3,109,772	\$5,857,385	\$1,647,118	\$4,210,266

Appendix B

Utility Solutions, Inc.

Reconstruction Cost Less Depreciation Update

Calculation of the Sewer System Assets

Four Corners Water and Sewer District
 Table B-1
 Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less
 Depreciation

	Sewer System	
	CCI @ January 2009	CCI @ June 2015
Reconstruction Cost Less Depreciation	\$20,255,537	\$18,548,575
Functional Depreciation	(1,206,342)	(1,281,342)
Contributions	(2,270,944)	(2,230,679)
Assets Added since 2008	N/A	4,256,068
Grand Total	\$16,778,251	\$19,292,622

Four Corners Water and Sewer District
Table B-2
Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

Utility Plant Account Description	Original Installation Cost	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Central Sewer						
Total Plant	\$8,819,348	\$3,118,555	\$5,700,793	\$11,722,357	\$4,154,740	\$7,567,617
Northstar Residential Phase I and Block 2						
Total Plant	1,464,207	407,078	1,057,129	1,981,095	550,392	1,430,703
Northstar Block 1						
Total Plant	845,788	213,920	631,868	1,151,892	291,473	860,420
Northstar Residential Phase II & III						
Total Plant	239,385	68,343	171,042	328,809	93,873	234,937
Northstar Block 6 & 7						
Total Plant	138,565	32,833	105,732	180,851	42,853	137,998
Galactic Park						
Total Plant	404,707	128,187	276,520	555,923	176,083	379,840
Elk Grove						
Total Plant	437,409	59,852	377,557	525,148	71,858	453,290
Black Bull Run						
Total Plant	2,227,633	327,091	1,900,542	2,762,841	405,677	2,357,164
Middle Creek Parklands						
Total Plant	457,584	128,327	329,257	596,614	167,317	429,297
Capitalized Interest Allocation to Assets						
Total Capitalized Interest	1,217,634	219,174	998,460	1,587,594	285,767	1,301,827
Engineering Allocated to Assets						
Total Engineering	2,063,010	371,342	1,691,668	2,689,826	484,169	2,205,657
Inspection & Administration Allocation to Assets						
Total Inspection & Administration	1,112,875	200,317	912,557	1,451,006	261,181	1,189,825
Grand Total	\$19,428,143	\$5,275,019	\$14,153,124	\$25,533,957	\$6,985,382	\$18,548,575

Four Corners Water and Sewer District

Table B-3

Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Central Sewer													
Central sewer (WWTP) split 28/72 between Elk Grove/District													
Wastewater Treatment Plant													
<i>Wastewater Treatment Plant (Dick Anderson Construction & Fluidyne)</i>													
	Total invoices allocated to WwTP	\$578,150	1/1/2005	10.50	7297.2	240	20	5.00%	303,448	274,701	795,375	417,462	\$377,914
	Fluidyne labor allocated to WwTP	510,322	1/1/2005	10.50	7297.2	240	20	5.00%	267,848	242,474	702,063	368,485	333,577
	Markup allocated to WwTP	8,120	1/1/2005	10.50	7297.2	240	20	5.00%	4,262	3,858	11,170	5,863	5,307
	Dick Anderson Construction WwTP invoices	92,999	1/1/2005	10.50	7297.2	240	20	5.00%	48,812	44,188	127,942	67,152	60,790
<i>Utility Solutions Purchase</i>													
	Unallocated purchase price	168,027	1/1/2004	11.50	6824.9	240	20	5.00%	96,592	71,435	247,156	142,081	105,076
	land	23,744	1/1/2004	11.50	6824.9			0.00%	23,744	0	34,926	0	34,926
<i>Additional 2007 Expenditures</i>													
	WWTP weir (WP&H)	2,300	1/1/2005	10.50	7297.2	240	20	5.00%	1,207	1,093	3,164	1,661	1,503
	swr srv repair (WP&H)	4,000	1/1/2005	10.50	7297.2	240	20	5.00%	2,099	1,901	5,503	2,888	2,615
	WWTP repair (WP&H)	605	1/1/2005	10.50	7297.2	240	20	5.00%	318	288	833	437	396
Wastewater Treatment Plant Subtotal		1,388,266											922,104
IP Beds Wastewater Disposal													
<i>Wastewater Disposal Expansion (Fluidyne)</i>													
	Total Invoices	\$114,455	1/1/2005	10.50	7297.2	240	20	5.00%	60,073	54,382	157,459	82,644	\$74,815
	Total Change Orders	19,964	1/1/2005	10.50	7297.2	240	20	5.00%	10,478	9,486	27,465	14,415	13,050
<i>Additional 2004 Expenditures -IP Beds</i>													
	IP Bed pits (Omdahl)	750	1/1/2005	10.50	7297.2	240	20	5.00%	394	356	1,032	542	490
	IP Bed obs. well (Haggerty)	1,737	1/1/2005	10.50	7297.2	240	20	5.00%	912	825	2,390	1,254	1,135
<i>Additional 2007 Expenditures</i>													
	EG drainfield (WP&H)	324	1/1/2005	10.50	7297.2	240	20	5.00%	170	154	446	234	212
IP Beds Subtotal		\$137,230											\$89,702
Rapid Infiltration Dose System													
<i>Rapid Infiltration Dose System (Williams Bid)</i>													
101	Mobilization- Demobilization	\$19,693	4/12/2005	10.22	7355.4	240	20	5.00%	10,060	9,633	26,878	13,730	\$13,148
102	Taxes and Insurance	2,166	4/12/2005	10.22	7355.4	240	20	5.00%	1,107	1,060	2,957	1,510	1,446
103	6" C900 CL150 Water Main	5,865	4/12/2005	10.22	7355.4	240	20	5.00%	2,996	2,869	8,005	4,089	3,916
104	8" C900 CL150 Water Main	27,975	4/12/2005	10.22	7355.4	240	20	5.00%	14,290	13,684	38,181	19,504	18,677
105	10" C900 CL150 Water Main	364	4/12/2005	10.22	7355.4	240	20	5.00%	186	178	497	254	243
106	8"x8" Tee	2,280	4/12/2005	10.22	7355.4	240	20	5.00%	1,165	1,115	3,112	1,590	1,522
107	8"x6" Tee	3,024	4/12/2005	10.22	7355.4	240	20	5.00%	1,545	1,479	4,127	2,108	2,019
108	8"x6" Cross	1,880	4/12/2005	10.22	7355.4	240	20	5.00%	960	920	2,566	1,311	1,255
109	10"x8" Tee	636	4/12/2005	10.22	7355.4	240	20	5.00%	325	311	868	443	425
110	6" 11.25 Degree Bend	296	4/12/2005	10.22	7355.4	240	20	5.00%	151	145	404	206	198
111	8" 11.25 Degree Bend	640	4/12/2005	10.22	7355.4	240	20	5.00%	327	313	874	446	427
112	8" 90 Degree Bend	365	4/12/2005	10.22	7355.4	240	20	5.00%	186	179	498	254	244
113	6" End Cap	912	4/12/2005	10.22	7355.4	240	20	5.00%	466	446	1,245	636	609
114	8" End Cap	1,255	4/12/2005	10.22	7355.4	240	20	5.00%	641	614	1,713	875	838
115	8" Gate Valve	3,039	4/12/2005	10.22	7355.4	240	20	5.00%	1,552	1,487	4,148	2,119	2,029
116	10" Gate Valve	1,468	4/12/2005	10.22	7355.4	240	20	5.00%	750	718	2,004	1,024	980
117	11,000 Gallon Storage Tank	58,618	4/12/2005	10.22	7355.4	240	20	5.00%	29,944	28,674	80,005	40,869	39,136
118	Rapid Infiltration Dose Lift Station	65,886	4/12/2005	10.22	7355.4	240	20	5.00%	33,657	32,229	89,925	45,936	43,988
119	10x10 Concrete Block Building	8,825	4/12/2005	10.22	7355.4	240	20	5.00%	4,508	4,317	12,045	6,153	5,892
120	Access Road	5,834	4/12/2005	10.22	7355.4	240	20	5.00%	2,980	2,854	7,963	4,068	3,895
121	Standard RI Basin Valve Vault	52,488	4/12/2005	10.22	7355.4	240	20	5.00%	26,813	25,675	71,638	36,595	35,043
122	6" RI Basin Inlet Piping	28,116	4/12/2005	10.22	7355.4	240	20	5.00%	14,363	13,753	38,374	19,603	18,771
123	6" RI Basin Cleanout Piping	28,644	4/12/2005	10.22	7355.4	240	20	5.00%	14,632	14,012	39,095	19,971	19,124
124	Sub-surface Disposal System	283,500	4/12/2005	10.22	7355.4	240	20	5.00%	144,821	138,679	386,935	197,659	189,276
125	2" Electrical Conduits	11,000	4/12/2005	10.22	7355.4	240	20	5.00%	5,619	5,381	15,013	7,669	7,344
126	Electric Service Transformer Pad	1,300	4/12/2005	10.22	7355.4	240	20	5.00%	664	636	1,774	906	868

