



Water, Wastewater, and Reclaimed Water Rate Study & Miscellaneous Charge Study

September 2023



September 5, 2023

Board of Supervisors
Bay Laurel Center Community Development District
8470 SW 79th Street Road, Suite 3
Ocala, FL 34481

**Water, Wastewater, and Reclaimed Water Rate Study and Miscellaneous Charge Study
FINAL Report**

Dear Board of Supervisors:

Pursuant to our agreement with the Bay Laurel Center Community Development District (the "District"), Willdan Financial Services is pleased to present herein the results of the Water, Wastewater, and Reclaimed Water Rate Study and Miscellaneous Charge Study. This Report provides the analysis, findings, conclusions and recommendations, together with discussions, tables and exhibits in supporting and documenting the rate study process. Professional care was used in identifying and utilizing data, assumptions and estimates such that the financials reasonably represent both the current situation, and the projected future state of the District's utility system.

As always, we extend our thanks and appreciation for the opportunity to be of service in this matter, and for the District's and its staff's valuable cooperation and assistance. If you have any questions, please do not hesitate to contact me at 407.255.2928 or thollis@willdan.com.

Respectfully submitted,
WILLDAN FINANCIAL SERVICES

A handwritten signature in blue ink that reads 'Tara Hollis'.

Tara L. Hollis, CPA, CVA, MBA
Principal Consultant

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Report

Section 1 – Introduction

General

Bay Laurel Center Community Development District (the “District”) is located in Marion County, Florida. The District operates a utility system (the “Utility”) that provides water, wastewater, and reclaimed water service to customers within the District’s service territory. The District retained Willdan Financial Services (“Willdan”) to prepare two utility rate and charge studies: 1) a Water, Wastewater, and Reclaimed Water Rate Study and 2) a Miscellaneous Charge Study to update the District’s current water, wastewater, and reclaimed water miscellaneous charges. This report details the results of the analyses for the forecast period, fiscal year FY 2024 through FY 2028 (the “Projection Period”), the results of which are presented in this Study Report.

The results of the study presented herein are a financial plan and rate structure designed to provide revenues sufficient to fund the ongoing operating and capital costs necessary to operate the District’s Utility, while meeting the financial requirements and goals set forth by the District for the Utility Fund.

Based on discussion with District staff, this report presents the recommended revenue adjustments and the corresponding rates to recover the Utility’s revenue requirements.

Goals and Objectives

Prior to commencement of this Study, Willdan met with the District’s staff to discuss and identify the goals and objectives of the Study and to review a preliminary data request. The primary goals and objectives of the Study include:

- Providing recommended rates and a fiscal plan for the five-year Projection Period that lead to sound financial operations while continuing to fund the expected capital needs of the District;
- Ensuring that rate covenant requirements of the existing bond debt service are met;
- Reviewing the rate structure to ensure rate equity among customer classes and promotion of conservation of water resources in line with the Southwest Florida Water Management District;
- Analyzing the District’s existing miscellaneous charges and recommending updated charges based on actual District costs and typical utility practices; and
- Continuing to provide annual contributions to the Renewal and Replacement (“R&R”) Fund, Contingency/Capital Reserve fund, and Rate Stabilization Reserve Fund to further enhance financial strength, stability, and preparedness.

Overview of the Rate Study Process

The rate study process consists of multiple study components. First, a determination of the adequacy of system revenues to meet system expenses during the study forecast period must be made. The results of this analysis, known as the Revenue Sufficiency Analysis, is an assessment of the ability of the existing revenue stream to meet the projected financial requirements of the system during the forecast period

and, to the extent required, the identification of the magnitude and timing of any required rate adjustments.

Specific rates and charges must be designed which provide sufficient revenue, as identified in the Revenue Sufficiency Analysis, to recover costs in a manner consistent with general rate-making practice. This step is known as the Rate Design Analysis.

Additionally, the costs associated with providing miscellaneous services must be identified and analyzed to ensure appropriate cost recovery for those services.

Computer Rate Model

In addressing the study needs, a Microsoft Excel-based comprehensive rate model was developed and utilized. The computer rate model has the capability to analyze and project the salient attributes and criteria associated with the review and development of comprehensive rates, including but not limited to customer statistics, operating and capital budgets, fiscal requirements, existing user rates and charges, proforma statements, and utility fund balances. The computer model is a dynamic tool that was also used to identify the effects of various alternatives with respect to changes in fiscal requirements, customer growth, rate structure modifications, and rate adjustments on user rates and operating results.

Report Layout

This Rate Study presents an overview of the rate-making concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the analysis. Finally, appendices with detailed schedules are presented for further investigation into the data, assumptions and calculations which drive the results presented in this Rate Study. The report is organized as follows:

Section 1 – Introduction

Section 2 – Overview of Utility Rate-Making Principles, Processes, and Issues

Section 3 – Existing Customer and Rate Characteristics

Section 4 – Fiscal Requirements

Section 5 – Revenue Sufficiency and Rate Adjustments

Section 6 – Miscellaneous Charges

Section 7 – Findings, Conclusions, and Recommendations

Reliance on Data

During the course of this project, the District (and/or its representatives) provided Willdan with a variety of technical information, including current and projected cost and revenue data. We relied on this data in collaboration with the District on the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. The results of our recommendations for optimum rate strategies are based on this information, however; there will be differences between actual and projected data, as they are based on the best available data and assumptions at the time of analysis.

Acknowledgements

This Study was completed with the commendable cooperation and assistance provided by the District's staff. We wish to extend our appreciation to the District and its staff for their cooperation during the progression of this study. In particular, we would like to thank Mr. Bryan Schmalz, Utility Director, Mrs. Crystal House, Office Manager, and Mrs. Sarah Burgess, Assistant Office Manager.

Section 2 - Overview of Utility Rate-Making Principles, Processes and Issues

Introduction

The Rate Study utilized generally accepted rate-making principles which resulted in the development of rates and charges which are projected to: 1) generate sufficient revenue to meet the financial requirements of the utility and 2) meet the rate design goals of the utility. A discussion of some of the key principles of rate-making, and how the processes employed herein are guided by those principles, is presented below.

Discussion of General Rate-Making Principles

While the individual rates for each utility vary based on a variety of factors, the development of rates should, for the most part, be consistent with general rate-making principles set forth in utility rate-making practice and literature. The principle by which rate practitioners are guided is that rates designed for any utility should strike a reasonable balance between several key principles. In general, rates designed should:

- Generate a stable rate revenue stream which, when combined with other sources of funds, is sufficient to meet the financial requirements and goals of the utility;
- Be fair and equitable – that is, they should generate revenue from customer classes which is reasonably in proportion to the cost to provide service to each customer class;
- Be easy to understand by customers; and
- Be easy to administer by the utility.

Striking the appropriate balance between the principles of rate-making is the result of a detailed process of evaluation of revenue requirements, and how those revenue requirements translate into the rate design alternatives which most closely meet the specific objectives of the individual utility under the circumstances in which the utility operates.

The Revenue Sufficiency Process

In order to develop rates and charges which generate sufficient revenue to meet the fiscal requirements of the utility, a determination of the annual rate revenue required must be completed. This rate revenue, combined with other sources of funds, is evaluated to determine whether the total revenue is sufficient to meet those fiscal requirements. This process is typically referred to as a Revenue Sufficiency Analysis.

