

SADDLE RIDGE COMMUNITY
Plainfield Wastewater Allocation of Costs
 Update June 20, 2024 - Finalizing agreements with RPS & WMDC per MOU.

	GRAND TOTAL
Past Sewer and Water Utility Operational Deficiencies & Plant Expansion and Repairs (covered by West MI Dev Co) - (Start up - 3/31/23)	3,826,160
Funding by West Michigan Development Company for Past Operational Deficiencies (Startup thru 3/31/2023)	
Sewer and Water Operational Deficiencies (covered by West MI Dev Co) - (4/1/2023 thru 12/31/2023)	1,736,222
Deficiencies covered by West MI Dev Co from 4/1-/12/31/2023	
Note: Net WMD contributions to Utility plants comprised of \$1,790,000 less \$53,778 NISA eng cost refundable to WMD	
Sewer and Water Operational Deficiencies Anticipated Until Plainfield Wastewater Hookup (January 1, 2024 thru Aug 2024)	
Anticipated Net Oper. Deficiencies from 1/1/2024 thru July 11, 2024:	1,200,000
Note: As of 5/2/24 net operational deficiencies costs are \$762,456 net of \$134,975 NISA eng costs refundable to WMD	
Period Begin Date	1/1/2024
Net Operational Deficiency	5762,456
# of Days: 12/1/2024 - 5/2/2024	122
Cost Per Day	\$6,250
WMD Responsibility Limit before 50/50 split	\$4,300,000
# of Days to hit WMD total	192
Projected Calendar Date to hit WMD total	7/11/2024
Anticipated Net Operational Deficiencies - July 11, 2024 thru August 31, 2024	312,413
Proj Begin Date	7/12/2024
End Date:	8/31/2024
# of Days	50
Cost Per Day	\$6,250
Delayed Delivery Timing Anticipated Net Operational Deficiencies - September 1, 2024 thru 10/18/2024	293,733
Proj Begin Date	9/1/2024
End Date:	10/18/2024
# of Days	47
Cost Per Day	\$6,250
Wastewater Plant Decommissioning	100,000
West Michigan to pay for removal/disposal of wastewater equipment (does not include removal of building nor tanks)	
TOTAL EXISTING WASTEWATER PLANT COSTS	7,468,528

	Final Bid	
PLAINFIELD FORCEMAIN/LIFTSTATION ENGINEERING AND CONSTRUCTION	\$3,261,300	
prepared by Prien & Newhoff		
Total Estimated Cost	\$3,261,300	
Construction	\$2,950,000	
Design Engineering	166,100	
Construction Engineering	145,200	
prepared by Prien & Newhoff		

		Saddle Ridge Community
PLAINFIELD CONNECTION FEES		
HOMEOWNER SEWER CONNECTION FEE (estimate provided by Plainfield / Cameron)	Per Homeowner Connection Fee	Total Homes 230
Sewer Connection Fee	Flat 1,500	345,000
Sewer Trunkage Fee (NKSA)	Flat 4,209	968,070
Sewer Trunkage Proposed 2023 Proposed Increase (NKSA)	-	-
		\$ 1,313,070
RPS SCHOOL CONNECTION FEE	REU's	To be determined by Plainfield Twp based upon usage
		GRAND TOTAL PROJECTED COST \$12,042,898