Four Corners Water and Sewer District

Table B-3

Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
127	Insulation	1,920	4/12/2005	10.22	7355.4	240	20	5.00%	981	939	2,621	1,339	1,282
128	8" Cleanout Piping 2" Drain 8" Inline Valves Excavated Material Removal	2,100	4/12/2005	10.22	7355.4	240	20	5.00%	1,073	1,027	2,866	1,464	1,402
129	Above Items	\$20,100	4/12/2005	10.22	7355.4	240	20	5.00%	10,268	9,832	27,434	14,014	\$13,420
Change Orders													
	Change Order #1	88,403	4/12/2005	10.22	7355.4	240	20	5.00%	45,159	43,244	120,657	61,636	59,021
	Change Order #2	8,320	4/12/2005	10.22	7355.4	240	20	5.00%	4,250	4,070	11,356	5,801	5,555
	Change Order #3	6,203	4/12/2005	10.22	7355.4	240	20	5.00%	3,169	3,034	8,466	4,325	4,141
	Change Order #4	4,679	4/12/2005	10.22	7355.4	240	20	5.00%	2,390	2,289	6,386	3,262	3,124
	Change Order #5	(1,300)	4/12/2005	10.22	7355.4	240	20	5.00%	(664)	(636)	(1,774)	(906)	(868)
Additional 2004 Expenditures - RI Dose System													
	RI Testing (Omdahl)	2,500	6/30/2004	11.00	7109.4	240	20	5.00%	1,375	1,125	3,530	1,942	1,589
	Monitoring Wells (Omdahl Excavation)	2,750	6/30/2004	11.00	7109.4	240	20	5.00%	1,513	1,238	3,883	2,136	1,747
Additional 2006 Expenditures													
	Monitoring Wells (Haggerty)	5,405	6/30/2006	9.00	7699.6	240	20	5.00%	2,432	2,973	7,047	3,171	3,876
	Pipe Bedding (Arrowhead Construction)	25,000	6/30/2006	9.00	7699.6	240	20	5.00%	11,250	13,750	32,596	14,668	17,928
	Simpson (WP&H)	1,075	6/30/2006	9.00	7699.6	240	20	5.00%	484	591	1,402	631	771
Additional 2008 Expenditures													
	Monitoring Wells (Haggerty)	16,371	6/30/2008	7.00	8184.9	240	20	5.00%	5,730	10,641	20,079	7,028	13,052
RI Dose System Subtotal		\$799,595											\$537,351

Main Extensions

Trunk Sewer Main

Trunk Sewer Main (Williams Bid)

101	Mobilization - Demobilization	\$71,000	12/23/2004	10.52	7308.3	600	50	2.00%	14,938	56,062	97,529	20,519	\$77,010
102	Taxes and Insurance	4,800	12/23/2004	10.52	7308.3	600	50	2.00%	1,010	3,790	6,593	1,387	5,206
Schedule I													
103	Dewatering	112,000	12/23/2004	10.52	7308.3	180	15	6.67%	78,545	33,455	153,848	107,893	45,955
104	10" DR17 HDPE Forcemain	237,452	12/23/2004	10.52	7308.3	600	50	2.00%	49,957	187,495	326,174	68,623	257,551
105	16" DR13 .5 HDPE Forcemain	844,450	12/23/2004	10.52	7308.3	600	50	2.00%	177,663	666,787	1,159,973	244,046	915,928
106	Chock & Slide Through Casing	34,000	12/23/2004	10.52	7308.3	600	50	2.00%	7,153	26,847	46,704	9,826	36,878
107	24" PVC Sanitary Sewer	2,288	12/23/2004	10.52	7308.3	600	50	2.00%	481	1,807	3,143	661	2,482
108	48" Manhole -Base	1,850	12/23/2004	10.52	7308.3	180	15	6.67%	1,297	553	2,541	1,782	759
109	Manhole -Additional Depth	690	12/23/2004	10.52	7308.3	600	50	2.00%	145	545	948	199	748
110	96" Valve Vault	78,000	12/23/2004	10.52	7308.3	180	15	6.67%	54,701	23,299	107,144	75,140	32,004
111	72" Valve Vault	40,000	12/23/2004	10.52	7308.3	180	15	6.67%	28,052	11,948	54,946	38,533	16,412
112	Galactic Park Lift Station	218,000	12/23/2004	10.52	7308.3	180	15	6.67%	152,883	65,117	299,454	210,006	89,448
113	Lot C-1 Lift Station	195,000	12/23/2004	10.52	7308.3	180	15	6.67%	136,753	58,247	267,861	187,850	80,011
114	10" C900 CL150 Forcemain	24,200	12/23/2004	10.52	7308.3	600	50	2.00%	5,091	19,109	33,242	6,994	26,248
115	16" C900 CL165 Forcemain	43,020	12/23/2004	10.52	7308.3	600	50	2.00%	9,051	33,969	59,094	12,433	46,661
116	16" 90 Degree Bend	1,800	12/23/2004	10.52	7308.3	600	50	2.00%	379	1,421	2,473	520	1,952
117	16" 45 Degree Bend	1,800	12/23/2004	10.52	7308.3	600	50	2.00%	379	1,421	2,473	520	1,952
118	16" 22.5 Degree Bend	1,780	12/23/2004	10.52	7308.3	600	50	2.00%	374	1,406	2,445	514	1,931
119	16" 11.25 Degree Bend	890	12/23/2004	10.52	7308.3	600	50	2.00%	187	703	1,223	257	965
120	10" 90 Degree Bend	780	12/23/2004	10.52	7308.3	600	50	2.00%	164	616	1,071	225	846
121	10" 45 Degree Bend	450	12/23/2004	10.52	7308.3	600	50	2.00%	95	355	618	130	488
122	10" 22.5 Degree Bend	450	12/23/2004	10.52	7308.3	600	50	2.00%	95	355	618	130	488
123	16"x8" Reducer	1,200	12/23/2004	10.52	7308.3	600	50	2.00%	252	948	1,648	347	1,302
124	8" 90 Degree Bend	400	12/23/2004	10.52	7308.3	600	50	2.00%	84	316	549	116	434
125	8" Ductile Iron Spool	6,000	12/23/2004	10.52	7308.3	600	50	2.00%	1,262	4,738	8,242	1,734	6,508
126	16" Transition Coupling	1,500	12/23/2004	10.52	7308.3	600	50	2.00%	316	1,184	2,060	433	1,627
127	10" Transition Coupling	1,000	12/23/2004	10.52	7308.3	600	50	2.00%	210	790	1,374	289	1,085

Schedule II

Four Corners Water and Sewer District

Table B-3

Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE
ENR CCI 20 City, June 2015

6/30/2015
10,039.0

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
201	Mobilization - Demobilization	0	12/23/2004	10.52	7308.3	600	50	2.00%	0	0	0	0	0
202	Taxes and Insurance	0	12/23/2004	10.52	7308.3	600	50	2.00%	0	0	0	0	0
203	Inlet Bar Screen w/ Access Bridge	29,000	12/23/2004	10.52	7308.3	600	50	2.00%	6,101	22,899	39,836	8,381	31,455
Trunk Sewer Main Change Orders													
2	Insulations & Additional Wiring	9,040	4/11/2005	10.22	7355.4	600	50	2.00%	1,848	7,192	12,338	2,522	9,816
3	Electrical Compromise	5,000	6/17/2005	10.04	7415.0	600	50	2.00%	1,004	3,996	6,769	1,359	5,411
4	Zoot Pumphouse Electric	2,822	8/8/2005	9.89	7478.5	600	50	2.00%	558	2,264	3,788	750	3,039
5	EG Intake Changes	12,137	6/30/2005	10.00	7415.0	600	50	2.00%	2,427	9,709	16,431	3,286	13,145
6	C-1 Road, Transformer Pads	2,462	6/30/2005	10.00	7415.0	600	50	2.00%	492	1,970	3,333	667	2,667
7	Comprehensive	2,591	6/30/2005	10.00	7415.0	600	50	2.00%	518	2,073	3,508	702	2,806
Additional Expenses													
	Simpson Landscape (WP&H)	2,260	6/30/2005	10.00	7415.0	600	50	2.00%	452	1,808	3,060	612	2,448
Additional 2004 Expenditures													
	Bore & Casing (Omdahl Excavation)	52,800	6/30/2004	11.00	7109.4	600	50	2.00%	11,616	41,184	74,558	16,403	58,155
	Pipe Bedding (Arrowhead Construction)	39,133	6/30/2004	11.00	7109.4	600	50	2.00%	8,609	30,523	55,258	12,157	43,101
	GP Bridge Crossing (WPH)	990	6/30/2004	11.00	7109.4	600	50	2.00%	218	772	1,398	307	1,090
	Pipe Bedding (Dennis Simpson)	15,000	6/30/2004	11.00	7109.4	600	50	2.00%	3,300	11,700	21,181	4,660	16,521
	Pipe Bedding (Dennis Simpson)	135,000	6/30/2004	11.00	7109.4	600	50	2.00%	29,700	105,300	190,630	41,939	148,691
	Bore & Casing (Omdahl Excavation)	39,165	6/30/2004	11.00	7109.4	600	50	2.00%	8,616	30,549	55,304	12,167	43,137
	Bore & Casing (Omdahl Excavation)	85,056	6/30/2004	11.00	7109.4	600	50	2.00%	18,712	66,343	120,105	26,423	93,682
Additional 2005 Expenditures													
	Road Bore Cleaning (WP&H)	97,127	6/30/2005	10.00	7415.0	600	50	2.00%	19,425	77,701	131,498	26,300	105,198
	Construction Signs (WP&H)	973	6/30/2005	10.00	7415.0	600	50	2.00%	195	778	1,317	263	1,053
	Zavora Lot (Sime)	6,250	6/30/2005	10.00	7415.0	600	50	2.00%	1,250	5,000	8,462	1,692	6,769
	Repair (WP&H)	102	6/30/2005	10.00	7415.0	600	50	2.00%	20	82	138	28	111
Trunk Sewer Subtotal		\$2,461,706											\$2,241,176
Service Area 4													
Service Area 4 Phase I													
	Mobilization - Demobilization	\$33,034	1/23/2007	8.44	7879.6	600	50	2.00%	5,574	27,460	42,087	7,101	\$34,986
	Taxes and Insurance	2,753	1/23/2007	8.44	7879.6	600	50	2.00%	464	2,289	3,507	592	2,916
Durston Road													
1	24" SDR35 PVC Sewer Main	154,391	1/23/2007	8.44	7879.6	600	50	2.00%	26,049	128,342	196,702	33,188	163,514
2	18" SDR35 PVC Sewer Main	203,684	1/23/2007	8.44	7879.6	600	50	2.00%	34,366	169,318	259,504	43,784	215,720
3	10" C900 PVC Force Main	11,375	1/23/2007	8.44	7879.6	600	50	2.00%	1,919	9,456	14,492	2,445	12,047
4	10" 11.25 Degree Bend	405	1/23/2007	8.44	7879.6	600	50	2.00%	68	337	516	87	429
5	10" 22.5 Degree Bend	1,212	1/23/2007	8.44	7879.6	600	50	2.00%	204	1,008	1,544	261	1,284
6	48" Manhole -Base	12,640	1/23/2007	8.44	7879.6	600	50	2.00%	2,133	10,507	16,104	2,717	13,387
7	60" Manhole -Base	26,577	1/23/2007	8.44	7879.6	600	50	2.00%	4,484	22,093	33,860	5,713	28,147
8	Manhole -Additional Depth	24,518	1/23/2007	8.44	7879.6	180	15	6.67%	13,789	10,729	31,237	17,568	13,669
9	Jackrabbit Road Crossing	133,041	1/23/2007	8.44	7879.6	600	50	2.00%	22,447	110,594	169,501	28,599	140,903
10	Middle Creek Crossing	74,865	1/23/2007	8.44	7879.6	600	50	2.00%	12,631	62,234	95,382	16,093	79,289
11	Ditch Crossing and Restoration	3,399	1/23/2007	8.44	7879.6	600	50	2.00%	573	2,826	4,331	731	3,600
12	4" Sewer Service	6,083	1/23/2007	8.44	7879.6	600	50	2.00%	1,026	5,057	7,750	1,308	6,442
Monforton School Road													
1	15" SDR35 PVC Sewer Main	108,765	1/23/2007	8.44	7879.6	600	50	2.00%	18,351	90,414	138,572	23,380	115,192
2	8" SDR35 PVC Sewer Main	26,595	1/23/2007	8.44	7879.6	600	50	2.00%	4,487	22,108	33,883	5,717	28,167
3	48" Manhole -Base	13,904	1/23/2007	8.44	7879.6	180	15	6.67%	7,820	6,084	17,714	9,963	7,752
4	Manhole -Additional Depth	9,958	1/23/2007	8.44	7879.6	180	15	6.67%	5,600	4,357	12,686	7,135	5,551
Northstar Lift Station Tie In													
1	Core-in 24" Sewer To Existing	9,264	1/23/2007	8.44	7879.6	600	50	2.00%	1,563	7,701	11,803	1,991	9,811
2	10" SDR35 PVC Sewer Main	228	1/23/2007	8.44	7879.6	600	50	2.00%	38	190	290	49	241
3	60" Manhole -Base	2,953	1/23/2007	8.44	7879.6	180	15	6.67%	1,661	1,292	3,762	2,116	1,646
4	Manhole -Additional Depth	840	1/23/2007	8.44	7879.6	180	15	6.67%	472	368	1,070	602	468
Durston Lift Station													
1	Durston Lift Station	198,613	1/23/2007	8.44	7879.6	180	15	6.67%	111,701	86,912	253,043	142,313	110,730