The process employed in the Revenue Sufficiency Analysis results in the identification of revenue requirements of the system, such as operating expenses, capital expenses (minor and major), debt service expense (including a provision for debt service coverage), transfers out and the maintenance of both restricted and unrestricted reserves at appropriate levels. These revenue requirements are then compared to the total sources of funds during each year of the Projection Period to determine the adequacy of projected revenues to recover projected revenue requirements. To the extent that the

existing revenue stream is not sufficient to meet the annual revenue requirements of the system, a series of rate revenue increases are calculated which would be required in order to provide revenue sufficient to meet those expenditure needs.

The Rate Design Process

With the rate revenue requirement determined in the Revenue Sufficiency Analysis, the development of specific rates and charges can commence.

Utilities consider a variety of factors in establishing rates, including cost allocation, customer impact, and ease of administration. The rate design process seeks to find the balance between the need to recover sufficient revenue in a fair and equitable manner and the need to do so within the constraints of other objectives which are unique to each utility. By understanding the types of customers served by the utility, and the general usage characteristics of those customers, a system of rates and charges can be developed that balances those many objectives while also generating sufficient revenue.

First, the rate design goals of the utility are reviewed to identify areas the utility wishes to address over the course of the Study. Next, an assessment of the existing rate design is undertaken to identify what has worked well for the utility with regard to their specific goals and objectives, and the general goals and objectives of utility rate-making. This assessment typically also identifies areas for improvement which can provide guidance to the rate practitioner with respect to the design of future rates and charges.

After a review of the existing rates and charges, a dialog of how to build on the positive aspects of the existing structure and how to address deficiencies in the existing structure occurs with District management and staff in collaboration with Willdan staff. With an evaluation of the strengths and weaknesses of the existing rate structure and the goals of the utility going forward, the development of a new rate structure can begin. With the identification of the rate revenue required, the manner in which those requirements should be recovered and the billing units to be used to recover the required revenue, specific rates and charges can then be developed. At the heart of successful rate design is the attempt to strike a proper balance between the many, sometimes competing, objectives of rate-making while ensuring generation of revenue sufficient to meet system financial requirements.

Section 3 – Existing Customer and Rate Characteristics

General

The District is structured as an enterprise fund activity designed to generate revenues sufficient to meet 100% of all operations and maintenance (“O&M”) expenses, debt service, R&R, transfers, and minor capital costs (collectively “Operating Costs”) through user rates and charges. Major capital costs have historically been funded through several sources including lessor funding, operating surpluses, operating reserves, R&R Fund balance, AFPI charges, and any grants or contributions that may be available. The revenue generation components are comprised of user fees, miscellaneous charges for specifically requested services, and related interest earnings. Additionally, the Utility system recovers costs through AFPI charges, meter installation fees, and transfers from other sources. The primary source of revenue is from user fees that consist of a monthly base charge and gallonage rates per 1,000 gallons of metered service. These rates and charges were established as just and equitable rates, and most recently updated effective October 1, 2022, based on recommendations provided in the District’s previous rate study completed August 2018 by Willdan.

Current Customer Classes

The District customers are currently categorized into four (4) primary usage classes, consisting of Residential, Commercial, Master Metered Irrigation, and Reclaimed Water. Brief descriptions for each are provided below.

- The **Residential** class is comprised of all individually metered residential dwelling units, including single-family residences and multi-family residences, as well as the dwelling units in Complex 7. Complex 7 is comprised of the subdivisions of Friendship Colony, Friendship Village and Americana located within On Top of the World communities.
- The **Commercial** class includes non-residential customers that are individually metered, as well as any master-metered residential or commercial properties that do not fall in the Residential class.
- The **Master Metered Irrigation** class is comprised of all irrigation meters used to provide external water for irrigation and other outside uses for both commercial and residential properties.
- The **Reclaimed Water** class contains those accounts that are served by the reclaimed water system.

Existing Rate Structure and Rates

Water and Wastewater User Rates

The existing water and wastewater rate structures each utilize three (3) components in the generation of monthly revenues consisting of:

- **Account Charge** – A fixed charge added to each bill, designed to recover at least a portion of the administrative costs associated with the billing process.

- **Base Charge** – Water base charges for residential single-family customers are calculated based on meter size equivalencies. All residential single-family wastewater connections are considered as one Equivalent Residential Connection, or ERC, irrespective of water meter size. Base charges for multi-family customers and Complex 7 Irrigation customers are based on ERCs and units. An ERC is equal to 350 gallons per day for water and 250 gallons per day for wastewater. ERCs for master metered irrigation and non-residential water and wastewater connections are determined per meter by District staff per industry guidelines.
- **Volumetric Charges** – The water gallonage rates utilize an inclining block or conservation rate structure with six usage blocks; wherein, the cost per 1,000 gallons within each block increases as usage progresses into the next usage block level. Wastewater usage is charged at a single, or uniform, gallonage rate per 1,000 gallons of metered water, with the usage capped at 5,000 gallons per month per ERC for Residential class accounts.

The base charge is a fixed amount providing for revenue stability, whereas the gallonage rates allow for equitable cost recovery at various service levels while also promoting conservation of natural resources.

Reclaimed Water Rates

Reclaimed water, the primary disposal method for wastewater, is currently available through bulk pressured service lines. Connections are served with no base charge, and at a single gallonage rate per 1,000 gallons of metered reclaimed water. However, for the purposes of this Study, there are two (2) primary types of reclaimed rates in the District: (1) retail reclaimed rates for residential and commercial customers, and (2) a bulk pressurized reclaimed water rate for use by certain pre-approved customers.

In preparation of the District's plans to offer expanded reclaimed water services to both residential and commercial customers in the near future for irrigation purposes, reclaimed water rate structure and rates were implemented that are familiar to current customers and promote conservation of natural resources. Since current residential and commercial irrigation classes of customers are billed using a monthly base charge and inclining block gallonage rates per 1,000 gallons, this was an ideal structure to implement for reclaimed water as well. It was assumed that since all residential and commercial reclaimed water customers will also be water customers there was no need to charge an additional account charge. In order to promote use of reclaimed water over the potable water for irrigation, it is common practice in Florida to offer reclaimed water at a reduced rate of that of potable water. Rates vary, but it is common to find them between 50% and 75% of the potable water rates. The District's reclaimed water rates are currently set to be approximately 50% of its potable water rate.

It is also a common practice for utilities in the State of Florida to offer a bulk rate to certain customers that meet specified qualifications and sign special supply and usage agreements with the District. These customers tend to be golf courses, sod farms, and other commercial or governmental entities who either use large quantities of reclaimed water, or whose needs vary depending on day, month, or season. Bulk rates can be offered for pressurized lines or non-pressurized lines, depending on the availability of on-site storage and pumping capabilities. Based on discussions with the District, it is expected that any customers that fit into the bulk category will likely need reclaimed water in consistent amounts but will not have onsite storage. Thus, a bulk pressurized rate was implemented, which is currently \$0.98 per 1,000 gallons. This rate falls between the first and second block gallonage rates for the retail reclaimed water rate structure, as is typically expected. If, in the future, customers come online that require non-pressurized

service, a rate can be designed at that time. Typically, this rate will be approximately half of that of the pressurized rate.

Existing User Rates and Charges for FY 2023

The District's current (FY 2023) user rates and charges together with the relevant application criteria are summarized below in **Table 1**.