	HOMEOWNER		WEST MICHIGAN DEVELOPMENT CO		ROCKFORD PUBLIC SCHOOLS		
	Total	Per Homeowner					
Past Sewer and Water Utility Operational Deficiencies & Plant Expansion and Repairs (covered by West MI Dev Co) - (Start up - 3/31/23)	-	0%	3,826,160	100%			
Sewer and Water Operational Deficiencies (covered by West MI Dev Co) - (4/1/2023 thru 12/31/2023)	-	0%	1,736,222	100%			
Sewer and Water Operational Deficiencies Anticipated Until Plainfield Wastewater Hookup (January 1, 2024 thru Aug 2024)	0	0%	1,200,000	100%			
Anticipated Net Oper. Deficiencies from 1/1/2024 thru July 11, 2024:							
Anticipated Net Operational Deficiencies - July 11, 2024 thru August 31, 2024	-	0%	312,413	100%			
Delayed Delivery Timing Anticipated Net Operational Deficiencies - September 1, 2024 thru 10/18/2024	293,733	100% (1)	-	0%	-	0% (2)	
Wastewater Plant Decommissioning	0	0%	100,000	100%			
TOTAL EXISTING WASTEWATER PLANT COSTS	293,733	1,277	4%	7,174,795	96%	0%	
PLAINFIELD FORCEMAIN/LIFTSTATION ENGINEERING AND CONSTRUCTION	\$2,263,339	9,841	69.40%	\$ -	0.00%	\$ 997,961	30.60%
PLAINFIELD CONNECTION FEES	\$1,313,070	5,709	100%	\$ -	0%		
RPS SCHOOL CONNECTION FEE						TBD	0%
GRAND TOTAL PROJECTED COST	\$3,870,142	16,827	32%	\$ 7,174,795	60%	\$ 997,961	8%

NOTES:

EB covers operational costs through 08/31.

HOA to cover costs from 9/1 to NISA hookup

Confirmed new trunkage cost (was \$1,420) increase already included in new trunkage cost

PAYMENT METHOD

(FINANCED over 15 year time with interest)
 (PAID IN FULL at completion)

Lump Sum w/o Interest
 Cost/Home: \$16,826.70

(1) In conversation with Cameron/Plainfield Township, they are willing to fund HOA shortfall and subsequently added into HOA's amount to be financed over 15 years
 (2) HOA should consider billing RPS for it actual usage form Sept 1 thru connection (10/18/2024) in proportion to the actual amount processed by the system.

NEW/RENEWAL PAYMENT

CURRENT MONTHLY PAYMENT

UP-FRONT PAYMENTS								Actual Bills (Sewer + Water)	
Special Asses:		O	Up-Front Payment:	\$	-				
Reserve Funds:	\$ -	A	Interest Rate:		7%	13060	Mar-23	\$	437.79
Total:	\$ -	N	Interest \$:	\$	270,910	47920	Jun-23	\$	620.80
			Total Cost:	\$	4,141,052	32550	Sep-23	\$	644.90
			Finance # years:		65	38420	Dec-23	\$	451.43
RPS Water Fee:	\$ 295,729	C	Finance/Yr:	\$	276,070	15580	Mar-24	\$	484.55
		O	Finance/qr:	\$	69,018	20098	Average Usage Estimate	\$	528.69
		S	# of homes:		230				
			Cost/home:	\$	300.08				
		E	Sewer Rate:	\$	7.75				
		W	Sewer Usage:		29,098				
		E	Sewer Usage Cost:	\$	225.51				
		E	Sewer Base:	\$	40.25				
			Cost/home:	\$	305.76				
		A	Water Rate:	\$	5.35				
		T	Water Usage:		29,098				
		E	Water Usage Cost:	\$	152.76				
		E	Water Base:	\$	60.00				
			Cost/home:	\$	212.76				
			Total Cost/home:	\$	778.60				
			Increase per QTR:	\$	118.33				
			Increase per YEAR:	\$	473.30				
			Increase per MONTH:	\$	39.44				
		S	Sewer Rate:	\$	7.75				
		E	Sewer Usage:		29,098				
		E	Sewer Usage Cost:	\$	225.51				
		W	Op Improve Fund:	\$	55.00				Removed after NISA hookup
		E	Reserve Fund:	\$	79.00				Removed after NISA hookup
		R	Sewer Base:	\$	88.00				Will reduce to \$40.25 after NISA hookup
			Cost/home:	\$	447.51				
		W	Water Rate:	\$	5.35				
		A	Water Usage:		29,098				
		T	Water Usage Cost:	\$	152.76				
		E	Water Base:	\$	60.00				
			Cost/home:	\$	212.76				
			Total Cost/home:	\$	660.27				