Four Corners Water and Sewer District

Table B-3

Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE
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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
2	Controls and Telemetry	36,536	1/23/2007	8.44	7879.6	180	15	6.67%	20,548	15,988	46,549	26,179	20,369
3	Backup Power	36,782	1/23/2007	8.44	7879.6	180	15	6.67%	20,686	16,096	46,862	26,356	20,507
4	1909 SF Parking Area	1,746	1/23/2007	8.44	7879.6	600	50	2.00%	295	1,451	2,224	375	1,849
Road Quantities													
1	Mobilization -Demobilization	1,847	6/30/2006	9.00	7699.6	600	50	2.00%	332	1,515	2,408	433	1,975
2	Taxes and Insurance	1,377	6/30/2006	9.00	7699.6	600	50	2.00%	248	1,129	1,795	323	1,472
3	Required Improvement/Repair	60,192	6/30/2006	9.00	7699.6	600	50	2.00%	10,835	49,357	78,480	14,126	64,354
Change Orders													
1	Monforton Paving	18,719	6/30/2006	9.00	7699.6	600	50	2.00%	3,369	15,349	24,406	4,393	20,013
2	Budget Reconciliation	(11,870)	1/23/2007	8.44	7879.6	600	50	2.00%	(2,003)	(9,867)	(15,123)	(2,552)	(12,571)
3	Comprehensive	(1,401)	1/23/2007	8.44	7879.6	600	50	2.00%	(236)	(1,165)	(1,785)	(301)	(1,484)
Service Area 4 Phase I Subtotal		\$1,203,024											\$1,112,376
Service Area 4 Phase 2													
	Mobilization - Demobilization	\$8,357	1/23/2007	8.44	7879.6	600	50	2.00%	1,410	6,947	10,647	1,796	\$8,851
	Taxes and Insurance	1,895	1/23/2007	8.44	7879.6	600	50	2.00%	320	1,575	2,414	407	2,007
Middle Creek X-c													
1	15" SDR35 PVC Sewer Main	44,660	1/23/2007	8.44	7879.6	600	50	2.00%	7,535	37,125	56,899	9,600	47,299
2	Manhole -Base	5,769	1/23/2007	8.44	7879.6	180	15	6.67%	3,245	2,524	7,350	4,134	3,216
3	Manhole -Additional Depth	4,526	1/23/2007	8.44	7879.6	180	15	6.67%	2,545	1,981	5,766	3,243	2,523
4	Ditch Crossing and Restoration	1,991	1/23/2007	8.44	7879.6	600	50	2.00%	336	1,655	2,537	428	2,109
Parklands X-C													
1	15" SDR35 PVC Sewer Main	24,915	1/23/2007	8.44	7879.6	600	50	2.00%	4,204	20,711	31,743	5,356	26,387
2	Manhole -Base	3,846	1/23/2007	8.44	7879.6	600	50	2.00%	649	3,197	4,900	827	4,073
3	Manhole -Additional Depth	5,890	1/23/2007	8.44	7879.6	600	50	2.00%	994	4,896	7,504	1,266	6,238
Parklands Trail													
1	15" SDR35 PVC Sewer Main	99,495	1/23/2007	8.44	7879.6	600	50	2.00%	16,787	82,708	126,762	21,388	105,374
2	Manhole -Base	15,384	1/23/2007	8.44	7879.6	180	15	6.67%	8,652	6,732	19,600	11,023	8,577
3	Manhole -Additional Depth	17,422	1/23/2007	8.44	7879.6	180	15	6.67%	9,798	7,624	22,197	12,484	9,713
Durston Road													
1	15" SDR35 PVC Sewer Main	36,960	1/23/2007	8.44	7879.6	600	50	2.00%	6,236	30,724	47,089	7,945	39,144
2	Manhole -Base	5,769	1/23/2007	8.44	7879.6	180	15	6.67%	3,245	2,524	7,350	4,134	3,216
3	Manhole -Additional Depth	4,402	1/23/2007	8.44	7879.6	180	15	6.67%	2,476	1,926	5,608	3,154	2,454
4	Ditch Crossing and Restoration	3,982	1/23/2007	8.44	7879.6	600	50	2.00%	672	3,310	5,073	856	4,217
5	4" Polystyrene Insulation	1,664	1/23/2007	8.44	7879.6	600	50	2.00%	281	1,383	2,120	358	1,762
Road Quantities													
1	Mobilization -Demobilization	604	6/30/2006	9.00	7699.6	600	50	2.00%	109	496	788	142	646
2	Taxes and Insurance	948	6/30/2006	9.00	7699.6	600	50	2.00%	171	777	1,235	222	1,013
3	Required Improvement/Repair	19,200	6/30/2006	9.00	7699.6	600	50	2.00%	3,456	15,744	25,033	4,506	20,527
Change Orders													
1	Budget Reconciliation	(5,303)	1/23/2007	8.44	7879.6	600	50	2.00%	(895)	(4,409)	(6,757)	(1,140)	(5,617)
2	Comprehensive	(279)	1/23/2007	8.44	7879.6	600	50	2.00%	(47)	(232)	(355)	(60)	(295)
Service Area 4 Phase II Subtotal		302,096											293,436
Service Area 5													
Schedule IV													
401	Mobilization - Demobilization	\$24,300	7/27/2007	7.93	7959.2	600	50	2.00%	3,852	20,448	30,650	4,858	\$25,792
402	Taxes and Insurance	3,247	7/27/2007	7.93	7959.2	600	50	2.00%	515	2,732	4,095	649	3,446
Road Quantities													
403	Required Improvement/Repair	17,474	6/30/2006	9.00	7699.6	600	50	2.00%	3,145	14,329	22,783	4,101	18,682
Sewer Quantities													
404	8" SDR35 PVC Sewer Main	103,298	7/27/2007	7.93	7959.2	600	50	2.00%	16,373	86,925	130,291	20,651	109,640
405	8" End Cap	952	7/27/2007	7.93	7959.2	600	50	2.00%	151	801	1,201	190	1,010
406	10" SDR35 PVC Sewer Main	23,456	7/27/2007	7.93	7959.2	600	50	2.00%	3,718	19,738	29,585	4,689	24,896
407	10" End Cap	163	7/27/2007	7.93	7959.2	600	50	2.00%	26	137	206	33	173
408	15" SDR35 PVC Sewer Main	237,489	7/27/2007	7.93	7959.2	600	50	2.00%	37,642	199,847	299,548	47,478	252,069