Table 1. Existing User Rates - FY 2023

Utility Rates and Charges	Water		Wastewater		Reclaimed Water
Residential - Single Family					
Base facility charge 5/8" meter, per month	\$	15.36	\$	29.12	\$ 6.45
3/4"	\$	23.04	\$	29.12	\$ 9.68
1"	\$	38.40	\$	29.12	\$ 16.13
1 1/2"	\$	76.80	\$	29.12	\$ 32.25
2"	\$	122.88	\$	29.12	\$ 51.60
(Over 2" based on demand as determined by District staff)					
Customer Account Charge (Per Metered Connection)	\$	3.05	\$	1.65	\$ -
Gallage charge (per 1,000 gallons)					
First 7,500 gallons	\$	1.70	\$ 6.80	\$	0.68
Over 7,500 to 15,000 gallons	\$	2.84	(Max.5,000 GPD)	\$	1.18
Over 15,000 to 20,000 gallons	\$	3.98	N/A	\$	1.87
Over 20,000 to 25,000 gallons	\$	7.53	N/A	\$	2.54
Over 25,000 to 30,000 gallons	\$	8.52	N/A	\$	3.07
Over 30,000 gallons	\$	11.36	N/A	\$	3.56
Multi-Family					
Customer Account Charge (per connection)	\$	3.05	\$	1.65	\$ -
Monthly Base Facility Charge (per unit and ERC)	\$	10.97	\$	26.21	\$ 4.61
<u>Gallage charge/1000 gallons same as Single Family with each tier gallage multiplied by the number of Units/ERCs</u>					
Master-metered Irrigation					
Customer Account Charge (per connection)	\$	3.05	N/A		N/A
Monthly Base Facility Charge (per ERC)	\$	15.36	N/A		N/A
(Per ERC charge applicable only if Common Areas/Commercial Areas irrigated)					
<u>Gallage charge/1000 gallons with each tier multiplied by the number of Units and ERCs served with water service</u>					
First 15,000 gallons	\$	2.84	N/A		N/A
Over 15,000 to 20,000 gallons	\$	3.98	N/A		N/A
Over 20,000 to 25,000 gallons	\$	7.53	N/A		N/A
Over 25,000 to 30,000 gallons	\$	8.52	N/A		N/A
Over 30,000 gallons	\$	11.36	N/A		N/A
Commercial/Non-Residential/Mixed-Use					
Customer Account Charge (per connection)	\$	3.05	\$	1.65	\$ -
Monthly Base Facility Charge (per ERC)	\$	15.36	\$	29.12	\$ 6.45
Gallage charge (per 1,000 gallons)					
First 6,000 gallons	\$	1.70	\$	6.80	\$ 0.68
Over 6,000 to 12,500 gallons	\$	2.84	\$	6.80	\$ 1.18
Over 12,500 to 17,500 gallons	\$	3.98	\$	6.80	\$ 1.87
Over 17,500 to 22,500 gallons	\$	7.53	\$	6.80	\$ 2.54
Over 22,500 to 27,500 gallons	\$	8.52	\$	6.80	\$ 3.07
Over 27,500 gallons	\$	11.36	\$	6.80	\$ 3.56
Bulk Reclaimed Water Rates					
Gallage charge (per 1,000 gallons)		N/A		N/A	\$ 0.98
ERC Definition					
An ERC is equal to 350 gallons per day for water and 250 gallons per day for sewer.					
A single-family customer with a 5/8" meter equals 1 ERC					

Section 4 – Fiscal Requirements

General

Operating fiscal requirements are directly related to the level of services provided to customers by the Utility, and therefore, appropriately recovered through user rates and charges. It should be noted that in the selected utility ratemaking methodology, a cash or fiscal requirement basis of accounting is used; wherein non-cash items such as depreciation and amortization are not considered as fiscal requirements to be recovered through user rates and charges. The current budgeted and projected fiscal requirements, for the purpose of ratemaking, are allocated to categories that correspond to the flow of funds and related provisions, primarily consisting of O&M expenses, debt service, R&R, minor capital from rates, transfers, and other non-operating revenues and expenses. Additionally, provisions are included to address capital improvement needs and reserve requirements to maintain the quality of both services and the District's financial credit rating. These fiscal requirements are reduced by revenues from sources other than user fees such as interest income, AFPI charges, contributions, grants, and miscellaneous charges resulting in net fiscal rate requirements.

Projected Fiscal Requirements

The determination of the monthly user rates and charges to be applied to water, wastewater, and reclaimed water customers is based upon the estimated revenue requirements of the system. Revenue requirements consist of the operating, maintenance, debt service, capital, and other monetary expenditures necessary to provide, maintain and perpetuate quality services to meet the goals and objectives of the District system.

The rate analysis performed herein utilizes the District's proposed budget for fiscal year 2023/24 (the "Budget" for fiscal year ending September 30, 2024) as the basis for developing the revenue requirements to be recovered from user rates over the Projection Period. The Budget, as prepared by the District, has certain expenditures that are allocated between identifiable water, wastewater components, as well as expenditures that are associated with the combined system operations. In developing the rate analysis, certain adjustments are made such that the expenditures are categorized into either O&M expenses or Non-Operating expenses. The O&M expenses are primarily those ongoing costs for labor, materials, supplies, services, etc., required to manage and operate the District system on a day-to-day basis while maintaining a dependable level of service. The estimated O&M requirements are generally a function of a budgetary process and are directly related to the level of service provided to customers of the District system. The non-operating expenses include such items as debt service, capital outlay and any other expenses & transfers. The Budget also identifies estimated revenues to be derived from sources other than the water, wastewater, and reclaimed water monthly user rates and charges. Such other revenue sources include AFPI charges, penalty fees and various other miscellaneous service charges. The revenues generated from the other sources are applied to the gross revenue requirements to reduce the amount of revenues required from user rates. The result is the net revenue requirement. The development of the net revenue requirement associated with the Budget, as adjusted, is summarized in **Exhibit 1** at the end of this Report.

In performing the rate analysis, each of the budgeted expenditures and revenues are allocated between water, wastewater, and reclaimed water on a line-item basis. The allocations are based on such factors as revenues, specific system identification, capital expenditures and combined expenditure results (e.g., total O&M allocated to water vs. wastewater vs. reclaimed water). The line-item cost allocation to each system is included in **Exhibit 2**.

The proposed water, wastewater, and reclaimed water rates developed in the Report are designed for assumed implementation effective October 1, 2023, for the entire fiscal year 2023/24 (herein referred to as the “Test Year”). The Test Year revenue requirements that are used for developing the user rates proposed herein are provided in **Table 2**.

Table 2. Test Year Revenue Requirements - FY 2024

Description	Water	Wastewater	Reclaimed Water	Total
Total O&M	\$ 2,889,130	\$ 3,719,340	\$ 158,420	\$ 6,766,890
Debt Service	3,033,759	5,623,765	323,299	8,980,823
Other Expenditures	1,584,770	1,893,040	159,490	3,637,300
Gross Requirement	\$ 7,507,659	\$ 11,236,145	\$ 641,209	\$ 19,385,013
Less Other Revenues	(1,516,065)	(2,419,440)	(340)	(3,935,845)
Net Requirement	\$ 5,991,594	\$ 8,816,705	\$ 640,869	\$ 15,449,168

The projected Test Year revenue requirements, as well as the requirements for the remaining years of the Projection Period are estimated by utilizing the adjusted Budget as a basis and making annual escalation adjustments for each line-item in accordance with historical cost escalation trends, as well as assumed future activities and events that may impact the system. Such projections include increasing applicable O&M expenses by inflationary and/or customer growth factors depending upon the nature of the expense, utilizing actual debt service requirements as provided in the applicable debt service schedules, using capital outlay estimates as provided by the District, and tying non-operating transfers to revenues or O&M expenses as applicable.