Four Corners Water and Sewer District

Table B-3

Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE
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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
409	15" End Cap	542	7/27/2007	7.93	7959.2	600	50	2.00%	86	456	684	108	575
410	48" Manhole -Base	61,408	7/27/2007	7.93	7959.2	180	15	6.67%	32,444	28,964	77,455	40,922	36,533
411	Manhole -Additional Depth	49,725	7/27/2007	7.93	7959.2	180	15	6.67%	26,271	23,454	62,719	33,136	29,582
412	4" Sewer Service	54,747	7/27/2007	7.93	7959.2	600	50	2.00%	8,677	46,070	69,053	10,945	58,108
413	6" Sewer Service	4,216	7/27/2007	7.93	7959.2	600	50	2.00%	668	3,548	5,318	843	4,475
414	Ditch Crossing and Restoration	3,780	7/27/2007	7.93	7959.2	600	50	2.00%	599	3,181	4,768	756	4,012
415	Install Dewatering Wells	46,778	7/27/2007	7.93	7959.2	240	20	5.00%	18,536	28,242	59,002	23,379	35,622
416	Pump Dewatering Wells	166,652	7/27/2007	7.93	7959.2	240	20	5.00%	66,036	100,616	210,200	83,292	126,908
417	Remove Dewatering Wells	12,502	7/27/2007	7.93	7959.2	240	20	5.00%	4,954	7,548	15,769	6,248	9,520
Schedule VI													
601	Mobilization - Demobilization	25,830	7/27/2007	7.93	7959.2	600	50	2.00%	4,094	21,736	32,580	5,164	27,416
602	Taxes and Insurance	3,557	7/27/2007	7.93	7959.2	600	50	2.00%	564	2,993	4,486	711	3,775
Road Quantities													
603	Required Improvement/Repair	32,236	6/30/2006	9.00	7699.6	600	50	2.00%	5,802	26,434	42,030	7,565	34,465
Sewer Quantities													
604	16" DR 13.5 IPS HDPE Force Main	757,440	7/27/2007	7.93	7959.2	600	50	2.00%	120,054	637,386	955,368	151,426	803,943
605	16" Class 51 DI Force Main	2,090	7/27/2007	7.93	7959.2	600	50	2.00%	331	1,759	2,636	418	2,218
606	16" 90 Degree Bend	5,579	7/27/2007	7.93	7959.2	600	50	2.00%	884	4,695	7,037	1,115	5,922
607	16" Gate Valve	11,980	7/27/2007	7.93	7959.2	600	50	2.00%	1,899	10,081	15,111	2,395	12,716
608	4" Polystyrene Insulation	3,168	7/27/2007	7.93	7959.2	600	50	2.00%	502	2,666	3,996	633	3,363
609	Core-in 16" Force Main To Existing	980	7/27/2007	7.93	7959.2	600	50	2.00%	155	825	1,236	196	1,040
610	60" Manhole -Base	3,456	7/27/2007	7.93	7959.2	180	15	6.67%	1,826	1,630	4,359	2,303	2,056
611	Manhole -Additional Depth	1,646	7/27/2007	7.93	7959.2	180	15	6.67%	869	776	2,076	1,097	979
612	Ditch Crossing and Restoration	13,230	7/27/2007	7.93	7959.2	600	50	2.00%	2,097	11,133	16,687	2,645	14,042
Schedule VII													
701	Mobilization - Demobilization	9,585	7/27/2007	7.93	7959.2	600	50	2.00%	1,519	8,066	12,090	1,916	10,173
702	Taxes and Insurance	1,246	7/27/2007	7.93	7959.2	600	50	2.00%	197	1,049	1,572	249	1,322
Road Quantities													
703	Required Improvement/Repair	5,727	6/30/2006	9.00	7699.6	600	50	2.00%	1,031	4,696	7,467	1,344	6,123
Sewer Quantities													
704	10" SDR35 PVC Sewer Main	1,944	7/27/2007	7.93	7959.2	600	50	2.00%	308	1,636	2,452	389	2,063
705	15" SDR35 PVC Sewer Main	2,412	7/27/2007	7.93	7959.2	600	50	2.00%	382	2,030	3,042	482	2,560
706	16" DR 13.5 IPS HDPE Force Main	2,214	7/27/2007	7.93	7959.2	600	50	2.00%	351	1,863	2,793	443	2,350
707	18" SDR35 PVC Sewer Main	448	7/27/2007	7.93	7959.2	600	50	2.00%	71	377	565	90	476
708	48" Manhole -Base	3,456	7/27/2007	7.93	7959.2	180	15	6.67%	1,826	1,630	4,359	2,303	2,056
709	Manhole -Additional Depth	2,288	7/27/2007	7.93	7959.2	180	15	6.67%	1,209	1,079	2,886	1,525	1,361
710	Baxter Lift Station	185,785	7/27/2007	7.93	7959.2	600	50	2.00%	29,447	156,338	234,333	37,142	197,191
711	Controls and Telemetry	56,852	7/27/2007	7.93	7959.2	600	50	2.00%	9,011	47,841	71,708	11,366	60,342
712	Backup Power	37,058	7/27/2007	7.93	7959.2	240	20	5.00%	14,684	22,374	46,742	18,521	28,220
713	Chain Link Fence	3,464	7/27/2007	7.93	7959.2	240	20	5.00%	1,373	2,091	4,369	1,731	2,638
714	Exploratory Excavation	1,512	7/27/2007	7.93	7959.2	600	50	2.00%	240	1,272	1,907	302	1,605
715	Install Dewatering Wells	1,189	7/27/2007	7.93	7959.2	600	50	2.00%	188	1,001	1,500	238	1,262
716	Pump Dewatering Wells	4,284	7/27/2007	7.93	7959.2	600	50	2.00%	679	3,605	5,403	856	4,547
717	Remove Dewatering Wells	329	7/27/2007	7.93	7959.2	600	50	2.00%	52	277	415	66	349
Schedule VIII													
801	Mobilization - Demobilization	10,625	7/27/2007	7.93	7959.2	600	50	2.00%	1,684	8,941	13,401	2,124	11,277
802	Taxes and Insurance	1,406	7/27/2007	7.93	7959.2	600	50	2.00%	223	1,183	1,773	281	1,492
Road Quantities													
803	Required Improvement/Repair	3,121	6/30/2006	9.00	7699.6	600	50	2.00%	562	2,559	4,069	732	3,337
Sewer Quantities													
804	16" DR 13.5 IPS HDPE Force Main	3,538	7/27/2007	7.93	7959.2	600	50	2.00%	561	2,977	4,463	707	3,755
805	18" SDR35 PVC Sewer Main	690	7/27/2007	7.93	7959.2	600	50	2.00%	109	581	870	138	732
806	Valley Center lift Station	199,261	7/27/2007	7.93	7959.2	600	50	2.00%	31,583	167,678	251,330	39,836	211,495
808	Controls and Telemetry	65,313	7/27/2007	7.93	7959.2	600	50	2.00%	10,352	54,961	82,380	13,057	69,323
809	Backup Power	44,591	7/27/2007	7.93	7959.2	240	20	5.00%	17,669	26,922	56,243	22,286	33,957
810	CMU Fence & Gates	18,705	7/27/2007	7.93	7959.2	240	20	5.00%	7,412	11,293	23,593	9,349	14,244

Four Corners Water and Sewer District

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
811	Exploratory Excavation	1,512	7/27/2007	7.93	7959.2	600	50	2.00%	240	1,272	1,907	302	1,605
812	Install Dewatering Wells	1,189	7/27/2007	7.93	7959.2	240	20	5.00%	471	718	1,500	594	905
813	Pump Dewatering Wells	4,284	7/27/2007	7.93	7959.2	240	20	5.00%	1,698	2,586	5,403	2,141	3,262
814	Remove Dewatering Wells	329	7/27/2007	7.93	7959.2	240	20	5.00%	130	199	415	164	251
Service Area 5 Change Orders													
	Change Order #1	1,734	7/27/2007	7.93	7959.2	600	50	2.00%	275	1,459	2,187	347	1,840
	Change Order #2	10,293	7/27/2007	7.93	7959.2	600	50	2.00%	1,631	8,662	12,983	2,058	10,925
	Change Order #3	23,436	7/27/2007	7.93	7959.2	600	50	2.00%	3,715	19,721	29,560	4,685	24,875
	Change Order #4	3,150	7/27/2007	7.93	7959.2	600	50	2.00%	499	2,651	3,973	630	3,343
	Change Order #5	5,450	7/27/2007	7.93	7959.2	600	50	2.00%	864	4,586	6,874	1,090	5,785
	Change Order #6	5,915	7/27/2007	7.93	7959.2	600	50	2.00%	938	4,977	7,461	1,183	6,278
	Change Order #7	41,299	7/27/2007	7.93	7959.2	600	50	2.00%	6,546	34,753	52,090	8,256	43,834
	Change Order #8	(239,267)	7/27/2007	7.93	7959.2	600	50	2.00%	(37,924)	(201,343)	(301,791)	(47,834)	(253,957)
Service Area 5 Subtotal		\$2,198,287											\$2,176,179
Town Pump Extension													
	8" Sewer Main		date estimated										
	Access Road		to midpoint of										
	Fill		other dates										
Town Pump Extension Subtotal		\$20,000	1/1/2005	10.50	7297.2	600	50	2.00%	4,199	15,801	27,515	5,777	\$21,738
RMF Extension													
101	Mobilization	\$1,160	8/30/2007	7.83	8007.5	600	50	2.00%	182	978	1,454	228	\$1,226
102	Taxes and Insurance	1,568	8/30/2007	7.83	8007.5	600	50	2.00%	246	1,322	1,966	308	1,658
103	8" SDR35 PVC	19,376	8/30/2007	7.83	8007.5	600	50	2.00%	3,036	16,340	24,292	3,806	20,486
104	48" Diameter Manhole	8,525	8/30/2007	7.83	8007.5	180	15	6.67%	4,452	4,073	10,688	5,581	5,106
105	6" SDR35 PVC	2,892	8/30/2007	7.83	8007.5	600	50	2.00%	453	2,439	3,626	568	3,058
106	4" SDR35 PVC	1,570	8/30/2007	7.83	8007.5	600	50	2.00%	246	1,324	1,968	308	1,660
107	Extra Depth Manhole	3,738	8/30/2007	7.83	8007.5	180	15	6.67%	1,952	1,786	4,686	2,447	2,239
Engineering													
	Engineering	3,891	8/30/2007	7.83	8007.5	600	50	2.00%	610	3,282	4,879	764	4,114
RMF Extension Subtotal		\$42,720											\$39,547
Telemetry													
Contract MI3709.006 (IAC Bid)													
	Northstar Residential lift Station RTU and 2 Motor Starters	\$33,575	6/12/2006	9.05	7699.6	180	15	6.67%	20,257	13,318	43,776	26,412	\$17,365
	Northstar Commerce Park lift Station RTU and 2 Motor Starters	33,575	6/12/2006	9.05	7699.6	180	15	6.67%	20,257	13,318	43,776	26,412	17,365
	Galactic Park lift Station RTU, 2 Motor Starters, and 1 Mag Flow Meter	38,975	6/12/2006	9.05	7699.6	180	15	6.67%	23,515	15,460	50,817	30,660	20,157
	Lot C-1 lift Station RTU, 2 Motor Starters, and 1 Mag Flow Meter	38,975	6/12/2006	9.05	7699.6	180	15	6.67%	23,515	15,460	50,817	30,660	20,157
Contract RI Basin /IAC Bid)													
	RI Basin Valve and lift Station Control System	65,440	1/19/2006	9.45	7660.3	180	15	6.67%	41,215	24,225	85,761	54,013	31,747
	RI Basin Control Building Electrical Installation	52,030	1/19/2006	9.45	7660.3	180	15	6.67%	32,769	19,261	68,187	42,945	25,242
Contract Elk Grove SCADA System Additions (IAC Bid)													
	WWTP, Control Programming	1,900	6/30/2006	9.00	7699.6	180	15	6.67%	1,140	760	2,477	1,486	991
Additional 2005 Expenditures													
	maintenance (IAC)	691	6/30/2005	10.00	7415.0	180	15	6.67%	461	230	935	624	312
Additional 2006 Expenditures													
	maintenance (IAC) - ck3435	85	6/30/2006	9.00	7699.6	180	15	6.67%	51	34	111	66	44
	maintenance (IAC) - ck3481	916	6/30/2006	9.00	7699.6	180	15	6.67%	549	366	1,194	716	478
	maintenance (IAC) - ck3711	106	6/30/2006	9.00	7699.6	180	15	6.67%	64	43	139	83	55
Additional 2007 Expenditures													
	maintenance (IAC)	135	6/30/2007	8.00	7938.6	180	15	6.67%	72	63	171	91	80
Additional 2008 Expenditures													
	Controls (IAC)	21	6/30/2008	7.00	8184.9	180	15	6.67%	10	11	26	12	14
Telemetry Subtotal		\$266,424											\$134,007