Projections of the net fiscal rate requirements for fiscal years 2024 through 2028 reflect the anticipated impacts of inflation, increases in customers and associated usage, and increases in labor and supply costs. To address these items subject to changes, escalation factors were developed and applied for each adjusted budget line item as shown on **Exhibits 3, 4, and 5**. This process results in fiscal requirements that reasonably reflect probable future expenditures.

The primary assumptions utilized in the projection of net fiscal requirements for the four years subsequent to FY 2024 are:

- Expenditures anticipated to be impacted by a general inflation of 5.0% for the first two years and then decreasing to 3.5% for the remainder of the projection period, as taken from the average of the Consumer Price Index;
- Personnel salaries, merit pay increases and associated benefits increase at a rate of 10.00% annually;

- Customer growth is projected conservatively starting at approximately 6% for Fiscal Years 2024 - 2026, and then decreasing to approximately 5% for the remainder of the projection period (discussed in greater detail later in this report);
- Expenditures influenced by both inflation and customer growth utilize a combined inflation and growth factor;
- Expenditures associated with supplies, including routine repairs and maintenance increase at the annual rate of approximately 5.0% for the first two years and then decreasing to 3.5% for the remainder of the projection period;
- Utilities and Fuel expense costs are anticipated to increase by approximately 8.0% per year;
- The District's current Five-Year Capital Improvement Plan is projected to be funded through a combination of R&R Reserves (as available) and Pay-As-You-Go funding through rates;
- Annual R&R transfers reflect 5.0% of the previous year's total rate revenues;
- Annual Capital Reserve Fund transfers reflect 2.5% of the previous year's total rate revenues; and
- Rate Stabilization fund transfers reflect 1.0% of the previous year's total rate revenues.

The projected net revenue requirements and system allocations for the Test Year and the remaining years of the Projection Period are summarized on **Table 3** as detailed in **Exhibits 3, 4 and 5** for water, wastewater, and reclaimed water, respectively.

Table 3. Net Revenue Requirements - FY 2024 – FY 2028: Combined Systems

Description	Test Year 2024	Projected For Fiscal Year Ending September 30,			
		2025	2026	2027	2028
O&M Expenses					
Administrative	\$ 439,390	\$ 479,800	\$ 524,140	\$ 571,610	\$ 623,650
Personnel	3,009,510	3,400,460	3,740,510	4,114,590	4,526,060
Office Overhead	757,230	812,570	872,490	932,110	996,740
Plant & Field Operations	2,560,760	2,701,920	3,059,330	3,198,830	3,346,310
Total O&M Expenses	\$ 6,766,890	\$ 7,394,750	\$ 8,196,470	\$ 8,817,140	\$ 9,492,760
Debt Service	8,980,823	9,973,823	10,436,863	10,755,318	10,759,182
Renewal & Replacement	815,630	890,330	963,110	1,042,830	1,130,230
Capital from Rates	2,070,030	901,889	1,309,444	5,005,406	3,249,236
Capital Reserve Fund Transfer	397,750	445,060	481,460	521,320	565,020
Rate Stabilization Fund Transfer	159,100	178,030	192,580	208,530	226,010
Other Transfers and Expenses	194,790	213,880	237,790	256,430	276,760
(Other Miscellaneous Revenues)	(3,935,845)	(4,155,325)	(4,391,885)	(4,639,110)	(4,895,385)
Net Revenue Requirements	\$ 15,449,168	\$ 15,842,437	\$ 17,425,832	\$ 21,967,864	\$ 20,803,813

Customers and Billable Flow

The water, wastewater, and reclaimed water rate study performed herein is heavily reliant upon a detailed analysis of the system customers and accompanying usage characteristics. The existing District customer base and metered/billable flows provide the determinants utilized in calculating the monthly user rates and charges and become the foundation for projecting future revenues generated by the water and wastewater systems.

It is important to note that the customer and flow analysis focuses primarily on the customer classifications that will be impacted by the user rates and charges to be developed in the Report. This consists of the general service (retail) customers that currently pay for Utility services pursuant to the existing user rates and charges as previously detailed. For the purpose of the rate study, it is these customers and their accompanying flows that will generate revenues based upon the proposed user rates and charges.

Customer Billing Analysis

For this rate study, detailed information was provided for each individual customer for the 12-consecutive month period from November 2021 through October 2022 that offered a breakdown of the water, wastewater, and reclaimed water customer by class, meter size, billed flows and charges. The historical billing data was queried from the District's electronic billing records for the time period described. An analysis of the billing data was conducted in order to obtain an understanding of the existing customers, customer classes, and metered usage per customer class. In addition, the historical billing data provides a basis to estimate future customer growth trends within each class. In accordance with the data, as well as discussions with the District staff, the water, wastewater, and reclaimed water systems provide service to various identifiable customer classes consisting of:

- Residential
- Commercial
- Master Metered Irrigation
- Reclaimed Water

Each of these customer classes embodies certain common characteristics that provide the basis for establishing an equitable allocation of system costs. The billing data was utilized to identify the number of customer accounts within each class, the applicable ERCs, and the metered/billable usage profiles.

Customer Accounts and ERCs

For the District's system, a customer account is representative of a connection or group of connections to the water and/or wastewater system regardless of the size of the meter, the number of dwelling units or the amount of flow, that are billed on a single bill. The historical customer data was utilized to establish growth trends for each customer classification. The growth trends were then used to project the average number of accounts/users within each class for the Test Year plus the remaining years of the Projection Period. The existing and projected average customer accounts are summarized in **Figure 1**. Additionally, the base charge is billed monthly based on ERCs. The existing and projected ERCs for water, wastewater, and reclaimed water are summarized in **Figure 2**.