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Central Sewer Total		\$8,819,348											\$7,567,617
Northstar Residential Phase I and Block 2													
Phase I Housing Sime Bid													
301	Mobilization-Demobilization	\$18,200	9/15/2005	9.79	7540.4	600	50	2.00%	3,564	14,636	24,231	4,745	\$19,486
302	Taxes, Bonds, & Insurance	2,500	9/15/2005	9.79	7540.4	600	50	2.00%	490	2,010	3,328	652	2,677
303	8" PVC	239,223	9/15/2005	9.79	7540.4	600	50	2.00%	46,848	192,375	318,493	62,372	256,122
304	48" Manhole -Base	59,450	9/15/2005	9.79	7540.4	180	15	6.67%	38,808	20,642	79,150	51,667	27,483
305	48" Manhole -Additional Depth	41,400	9/15/2005	9.79	7540.4	180	15	6.67%	27,025	14,375	55,119	35,980	19,138
306	4" Service Connection	90,850	9/15/2005	9.79	7540.4	600	50	2.00%	17,791	73,059	120,955	23,687	97,268
307	6" Service Connection	5,750	9/15/2005	9.79	7540.4	600	50	2.00%	1,126	4,624	7,655	1,499	6,156
401	Mobilization-Demobilization	3,200	9/15/2005	9.79	7540.4	600	50	2.00%	627	2,573	4,260	834	3,426
402	Taxes, Bonds, & Insurance	1,000	9/15/2005	9.79	7540.4	600	50	2.00%	196	804	1,331	261	1,071
403	8" PVC	47,380	9/15/2005	9.79	7540.4	600	50	2.00%	9,279	38,101	63,080	12,353	50,727
404	48" Manhole -Base	11,600	9/15/2005	9.79	7540.4	180	15	6.67%	7,572	4,028	15,444	10,081	5,362
405	48" Manhole -Additional Depth	12,204	9/15/2005	9.79	7540.4	180	15	6.67%	7,967	4,238	16,248	10,606	5,642
406	Service connection	2,300	9/15/2005	9.79	7540.4	600	50	2.00%	450	1,850	3,062	600	2,462
Phase I Housing Subtotal		\$535,057											\$497,019
Block 2 - Williams Bid													
301	Mobilization-Demobilization	\$3,388	4/19/2005	10.20	7355.4	600	50	2.00%	691	2,697	4,624	943	\$3,681
302	Taxes & Insurance	338	4/19/2005	10.20	7355.4	600	50	2.00%	69	269	461	94	367
303	8" PVC	75,650	4/19/2005	10.20	7355.4	600	50	2.00%	15,428	60,222	103,251	21,057	82,194
304	48" Manhole -Base	10,010	4/19/2005	10.20	7355.4	180	15	6.67%	6,805	3,205	13,662	9,288	4,374
305	48" Manhole -Additional Depth	3,990	4/19/2005	10.20	7355.4	180	15	6.67%	2,712	1,278	5,446	3,702	1,744
306	Service Connection	22,960	4/19/2005	10.20	7355.4	600	50	2.00%	4,683	18,277	31,337	6,391	24,946
701	Mobilization-Demobilization	7,999	4/19/2005	10.20	7355.4	600	50	2.00%	1,631	6,368	10,917	2,227	8,691
702	Taxes & Insurance	805	4/19/2005	10.20	7355.4	600	50	2.00%	164	641	1,099	224	875
703	8" PVC	76,704	4/19/2005	10.20	7355.4	600	50	2.00%	15,643	61,061	104,690	21,351	83,339
704	10" PVC	97,740	4/19/2005	10.20	7355.4	600	50	2.00%	19,934	77,806	133,401	27,206	106,194
705	15" PVC	42,420	4/19/2005	10.20	7355.4	600	50	2.00%	8,651	33,769	57,897	11,808	46,089
706	48" Manhole -Base	38,400	4/19/2005	10.20	7355.4	180	15	6.67%	26,105	12,295	52,410	35,629	16,781
707	48" Manhole -Additional Depth	15,390	4/19/2005	10.20	7355.4	180	15	6.67%	10,462	4,928	21,005	14,280	6,726
708	Service Connection	38,745	4/19/2005	10.20	7355.4	600	50	2.00%	7,902	30,843	52,881	10,785	42,096
709	Dewatering Wells	19,500	4/19/2005	10.20	7355.4	240	20	5.00%	9,942	9,558	26,615	13,570	13,045
710	Pumping the Wells	25,000	4/19/2005	10.20	7355.4	240	20	5.00%	12,747	12,253	34,121	17,397	16,724
Block 2 Subtotal		\$479,039											\$457,865
Beck Border Ditch Crossing - Sime Bid													
	Mobilization-Demobilization	\$3,800	3/25/2005	10.26	7308.8	600	50	2.00%	780	3,020	5,220	1,071	\$4,148
	8" SDR35 Sewer Main	9,200	3/25/2005	10.26	7308.8	600	50	2.00%	1,889	7,311	12,637	2,594	10,043
	10" SDR35 Sewer Main	3,240	3/25/2005	10.26	7308.8	600	50	2.00%	665	2,575	4,450	914	3,537
	48" Manhole -Base	4,350	3/25/2005	10.26	7308.8	180	15	6.67%	2,977	1,373	5,975	4,088	1,887
	48" Manhole -Additional Depth	4,852	3/25/2005	10.26	7308.8	180	15	6.67%	3,320	1,532	6,665	4,560	2,104
	Service Connection	0	3/25/2005	10.26	7308.8	600	50	2.00%	0	0	0	0	0
	Westra Ditch Relocation	5,000	3/25/2005	10.26	7308.8	600	50	2.00%	1,026	3,974	6,868	1,410	5,458
Beck Border Ditch Crossing Subtotal		\$30,442											\$27,176
Ice Center Ditch Crossing - Williams Bid													
	Mobilization-Demobilization	\$1,250	3/25/2005	10.26	7308.8	600	50	2.00%	257	993	1,717	352	\$1,364
	Dewatering	3,466	3/25/2005	10.26	7308.8	600	50	2.00%	711	2,754	4,760	977	3,783
	8" SDR35 Sewer Main	19,992	3/25/2005	10.26	7308.8	600	50	2.00%	4,104	15,888	27,460	5,637	21,823
	48" Manhole -Base	7,300	3/25/2005	10.26	7308.8	180	15	6.67%	4,995	2,305	10,027	6,861	3,166
	48" Manhole -Additional Depth	3,780	3/25/2005	10.26	7308.8	180	15	6.67%	2,587	1,194	5,192	3,553	1,639
	Service Connection	2,700	3/25/2005	10.26	7308.8	600	50	2.00%	554	2,146	3,709	761	2,947