Figure 1. Existing and Projected Customer Accounts

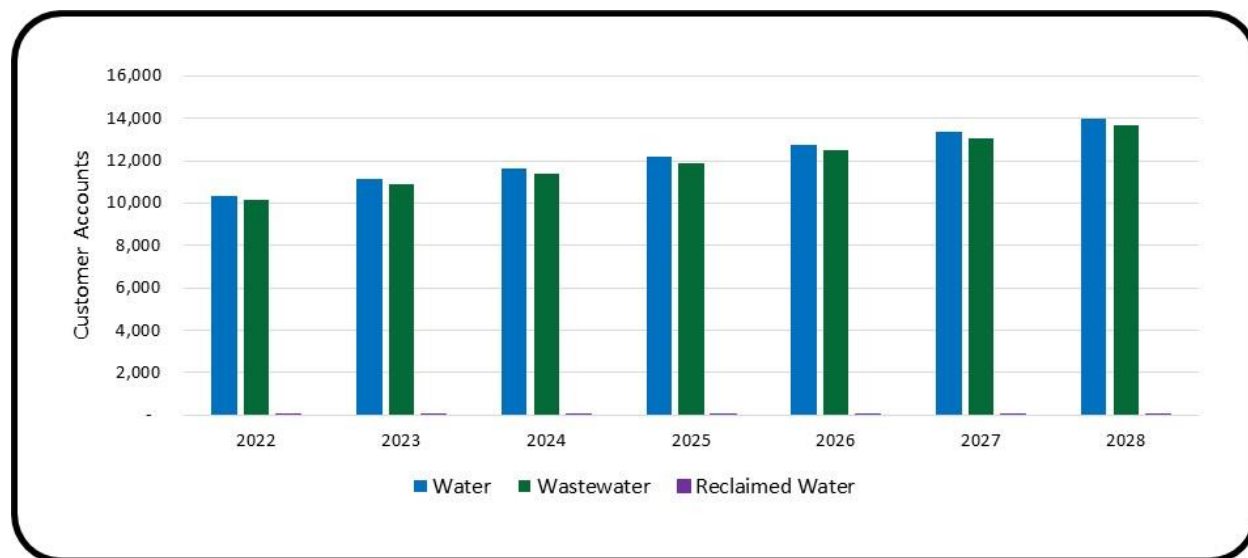
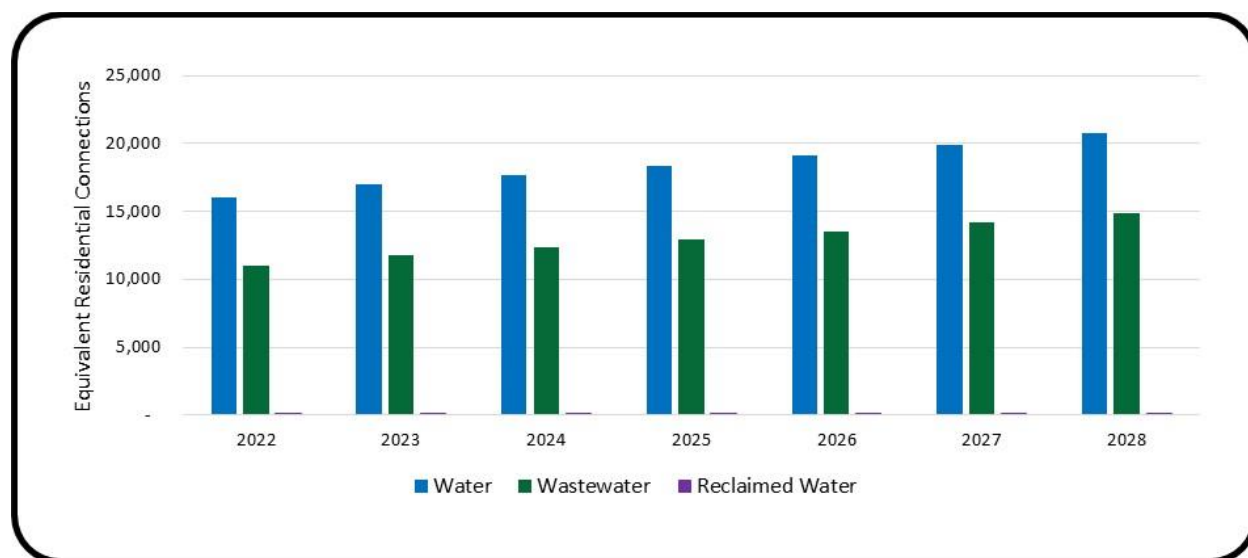


Figure 2. Existing and Projected ERCs

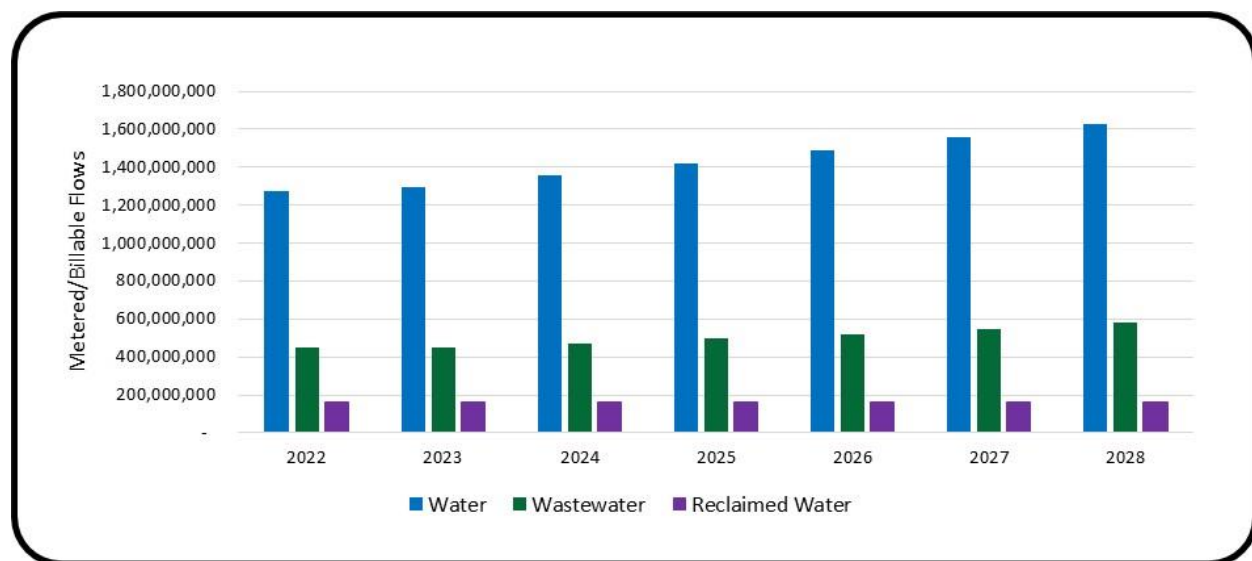


The District has experienced positive customer growth in recent years, particularly within the residential customer class, with most recent growth trends between 5.0% and 10.0% annually. Based on recent economic expectations in the southeastern real estate markets, as well as discussions with the District staff, the estimated customer growth assumptions applied in the rate study projections are consistent with the recent historical trends reflected in the customer data. As such, it is assumed that growth will continue at levels comparable with such recent amounts. Overall growth projections for the District for this analysis have been assumed at 6.0% for residential meters through FY 2026 and 5.0% per year thereafter. Commercial growth had been assumed at 5.0% per year for each year in the projection period. The growth assumptions are included in the projected customers illustrated in the previous graph.

Metered/Billable Flow Projections

The customer and billing data also served as the basis for determining the total metered flow and the allocation of the flow among the various customer classes. This information was utilized to estimate the average flow per account for each customer class. Generally, the statistical trends resulting from such an analysis do not vary materially from year to year. As such, the results identified in the analysis are considered as reliable indicators to project future events with respect to customer usage. For wastewater, the projections reflect “billable” revenue-generating flow amounts. Since the District has a residential wastewater billing cap of 5,000 gallons per month, any residential metered water flows above the cap are not billable wastewater flows. The projected revenue-generating water, wastewater, and reclaimed water flows are summarized in **Figure 3**.

Figure 3. Existing and Projected Metered/Billable Flows



Summary of Customer Analysis

As previously described, the historical billing data was utilized to estimate growth trends that are used to project the system customers in the future. A projection of future customer accounts, ERCs, and metered flows is necessary since these are the primary components utilized in estimating the revenues each year of the Projection Period. The projected customer accounts and billable flows are detailed in **Exhibits 6, 7, and 8**.

Section 5 – Revenue Sufficiency and Rate Adjustments

General

In order to develop rates and charges which generate sufficient revenue to meet the fiscal requirements of the District, a determination of the annual revenue from rates which, combined with other sources of funds, will provide sufficient funds to meet those fiscal requirements must first be completed. This process is typically referred to as a Revenue Sufficiency Analysis.