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	Utility Crossings	1,080	3/25/2005	10.26	7308.8	600	50	2.00%	222	858	1,483	305	1,179
	Remove & Relocate Pruitt Ditch	3,722	3/25/2005	10.26	7308.8	600	50	2.00%	764	2,958	5,112	1,049	4,062
	Ice Center Ditch Crossing Subtotal	\$43,289											\$39,965
	Northstar Lift Station & Forcemain - Williams Bid												
701	Mobilization-Demobilization	\$10,355	4/12/2005	10.22	7355.4	600	50	2.00%	2,116	8,239	14,132	2,888	\$11,245
702	Taxes & Insurance	957	4/12/2005	10.22	7355.4	600	50	2.00%	196	762	1,307	267	1,040
703	12" HDPE Force Main	144,242	4/12/2005	10.22	7355.4	600	50	2.00%	29,473	114,768	196,868	40,227	156,641
704	Northstar Residential Lift Station	186,250	4/12/2005	10.22	7355.4	600	50	2.00%	38,057	148,193	254,204	51,942	202,261
	Northstar Lift Station & Forcemain Subtotal	\$341,804											\$371,187
	Change Orders												
	<i>Williams Bids</i>												
	Add 6" sewer service to Loban property in Timberline Subdivision	\$5,100	6/17/2005	10.04	7699.6	600	50	2.00%	1,024	4,076	6,650	1,335	\$5,315
	Add 8" sewer main under Ice Center Rd at Beck Border Ditch Crossing	29,476	3/25/2005	10.26	7308.8	600	50	2.00%	6,051	23,426	40,488	8,311	32,176
	Change Orders Subtotal	\$34,576											\$37,491
	Northstar Residential Phase I and Block 2 Sewer Total	\$1,464,207											\$1,430,703
	Northstar Block 1												
	Block 1 - Williams Bid												
601	Mobilization-Demobilization	\$16,016	4/12/2005	10.22	7355.4	600	50	2.00%	3,273	12,743	21,859	4,467	\$17,392
602	Taxes & Insurance	1,118	4/12/2005	10.22	7355.4	600	50	2.00%	228	890	1,526	312	1,214
603	8" PVC Sanitary Sewer Main	228,448	4/12/2005	10.22	7355.4	600	50	2.00%	46,680	181,768	311,798	63,711	248,087
604	6" HDPE Force Main	65,481	4/12/2005	10.22	7355.4	600	50	2.00%	13,380	52,101	89,372	18,262	71,110
605	48" Manhole -Base	39,000	4/12/2005	10.22	7355.4	180	15	6.67%	26,563	12,437	53,229	36,255	16,974
606	48" Manhole -Additional Depth	17,784	4/12/2005	10.22	7355.4	180	15	6.67%	12,113	5,671	24,273	16,532	7,740
607	Service Connection	61,705	4/12/2005	10.22	7355.4	600	50	2.00%	12,608	49,097	84,218	17,209	67,010
608	Commerce Park Lift Station	141,000	4/12/2005	10.22	7355.4	600	50	2.00%	28,811	112,189	192,444	39,323	153,121
609	Dewatering Wells	20,955	4/12/2005	10.22	7355.4	240	20	5.00%	10,705	10,250	28,600	14,610	13,990
610	Pumping the Wells	28,000	4/12/2005	10.22	7355.4	240	20	5.00%	14,303	13,697	38,216	19,522	18,694
	Block 1 Subtotal	\$619,507											\$615,333
	Change Orders - Williams Bid												
901	CO#1 -Ladwig Water & Sewer	\$4,848	6/30/2005	10.00	7415.0	600	50	2.00%	970	3,878	6,563	1,313	\$5,251
902	CO#3 -Combined CO	17,326	6/30/2005	10.00	7415.0	600	50	2.00%	3,465	13,861	23,458	4,692	18,766
903	CO#2 -McHenry Water & Sewer	16,486	6/30/2005	10.00	7415.0	600	50	2.00%	3,297	13,189	22,320	4,464	17,856
904	CO#4 -Pearsons Water & Sewer	16,752	6/30/2005	10.00	7415.0	600	50	2.00%	3,350	13,401	22,680	4,536	18,144
905	CO#5 -Cains Water & Sewer	21,994	6/30/2005	10.00	7415.0	600	50	2.00%	4,399	17,595	29,777	5,955	23,821
906	CO#6 -Maple &Third Water &Sewer	88,696	6/30/2005	10.00	7415.0	600	50	2.00%	17,739	70,957	120,084	24,017	96,067
907	CO#7 -Walker X-C Sewer	28,572	6/30/2005	10.00	7415.0	600	50	2.00%	5,714	22,858	38,684	7,737	30,947
908	CO#8 -Pork Chop Right Turn Only	0	6/30/2005	10.00	7415.0	600	50	2.00%	0	0	0	0	0
909	CO#9 - third utilities to highway	24,789	6/30/2005	10.00	7415.0	600	50	2.00%	4,958	19,831	33,562	6,712	26,849
	CO#10 -Striping, Culverts, Blowoffs	0	6/30/2005	10.00	7415.0	600	50	2.00%	0	0	0	0	0
	CO#13 -Cleanup	6,819	6/30/2005	10.00	7415.0	600	50	2.00%	1,364	5,455	9,232	1,846	7,385
	CO#14 -Build 3rd St	0	6/30/2005	10.00	7415.0	600	50	2.00%	0	0	0	0	0
	Change Orders - Williams Bid	\$226,281											\$245,086
	Northstar Block 1	\$845,788											\$860,420
	Northstar Residential Phase II & III												
	Phase II & III Housing Williams Bid												
301	Mobilization-Demobilization	\$7,100	3/31/2005	10.25	7308.8	600	50	2.00%	1,456	5,645	9,752	1,999	\$7,753

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302	Taxes & Insurance	738	3/31/2005	10.25	7308.8	600	50	2.00%	151	587	1,014	208	806
303	8" SDR35 PVC	112,504	3/31/2005	10.25	7308.8	600	50	2.00%	23,063	89,441	154,531	31,679	122,852
304	48" Manhole -Base	31,535	3/31/2005	10.25	7308.8	180	15	6.67%	21,549	9,986	43,315	29,599	13,716
305	48" Manhole -Additional Depth	8,748	3/31/2005	10.25	7308.8	180	15	6.67%	5,978	2,770	12,016	8,211	3,805
306	4" Service Connection	70,560	3/31/2005	10.25	7308.8	600	50	2.00%	14,465	56,095	96,918	19,868	77,050
307	4" Booster Station Sewer Service	8,200	3/31/2005	10.25	7308.8	600	50	2.00%	1,681	6,519	11,263	2,309	8,954
Northstar Residential Phase II & III Sewer Improvements		\$239,385											\$234,937
Northstar Block 6 & 7													
Northstar Block 6 & 7 - Williams Bid													
301	Mobilization-Demobilization	\$4,114	3/27/2006	9.26	7691.7	600	50	2.00%	762	3,352	5,369	994	\$4,375
302	Taxes & Insurance	264	3/27/2006	9.26	7691.7	600	50	2.00%	49	215	345	64	281
303	8" SDR35 PVC	78,720	3/27/2006	9.26	7691.7	600	50	2.00%	14,576	64,144	102,743	19,025	83,718
304	48" Manhole -Base	13,384	3/27/2006	9.26	7691.7	180	15	6.67%	8,261	5,123	17,468	10,782	6,687
305	48" Manhole -Additional Depth	3,224	3/27/2006	9.26	7691.7	180	15	6.67%	1,990	1,234	4,207	2,597	1,611
306	6" Service Connection	35,604	3/27/2006	9.26	7691.7	600	50	2.00%	6,593	29,011	46,469	8,605	37,865
307	Raise Existing MH#5K Rim Elev. 0.55'	1,547	3/27/2006	9.26	7691.7	600	50	2.00%	286	1,261	2,019	374	1,645
308	Raise Existing MH#51 Rim Elev. 1.13'	1,708	3/27/2006	9.26	7691.7	600	50	2.00%	316	1,392	2,229	413	1,816
Northstar Block 6 & 7 - Total		\$138,565											\$137,998
Galactic Park													
Galactic Park Williams Bid													
201	8" SDR35 PVC	\$272,832	12/20/2004	10.53	7308.3	600	50	2.00%	57,446	215,386	374,774	78,911	\$295,863
202	8" End Cap	220	12/20/2004	10.53	7308.3	600	50	2.00%	46	174	302	64	239
203	2" Force Main Service	6,570	12/20/2004	10.53	7308.3	600	50	2.00%	1,383	5,187	9,025	1,900	7,125
204	48" Manhole -Base	73,920	12/20/2004	10.53	7308.3	180	15	6.67%	51,881	22,039	101,540	71,266	30,274
205	48" Manhole -Additional Depth	13,550	12/20/2004	10.53	7308.3	180	15	6.67%	9,510	4,040	18,613	13,063	5,549
206	4" Service Connection	34,515	12/20/2004	10.53	7308.3	600	50	2.00%	7,267	27,248	47,411	9,983	37,429
207	6" Service Connection	3,100	12/20/2004	10.53	7308.3	600	50	2.00%	653	2,447	4,258	897	3,362
Galactic Park Total		\$404,707											\$379,840
Elk Grove													
Elk Grove - Dick Anderson Construction and Fluidyne													
	Unallocated Fluidyne invoices	\$74,623	8/27/2008	6.84	8361.7	600	50	2.00%	10,211	64,412	89,591	12,259	\$77,332
	Dick Anderson Construction invoices	362,786	8/27/2008	6.84	8361.7	600	50	2.00%	49,641	313,145	435,557	59,599	375,958
Elk Grove Total		\$437,409											\$453,290
Black Bull Run													
	8" SDR35 PVC Sanitary Sewer	\$669,400	2/27/2008	7.34	8094.3	600	50	2.00%	98,290	571,110	830,229	121,905	\$708,324
	10" SDR35 PVC Sanitary Sewer	1,000	2/27/2008	7.34	8094.3	600	50	2.00%	147	853	1,240	182	1,058
	15" SDR Sanitary Sewer	16,380	2/27/2008	7.34	8094.3	600	50	2.00%	2,405	13,975	20,315	2,983	17,332
	8" SDR35 PVC Cleanout	500	2/27/2008	7.34	8094.3	600	50	2.00%	73	427	620	91	529
	6" DR18 PVC Force Main	31,425	2/27/2008	7.34	8094.3	600	50	2.00%	4,614	26,811	38,975	5,723	33,252
	8" DR18 PVC Force Main	193,185	2/27/2008	7.34	8094.3	600	50	2.00%	28,366	164,819	239,599	35,181	204,418
	6" DI Gate Valve	3,550	2/27/2008	7.34	8094.3	600	50	2.00%	521	3,029	4,403	646	3,756
	6" DI 90 Degree Bend	800	2/27/2008	7.34	8094.3	600	50	2.00%	117	683	992	146	847
	6" DI 45 Degree Bend	12,800	2/27/2008	7.34	8094.3	600	50	2.00%	1,879	10,921	15,875	2,331	13,544
	6" DI 22.5 Degree Bend	10,800	2/27/2008	7.34	8094.3	600	50	2.00%	1,586	9,214	13,395	1,967	11,428
	6" DI 11.25 Degree Bend	2,000	2/27/2008	7.34	8094.3	600	50	2.00%	294	1,706	2,481	364	2,116
	8" DI Gate Valve	7,100	2/27/2008	7.34	8094.3	600	50	2.00%	1,043	6,057	8,806	1,293	7,513
	8" DI 90 Degree Bend	800	2/27/2008	7.34	8094.3	600	50	2.00%	117	683	992	146	847
	8" DI 45 Degree Bend	10,000	2/27/2008	7.34	8094.3	600	50	2.00%	1,468	8,532	12,403	1,821	10,581
	8" DI 22.5 Degree Bend	7,600	2/27/2008	7.34	8094.3	600	50	2.00%	1,116	6,484	9,426	1,384	8,042
	8" DI 11.25 Degree Bend	5,200	2/27/2008	7.34	8094.3	600	50	2.00%	764	4,436	6,449	947	5,502
	8"x6" DI Tee	500	2/27/2008	7.34	8094.3	600	50	2.00%	73	427	620	91	529
	4" SDR35 Sewer Service	303,000	2/27/2008	7.34	8094.3	600	50	2.00%	44,491	258,510	375,798	55,180	320,619