The process employed in the Revenue Sufficiency Analysis resulted in the identification of revenue requirements of the system, such as operating expenses, capital expenses (minor and major), debt service expense (including a provision for debt service coverage, as applicable), transfers out and the maintenance of both restricted and unrestricted reserves at appropriate levels. These revenue requirements were then compared to the total sources of funds during each year of the forecast period to determine the adequacy of projected revenues to meet requirements. To the extent that the existing revenue stream was not sufficient to meet the annual revenue requirements of the system, a series of rate revenue adjustments were calculated to provide revenues sufficient to meet those needs.

Revenue Sufficiency Projections

Projected revenues in the sufficiency analysis are based on existing user rates and charges, with adjustments for projected customer growth. The result of the revenue sufficiency analysis, as summarized in **Table 4**, confirms the need for revenue increases in future years in order to continue to fund both current and future operations through rates and reserves. It should be noted that even though revenues in fiscal years 2024, 2025, and 2026 are sufficient to meet the necessary operating obligations and transfers for capital improvements, they could still be at risk in the event of unfavorable weather, economy and/or increased inflation. Additionally, fiscal years 2027 and 2028 are projected to have inadequate revenues to meet all requirements due to high CIP costs which will diminish reserve fund balances. Other material items not reflected in the revenue sufficiency analysis, which will need to be addressed, include provisions for increased creditworthiness, achieving higher levels of environmental protection and providing a stronger platform for economic development.

Table 4. Proforma Operating Statement - Revenue Sufficiency with No Rate Increases

Description	Test Year 2024	Projected For Fiscal Year Ending September 30,			
		2025	2026	2027	2028
Revenues					
User Rate Revenues	\$ 15,910,660	\$ 16,628,830	\$ 17,389,440	\$ 18,194,730	\$ 19,046,700
Other Miscellaneous Revenues	3,935,845	4,155,325	4,391,885	4,639,110	4,895,385
Total Revenues	\$ 19,846,505	\$ 20,784,155	\$ 21,781,325	\$ 22,833,840	\$ 23,942,085
O&M Expenses	6,766,890	7,394,750	8,196,470	8,817,140	9,492,760
Debt Service	8,980,823	9,973,823	10,436,863	10,755,318	10,759,182
Renewal & Replacement	787,620	831,360	869,390	909,660	952,250
Capital from Rates	2,070,030	901,889	1,309,444	5,005,406	3,249,236
Capital Reserve Fund Transfer	397,520	415,720	434,730	454,860	476,170
Rate Stabilization Fund Transfer	159,010	166,290	173,890	181,950	190,460
Other Transfers and Expenses	194,790	213,880	237,790	256,430	276,760
Net Revenue Requirements	\$ 489,822	\$ 886,443	\$ 122,748	\$ (3,546,924)	\$ (1,454,733)

Rate Adjustments

In order to avoid negative cash flow and keep pace with inflation, as well as growing costs on items such as fuel, chemicals, and other treatment items, the District has historically implemented an annual indexing of its rates and charges. Over the last several years, this index has been set at a 3.0% annual adjustment for the water system and a 4.0% for the wastewater system. Willdan recommends the District continue to implement the rate increases at these levels for both the water and wastewater systems throughout the Projection Period.

Projected Operating Results

As a conclusion to the study, individual proforma operating statements are developed for the water, wastewater, and reclaimed water systems, together with a combined proforma of the collective operations. The statements are developed in order to summarize the projected financial results based on the system revenues, expenses and other revenue requirements anticipated in future years. The individual operating statements cover the 5-fiscal year Projection Period through September 30, 2028, and are prepared on a cash-flow basis. In addition, the individual statements provide the applicable annual percentage rate adjustments discussed previously to meet the projected revenue requirements. The annual rate adjustments are considered separately for water, wastewater, and reclaimed water and further separated by the base charge and volumetric rate components. The following discussions describe the development of the major components of the projected operating results.

Projected Revenues

The user rate and charge revenues are estimated by applying the existing and proposed rates to the projected customers and flows. The revenues for the Projection Period are estimated separately for water, wastewater, and reclaimed water and further segmented by rate component and customer class. The resulting revenues are then compared to the projected revenue requirements (i.e., O&M expenses, debt service, capital outlay, transfers, etc.) in each fiscal year in order to determine if the revenues are sufficient to satisfy the expenditure needs of the system. To the extent that there are revenue shortfalls, the water and/or wastewater rates are adjusted on a percentage basis as necessary to generate the required level of revenues. The projected water, wastewater, and reclaimed water revenues are provided in **Exhibit 9** and are based on the annual water, wastewater, and reclaimed water rate adjustments anticipated for the remaining years of Projection Period beyond the Test Year.

The projected user rates provided herein are intended to provide the District with the estimated future rates that may be needed to satisfy the projected cash flow requirements. The rates are developed in accordance with the assumed customer, flow, expenditure, and revenue estimates projected in this rate study. It is important to note that, since it is necessary to utilize a number of assumptions to develop the projected operating results, to the extent that actual customers, flows and/or system expenditures differ from those assumed herein, additional rate adjustments may be required.

Projected Revenue Requirements

As previously discussed, the estimated revenue requirements for the Test Year are developed utilizing the Proposed Fiscal Year 2024 Budget as a basis. The revenue requirements for the Test Year and the remainder of the Projection Period are developed by escalating the budgeted costs on a line-item basis in

accordance with assumed future activities and events that may impact the system. The costs associated with certain operating expenses that are typically more variable in nature, such as chemicals and electrical power, are escalated pursuant to various factors based on a combination of estimated customer and/or flow growth and assumed inflationary forces. Personnel related costs such as employee salaries and benefits are generally escalated based on assumed labor escalator factors that, over the Projection Period, include adjustments in pay and incremental addition of employees as necessary. Certain expenses that do not generally vary with system growth (e.g., telephones, publications, training, etc.) are assumed to either escalate based only on inflation or remain relatively constant. Materials, supplies, general repairs, and maintenance expenses generally increase from current levels based on inflationary factors that directly impact the water and wastewater industry. Such factors are derived on a composite basis from historical analyses of price indices used by many utilities for financial forecasting.

The projected revenue requirements developed herein also include debt service payments from outstanding revenue bonds issued by the District. The debt service requirements for the outstanding debt have been obtained from debt service schedules provided by staff. Based on discussions with staff, it is anticipated that no additional debt will be issued during the Projection Period.

Debt Service Coverage

The combined operating statement also includes a calculation of the annual debt service coverage. In accordance with the Bond Resolution and individual bond documents, the District must maintain net revenues (as defined in the Bond Resolution) of at least 110% of the debt service requirements for the outstanding debt instruments.

In general, the District must maintain a debt service coverage ratio of at least 1.10 times the annual debt service amount. The debt service coverage ratio is broadly calculated by dividing the net revenues by the annual debt service requirement. For the purpose of the debt service coverage calculation developed herein, the net revenues consist of the total operating revenues (user rate revenues plus connection charges, including AFPI Charges) less than the O&M expenses. As shown in the pro-forma operating statements, the combined water, wastewater, and reclaimed water system is expected to exceed the required level of debt service coverage in each fiscal year of the Projection Period. It is important to note that, while the debt service coverage calculations developed herein are based on the relative flow-of-fund requirements defined in the Bond Resolution, the results are provided for informative purposes only and not intended as a legally supportable calculation for representation to bondholders.

Summary of Projected Operating Results

The results of implementing the rate structure modifications of adjusting the commercial usage per block based on ERCs and changing the rate differential between the water blocks to promote conservation combined with the annual rate increases of 3.0% for water, 4.0% for wastewater, and 0.0% for reclaimed water are shown on **Table 6** below as detailed on **Exhibit 10**. The results demonstrate that the proposed rates and charges along with the other system revenues and estimated future rate adjustments are anticipated to be sufficient to satisfy the projected revenue requirements and capital needs of the combined Utility system.

Table 6. Proforma Operating Statement - Rate Structure Modifications and Rate Adjustments

Description	Test Year	Projected For Fiscal Year Ending September 30,			
	2024	2025	2026	2027	2028
Revenues					
User Rate Revenues	\$ 16,470,680	\$ 17,808,110	\$ 19,263,830	\$ 20,858,200	\$ 22,606,110
Other Miscellaneous Revenues	3,935,845	4,155,325	4,391,885	4,639,110	4,895,385
Total Revenues	\$ 20,406,525	\$ 21,963,435	\$ 23,655,715	\$ 25,497,310	\$ 27,501,495
O&M Expenses	6,766,890	7,394,750	8,196,470	8,817,140	9,492,760
Debt Service	8,980,823	9,973,823	10,436,863	10,755,318	10,759,182
Renewal & Replacement	815,630	890,330	963,110	1,042,830	1,130,230
Capital from Rates	2,070,030	901,889	1,309,444	5,005,406	3,249,236
Capital Reserve Fund Transfer	397,750	445,060	481,460	521,320	565,020
Rate Stabilization Fund Transfer	159,100	178,030	192,580	208,530	226,010
Other Transfers and Expenses	194,790	213,880	237,790	256,430	276,760
Net Revenue Requirements	\$ 1,021,512	\$ 1,965,673	\$ 1,837,998	\$ (1,109,664)	\$ 1,802,297

Proposed Rates

Based on the proposed rate structure and rate adjustments discussed in the previous section of this Report, the recommended rate structure, and rates for FY 2024 together with the relevant application criteria are shown in **Table 7**. Projected rates extend through FY 2028 can be seen in **Exhibit 11** for water, wastewater, and reclaimed water.

Table 7. Proposed User Rates - FY 2024

Utility Rates and Charges	Water	Wastewater	Reclaimed Water
Residential - Single Family			
Base facility charge 5/8" meter, per month	\$ 15.82	\$ 30.28	\$ 6.45
3/4"	\$ 23.73	\$ 30.28	\$ 9.68
1"	\$ 39.55	\$ 30.28	\$ 16.13
1 1/2"	\$ 79.10	\$ 30.28	\$ 32.25
2"	\$ 126.56	\$ 30.28	\$ 51.60
(Over 2" based on demand as determined by District staff)			
Customer Account Charge (Per Metered Connection)	\$ 3.14	\$ 1.72	\$ -
Gallage charge (per 1,000 gallons)			
First 7,500 gallons	\$ 1.76	\$ 7.07	\$ 0.68
Over 7,500 to 15,000 gallons	\$ 2.93	(Max.5,000 GPD)	\$ 1.18
Over 15,000 to 20,000 gallons	\$ 4.10	N/A	\$ 1.87
Over 20,000 to 25,000 gallons	\$ 7.77	N/A	\$ 2.54
Over 25,000 to 30,000 gallons	\$ 8.79	N/A	\$ 3.07
Over 30,000 gallons	\$ 11.72	N/A	\$ 3.56
Multi-Family			
Customer Account Charge (per connection)	\$ 3.14	\$ 1.72	\$ -
Monthly Base Facility Charge (per unit and ERC)	\$ 11.30	\$ 27.25	\$ 4.61
<u>Gallage charge/1000 gallons same as Single Family with each tier gallage multiplied by the number of Units/ERCs</u>			

Table 7. Proposed User Rates - FY 2024 (continued)

Utility Rates and Charges	Water	Wastewater	Reclaimed Water
Master-metered Irrigation			
Customer Account Charge (per connection)	\$ 3.14	N/A	N/A
Monthly Base Facility Charge (per ERC)	\$ 15.82	N/A	N/A
(Per ERC charge applicable only if Common Areas/Commercial Areas irrigated)			
Gallage charge/1000 gallons with each tier multiplied by the number of Units and ERCs served with water service			
First 15,000 gallons	\$ 2.93	N/A	N/A
Over 15,000 to 20,000 gallons	\$ 4.10	N/A	N/A
Over 20,000 to 25,000 gallons	\$ 7.77	N/A	N/A
Over 25,000 to 30,000 gallons	\$ 8.79	N/A	N/A
Over 30,000 gallons	\$ 11.72	N/A	N/A
Commercial/Non-Residential/Mixed-Use			
Customer Account Charge (per connection)	\$ 3.14	\$ 1.72	\$ -
Monthly Base Facility Charge (per ERC)	\$ 15.82	\$ 30.28	\$ 6.45
Gallage charge (per 1,000 gallons) Per ERC with each tier gallage multiplied by the number of Units/ERCs			
First 6,000 gallons	\$ 1.76	\$ 7.07	\$ 0.68
Over 6,000 to 12,500 gallons	\$ 2.93	\$ 7.07	\$ 1.18
Over 12,500 to 17,500 gallons	\$ 4.10	\$ 7.07	\$ 1.87
Over 17,500 to 22,500 gallons	\$ 7.77	\$ 7.07	\$ 2.54
Over 22,500 to 27,500 gallons	\$ 8.79	\$ 7.07	\$ 3.07
Over 27,500 gallons	\$ 11.72	\$ 7.07	\$ 3.56
Bulk Reclaimed Water Rates			
Gallage charge (per 1,000 gallons)	N/A	N/A	\$ 0.98
ERC Definition			
An ERC is equal to 350 gallons per day for water and 250 gallons per day for sewer.			
A single-family customer with a 5/8" meter equals 1 ERC			

Typical Bill Comparison

In addition to reviewing the effect that a change in the rates will have on the system revenues, it is also important for District management to understand the impact that a change will have on the existing customers. **Exhibit 12** provides a comparison of typical monthly bills for a single-family residential customer at various usage levels for water and wastewater, as well as the combined Utility bills under the existing and proposed rates.

Rate Comparison with Neighboring Utilities

In order to provide the District with additional insight regarding the proposed rate levels, the analysis includes a comparison of both the existing and proposed user rates relative to the user rates imposed by other water and wastewater utility systems located in the region. A summary analysis is provided comparing the cost of monthly water and wastewater service for a typical residential customer (assumed to have a 5/8 x 3/4-inch water meter) calculated under the existing and proposed rates of the District with those of the other utilities. The rates utilized for the other neighboring utilities shown were in effect as of May 2023 and are exclusive of local taxes, outside surcharges, franchise fees, and other rate adjustments. A summary comparison with other utilities for a residential customer using 15,000 gallons of service per month is illustrated in **Figure 4** as detailed on **Table 8**.