Four Corners Water and Sewer District

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Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
	6" SDR35 Sewer Service	17,710	2/27/2008	7.34	8094.3	600	50	2.00%	2,600	15,110	21,965	3,225	18,740
	48" Manhole -Base	253,750	2/27/2008	7.34	8094.3	600	50	2.00%	37,259	216,491	314,716	46,211	268,505
	48" Manhole -Additional Depth	334,850	2/27/2008	7.34	8094.3	600	50	2.00%	49,167	285,683	415,301	60,980	354,321
	60" Manhole -Base	8,000	2/27/2008	7.34	8094.3	600	50	2.00%	1,175	6,825	9,922	1,457	8,465
	60" Manhole -Additional Depth	6,783	2/27/2008	7.34	8094.3	600	50	2.00%	996	5,787	8,413	1,235	7,177
	Lift Station #1 w/ Telemetry	167,750	2/27/2008	7.34	8094.3	600	50	2.00%	24,631	143,119	208,053	30,549	177,504
	Lift Station #2 w/Telemetry	162,750	2/27/2008	7.34	8094.3	600	50	2.00%	23,897	138,853	201,852	29,639	172,213
	Black Bull Run Total	\$2,227,633											\$2,357,164
	Middle Creek Parklands												
	Parklands Trail Phase												
	101 4" SDR Service Line	\$28,028	6/30/2006	9.00	7699.6	600	50	2.00%	5,045	22,983	36,544	6,578	\$29,966
	102 Service Connections	3,488	6/30/2006	9.00	7699.6	600	50	2.00%	628	2,860	4,548	819	3,729
	103 8" SDR35 Main	77,285	6/30/2006	9.00	7699.6	600	50	2.00%	13,911	63,374	100,767	18,138	82,629
	104 Manholes	17,550	6/30/2006	9.00	7699.6	180	15	6.67%	10,530	7,020	22,882	13,729	9,153
	105 Vertical Feet Manhole	16,280	6/30/2006	9.00	7699.6	180	15	6.67%	9,768	6,512	21,226	12,736	8,491
	106 4" Thick Insulation	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Parklands Trail Phase Subtotal	\$142,631											\$133,968
	Middle Creek Parklands Phase												
	101 Mob and De-mob	\$9,000	6/30/2006	9.00	7699.6	600	50	2.00%	1,620	7,380	11,735	2,112	\$9,622
	102 Taxes, Bonds, Insurance	2,575	6/30/2006	9.00	7699.6	600	50	2.00%	464	2,112	3,357	604	2,753
	103 4" SDR Service Line	55,260	6/30/2006	9.00	7699.6	600	50	2.00%	9,947	45,313	72,050	12,969	59,081
	104 Service Connections	10,695	6/30/2006	9.00	7699.6	600	50	2.00%	1,925	8,770	13,945	2,510	11,435
	105 8" SDR35 Main	157,320	6/30/2006	9.00	7699.6	600	50	2.00%	28,318	129,002	205,119	36,921	168,198
	106 Manholes	56,115	6/30/2006	9.00	7699.6	180	15	6.67%	33,669	22,446	73,165	43,899	29,266
	107 Vertical Feet Manhole	19,488	6/30/2006	9.00	7699.6	180	15	6.67%	11,693	7,795	25,409	15,245	10,164
	108 4" Thick Insulation	4,500	6/30/2006	9.00	7699.6	600	50	2.00%	810	3,690	5,867	1,056	4,811
	Middle Creek Parklands Phase Subtotal	\$314,953											\$295,329
	Middle Creek Parklands total	\$457,584											\$429,297
	Capitalized Interest Allocation to Assets												
	EG WwTP	\$449,942	6/30/2006	9.00	7699.6	600	50	2.00%	80,990	368,953	586,651	105,597	\$481,054
	IP Beds Disposal	35,595	6/30/2006	9.00	7699.6	600	50	2.00%	6,407	29,188	46,411	8,354	38,057
	RI System	146,054	6/30/2006	9.00	7699.6	600	50	2.00%	26,290	119,764	190,430	34,277	156,153
	Telemetry	56,813	6/30/2006	9.00	7699.6	600	50	2.00%	10,226	46,587	74,075	13,334	60,742
	Trunk Sewer	431,140	6/30/2006	9.00	7699.6	600	50	2.00%	77,605	353,535	562,135	101,184	460,951
	SA4 PH I	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	SA 4 PH II	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	SA5 PH I	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	NS PH I & Block 2	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	NS Block 1	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	NS PH II & III	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	NS Block 6 & 7	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	GP	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	EG	98,089	6/30/2006	9.00	7699.6	600	50	2.00%	17,656	80,433	127,892	23,021	104,871
	BBR	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	MCP	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	GH	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Permits & Fees	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Total Capitalized Interest	\$1,217,634											\$1,301,827
	Engineering Allocated to Assets												
	EG WwTP	\$0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	IP Beds Disposal	20,585	6/30/2006	9.00	7699.6	600	50	2.00%	3,705	16,879	26,839	4,831	22,008

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
	RI System	119,939	6/30/2006	9.00	7699.6	600	50	2.00%	21,589	98,350	156,381	28,149	128,233
	Telemetry	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Trunk Sewer	369,256	6/30/2006	9.00	7699.6	600	50	2.00%	66,466	302,790	481,449	86,661	394,788
	SA4 PH I	180,454	6/30/2006	9.00	7699.6	600	50	2.00%	32,482	147,972	235,282	42,351	192,931
	SA 4 PH II	45,314	6/30/2006	9.00	7699.6	600	50	2.00%	8,157	37,158	59,083	10,635	48,448
	SA5 PH I	329,743	6/30/2006	9.00	7699.6	600	50	2.00%	59,354	270,389	429,931	77,388	352,543
	NS PH I & Block 2	219,631	6/30/2006	9.00	7699.6	600	50	2.00%	39,534	180,097	286,363	51,545	234,817
	NS Block 1	126,868	6/30/2006	9.00	7699.6	600	50	2.00%	22,836	104,032	165,415	29,775	135,640
	NS PH II & III	35,908	6/30/2006	9.00	7699.6	600	50	2.00%	6,463	29,444	46,818	8,427	38,391
	NS Block 6 & 7	20,785	6/30/2006	9.00	7699.6	600	50	2.00%	3,741	17,043	27,100	4,878	22,222
	GP	60,706	6/30/2006	9.00	7699.6	600	50	2.00%	10,927	49,779	79,151	14,247	64,904
	EG	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	BBR	334,145	6/30/2006	9.00	7699.6	600	50	2.00%	60,146	273,999	435,670	78,421	357,249
	MCP	68,638	6/30/2006	9.00	7699.6	600	50	2.00%	12,355	56,283	89,492	16,109	73,384
	GH	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Permits & Fees	131,039	6/30/2006	9.00	7699.6	600	50	2.00%	23,587	107,452	170,853	30,754	140,099
Total Engineering Allocated to Assets		\$2,063,010											\$2,205,657
Inspection & Administration Allocation to Assets													
	EG WwTP	\$0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	\$0
	IP Beds Disposal	15,781	6/30/2006	9.00	7699.6	600	50	2.00%	2,841	12,941	20,576	3,704	16,873
	RI System	91,953	6/30/2006	9.00	7699.6	600	50	2.00%	16,552	75,402	119,892	21,581	98,312
	Telemetry	26,642	6/30/2006	9.00	7699.6	600	50	2.00%	4,796	21,847	34,737	6,253	28,485
	Trunk Sewer	283,096	6/30/2006	9.00	7699.6	600	50	2.00%	50,957	232,139	369,111	66,440	302,671
	SA 4 PH I	138,348	6/30/2006	9.00	7699.6	600	50	2.00%	24,903	113,445	180,383	32,469	147,914
	SA 4 PH II	34,741	6/30/2006	9.00	7699.6	600	50	2.00%	6,253	28,488	45,297	8,153	37,143
	SA 5 PH I	240,898	6/30/2006	9.00	7699.6	600	50	2.00%	43,362	197,536	314,091	56,536	257,555
	NS PH I & Block 2	133,235	6/30/2006	9.00	7699.6	600	50	2.00%	23,982	109,253	173,716	31,269	142,447
	NS Block 1	76,962	6/30/2006	9.00	7699.6	600	50	2.00%	13,853	63,109	100,346	18,062	82,284
	NS PH II & III	21,783	6/30/2006	9.00	7699.6	600	50	2.00%	3,921	17,862	28,401	5,112	23,289
	NS Block 6 & 7	12,609	6/30/2006	9.00	7699.6	600	50	2.00%	2,270	10,339	16,440	2,959	13,480
	GP	36,826	6/30/2006	9.00	7699.6	600	50	2.00%	6,629	30,197	48,015	8,643	39,373
	EG	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	BBR	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	MCP	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	GH	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
	Permits & Fees	0	6/30/2006	9.00	7699.6	600	50	2.00%	0	0	0	0	0
Total Inspection and Administration Allocation to Assets		\$1,112,875											\$1,189,825
Total Sewer System		\$19,428,143									\$25,533,957		\$18,548,575

Functional Depreciation - Future Sewer Improvements

Wastewater Treatment Plant Expansion

101 Mobilization-Demobilization	(\$30,000)	future	600	50	2.00%	0	(30,000)						(\$30,000)
102 Taxes, Bonds, and Insurance	(2,922)	future	600	50	2.00%	0	(2,922)						(2,922)
103 Sludge Digester Excavation	(9,440)	future	600	50	2.00%	0	(9,440)						(9,440)
104 Install Dewatering Wells	(9,210)	future	240	20	5.00%	0	(9,210)						(9,210)
105 Pump Dewatering Wells	(15,288)	future	240	20	5.00%	0	(15,288)						(15,288)
106 Remove Dewatering Wells	(2,994)	future	240	20	5.00%	0	(2,994)						(2,994)
107 Sludge Digester Complete	(141,243)	future	600	50	2.00%	0	(141,243)						(141,243)
108 Spare Submersible Aerator/Mixer	(5,108)	future	600	50	2.00%	0	(5,108)						(5,108)
109 Sludge Air-lift Package	(17,789)	future	600	50	2.00%	0	(17,789)						(17,789)
110 10" C-900 CL150 PVC Forcemain	(22,795)	future	600	50	2.00%	0	(22,795)						(22,795)
111 10" 90 Degree Bend	(2,632)	future	600	50	2.00%	0	(2,632)						(2,632)
112 8" CL51 Ductile Iron Pipe	(1,095)	future	600	50	2.00%	0	(1,095)						(1,095)

Four Corners Water and Sewer District

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Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
113	6" CL51 Ductile Iron Pipe	(387)	future			600	50	2.00%	0	(387)			(387)
114	8" Gate Valve	(4,188)	future			600	50	2.00%	0	(4,188)			(4,188)
115	8x8 MJ Tee	(1,662)	future			600	50	2.00%	0	(1,662)			(1,662)
116	8" MJ End Plug	(207)	future			600	50	2.00%	0	(207)			(207)
117	8"x6" Reducer	(655)	future			600	50	2.00%	0	(655)			(655)
118	8" DR-17 HDPE Forcemain	(3,876)	future			600	50	2.00%	0	(3,876)			(3,876)
119	8"x6" HDPE Reducer	(1,773)	future			600	50	2.00%	0	(1,773)			(1,773)
120	4" SDR35 Sewer Service	(4,124)	future			600	50	2.00%	0	(4,124)			(4,124)
121	1" HDPE Water Service	(3,626)	future			600	50	2.00%	0	(3,626)			(3,626)
122	Control Building Improvements	(16,770)	future			600	50	2.00%	0	(16,770)			(16,770)
123	Disinfection Building Complete	(241,497)	future			600	50	2.00%	0	(241,497)			(241,497)
124	Oxidation Ditch, De-Nitrification Mixer	(87,610)	future			600	50	2.00%	0	(87,610)			(87,610)
125	Oxidation Ditch, Dissolved Oxygen Probe	(8,692)	future			600	50	2.00%	0	(8,692)			(8,692)
126	1 1/2" Minus Crushed Base Course	(1,760)	future			600	50	2.00%	0	(1,760)			(1,760)
127	Concrete Flatwork, 24 SF Sludge lift Pad	(195)	future			600	50	2.00%	0	(195)			(195)
128	Concrete Flatwork, 135 SF Generator Pad	(1,193)	future			600	50	2.00%	0	(1,193)			(1,193)
129	Fencing Complete	(5,166)	future			600	50	2.00%	0	(5,166)			(5,166)
130	UV Disinfection System Units	(223,864)	future			600	50	2.00%	0	(223,864)			(223,864)
131	Finish Splitter Weir #3	(4,480)	future			600	50	2.00%	0	(4,480)			(4,480)
132	Electrical	(77,481)	future			600	50	2.00%	0	(77,481)			(77,481)
133	Telemetry	(113,461)	future			600	50	2.00%	0	(113,461)			(113,461)
134	Natural Gas Service	(2,711)	future			600	50	2.00%	0	(2,711)			(2,711)
135	Electrical Service	(8,550)	future			600	50	2.00%	0	(8,550)			(8,550)
136	Telephone Service	(488)	future			600	50	2.00%	0	(488)			(488)
137	Backup Power Generation	(49,397)	future			600	50	2.00%	0	(49,397)			(49,397)
138	Site Trials	(3,093)	future			600	50	2.00%	0	(3,093)			(3,093)
	Construction Inspection	(78,920)	future			600	50	2.00%	0	(78,920)			(78,920)
Subtotal Functional Depreciation		<u>(\$1,206,342)</u>											<u>(\$1,206,342)</u>
	Elk Grove RI Filtration Chambers	(\$75,000)	future			300	25	4.00%	0	(\$75,000)			(\$75,000)
Total Functional Depreciation		<u>(\$1,281,342)</u>											<u>(\$1,281,342)</u>

Net Reconstruction Cost Less Depreciation Value **\$17,267,233**

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Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE		6/30/2015										
ENR CCI 20 City, June 2015		10,039.0										
Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Amortization to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Durston Sewer												
Sewer Improvements	\$1,126,587	1/23/2007	8.44	7879.6	360	30	3.33%	316,800	\$809,786	\$1,435,331	\$403,620	\$1,031,711
Engineering & Permitting	246,054	1/23/2007	8.44	7879.6	360	30	3.33%	69,191	176,863	313,486	88,153	225,332
Service Area 4, Phase 1												
Sewer Improvements	878,804	1/23/2007	8.44	7879.6	360	30	3.33%	247,123	631,681	1,119,643	314,848	804,795
Service Area 4, Phase 2												
Sewer Improvements	184,367	1/23/2007	8.44	7879.6	360	30	3.33%	51,845	132,522	234,893	66,053	168,840
Total Contributions	\$2,435,812								\$1,750,853	\$3,103,353	\$872,674	\$2,230,679

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Valuation of Utility Solutions Sewer System Using Reconstruction Cost Less Depreciation

CURRENT DATE		6/30/2015											
ENR CCI 20 City, June 2015		10,039.0											
Unit No.	Utility Plant Account Description	Original Installation Cost	Date of Installation	Years Since Install	ENR-CCI Installation Date	Useful Life (Months)	Useful Life (Years)	Annual Depr Ratio	Accum Depr to Date	Net Book Value	Reconstruction Cost	Reconstruction Cost Depreciation	Depreciated Reconstruction Cost
Waterwater Treatment													
2009	EG Wastewater Treatment Plant	\$11,696	10/8/2009	5.73	8596.3	300	25	4.00%	2,680	9,017	\$13,659	\$3,130	\$10,530
	RMF & BHS Sub Extensions	1,450	10/8/2009	5.73	8596.3	600	50	2.00%	166	1,284	1,693	194	1,499
	Gallatin Heights	158,891	10/8/2009	5.73	8596.3	600	50	2.00%	18,202	140,689	185,557	21,257	164,301
	Permits and Fees	74,226	10/8/2009	5.73	8596.3	600	50	2.00%	8,503	65,723	86,683	9,930	76,753
Sub-Total - 2009 Additional Facilities		\$246,264									\$287,593		\$253,083
2010	Permits and Fees	\$9,833	10/8/2010	4.73	8920.5	300	25	4.00%	1,860	7,974	\$11,066	\$2,093	\$8,973
2010	EG Wastewater Treatment Plant	231,897	10/8/2010	4.73	8920.5	300	25	4.00%	43,854	188,043	260,975	49,353	211,622
Sub-Total - 2010 Additional Facilities		\$241,731									\$272,042		\$220,596
2011	Permits and Fees	\$11,000	10/8/2011	3.73	9147.0	300	25	4.00%	1,640	9,360	\$12,073	\$1,800	\$10,273
2012	FedEx & Kennedy Sub Extensions	\$80,230	10/8/2012	2.73	9376.0	600	50	2.00%	4,377	75,853	\$85,903	\$4,687	\$81,217
2014													
	EG Wastewater Treatment Plant	\$141,014	10/8/2014	0.73	9886.0	300	25	4.00%	4,105	136,909	\$143,196	4,169	\$139,028
	Osman & Rainbow Sub Extensions	16,611	10/8/2014	0.73	9886.0	600	50	2.00%	242	16,369	16,868	246	16,623
	Middle Creek Parklands Phase 2 West	152,654	10/8/2013	1.73	9688.9	600	50	2.00%	5,275	147,378	158,170	5,466	152,704
Sub-Total - 2014 Additional Facilities		\$310,279									\$318,235		\$308,355
2015/2014													
WIP	Middle Creek Parklands Phase 2 South	\$177,593	10/8/2014	1	9886.0	600	50	2.00%	2,585	175,008	\$180,341	2,625	\$177,716
WIP	WWTP/ RIB/ SCADA Improvements	3,057,886	4/30/2015	0	10039.0	300	25	4.00%	20,386	3,037,500	3,057,886	20,386	3,037,500
WIP	Gallatin Heights Subdivision Phase 3A	155,328	4/30/2015	0	10039.0	300	25	4.00%	1,036	154,292	155,328	1,036	154,292
WIP	Gallatin Heights Subdivision Phase 3A Addtl	13,080	4/30/2015	0	10039.0	600	50	2.00%	44	13,036	13,080	44	13,036
		\$3,403,887									\$3,406,635		\$3,382,545
Total Sewer System		\$4,293,389									\$4,382,480		\$4,256,068