Figure 4. Neighboring Utility Rate Comparison – 15,000 Gallons Monthly Usage

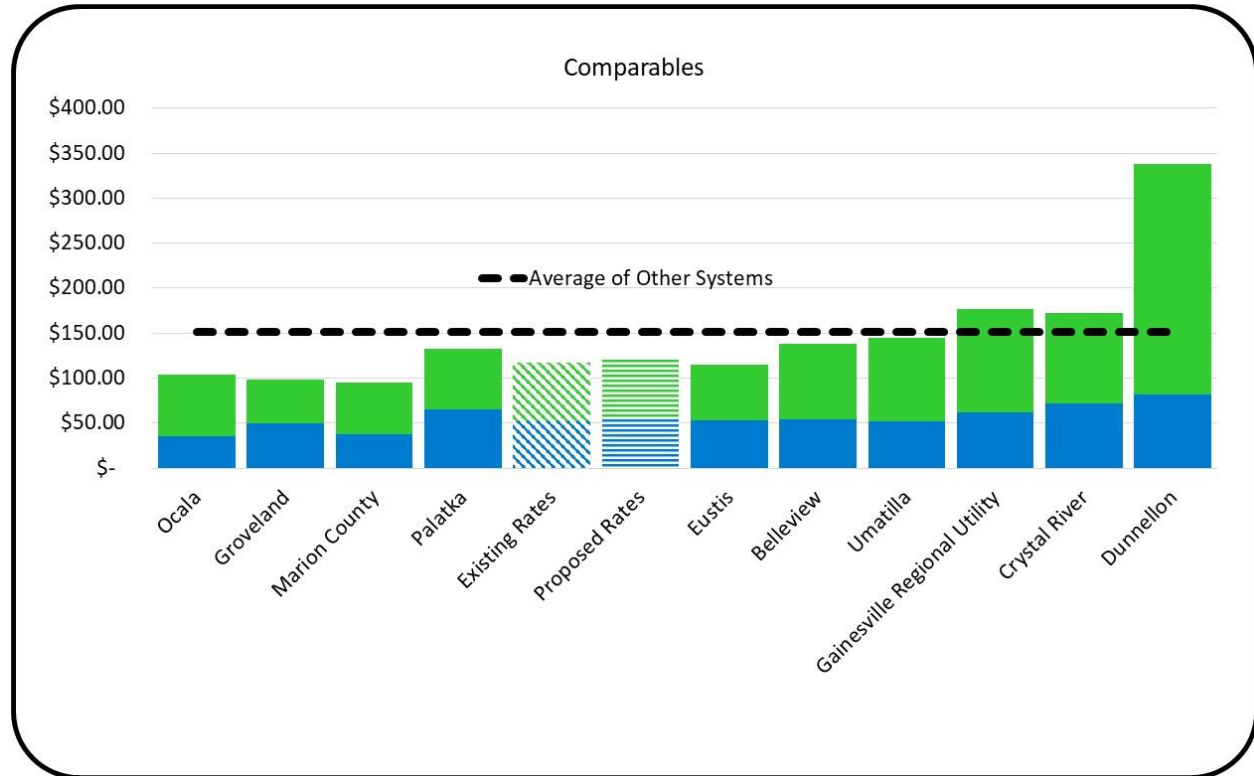


Table 8. Neighboring Utility Rate Comparison - 15,000 Gallons Monthly Usage

Customer Class	Water	Wastewater	Total
Residential			
Bay Laurel Center CDD			
Existing	\$ 52.46	\$ 64.77	\$ 117.23
Proposed	\$ 54.14	\$ 67.35	\$ 121.49
Comparable Public Utilities			
Bellevue	\$ 54.35	\$ 84.17	\$ 138.52
Crystal River	\$ 83.63	\$ 99.92	\$ 183.55
Dunnellon	\$ 93.30	\$ 255.39	\$ 348.69
Eustis	\$ 52.86	\$ 62.27	\$ 115.13
Groveland	\$ 50.23	\$ 58.63	\$ 108.86
Gainesville Regional Utilities	\$ 68.41	\$ 94.00	\$ 162.41
Marion County	\$ 37.92	\$ 56.97	\$ 94.89
Ocala	\$ 35.30	\$ 68.50	\$ 103.80
Palatka	\$ 96.96	\$ 73.75	\$ 170.71
Umatilla	\$ 55.14	\$ 92.53	\$ 147.67
Average of Public Utilities	\$ 62.81	\$ 94.61	\$ 157.42

It should be noted that when making comparisons for water and wastewater service, several factors have an effect on the level of rates and charges. Such factors may include:

1. Level of treatment required before the distribution of water to the ultimate customers;
2. Level of treatment and effluent disposal methods of wastewater service;
3. Anticipated capital improvement programs and capital financing methods;
4. Plant capacity utilization, age of facilities, and assistance in construction by federal or state grants, connection fees, developer contributions, etc.;
5. General Fund and/or administrative fee transfers made by other systems which may account for differences in the level of rates charged; and
6. Bond covenants and funding requirements of the rates.

For the neighboring utilities included in the rate comparisons, no analysis has been performed with consideration to the above-mentioned factors as they relate to the reported water and wastewater rates currently being charged.

Projected Reserve Funds

Although several other reserve funds may exist within the Utility enterprise, the primary reserve funds for the objectives in this Study are limited to the Unrestricted Utility Operating Fund and the R&R Fund. The Unrestricted Utility Operating Fund provides for the accumulation and expenditure of unrestricted earnings of the Utility and is generally considered as the backbone for financial stability. Although funds in the R&R may not be fully restricted, by definition such funds are generally limited to R&R expenditures. The R&R Fund is currently being funded at 5.0% of user rate revenues.

One key financial measure of the financial stability, health, and creditworthiness of a utility is the ability to maintain adequate levels of unrestricted funds. At a minimum, the operating fund should maintain three months of operating cash requirements, while 6 months is considered a strong and stable balance. Additionally, in circumstances where a new service is being introduced, the unrestricted reserves should be increased to provide for unanticipated events and startup capital resulting from the inefficiencies of startup. Pursuant to District goals, the target working capital balance equals a minimum of 6 months of operating expenses, while the R&R Fund is maintained targeting a minimum balance of \$500,000.

In addition to the Unrestricted Reserve Fund and the R&R Fund, one of the District's stated goals is to fund annually a Contingency/Capital Reserve Fund to further bolster financial strength, stability, and emergency preparedness. A transfer of 2.5% of the prior year's operating revenues has been included in the projections shown in **Table 6**. Additionally, Willdan recommends the District continue to transfer 1.0% of the prior year's operating revenues to a Rate Stabilization fund on an annual basis to help minimize rate shock associated with anticipated costs associated with the projected capital expenditures including a new wastewater treatment plant in the five-fiscal year period following the Projection Period.

The five-year projected fund balances for the Unrestricted Utility Operating Fund, the R&R Fund, the Contingency/Capital Reserve Fund, and the Rate Stabilization Fund are shown in **Table 9**.

Table 9. Unrestricted and Restricted Fund Balances - FY 2024 through FY 2028

Description	Proposed Rates 2024	Projected For Fiscal Year Ending September 30,			
		2025	2026	2027	2028
Unrestricted Reserves					
Operating Reserve					
Beginning Fund Balance	\$ 1,264,639	\$ 4,356,181	\$ 7,223,743	\$ 10,371,185	\$ 13,955,935
Annual Operating Surplus (Net of R&R Expenditures)	3,091,542	2,867,562	3,147,442	3,584,750	2,932,527
Ending Fund Balance	\$ 4,356,181	\$ 7,223,743	\$ 10,371,185	\$ 13,955,935	\$ 16,888,463
Restricted Reserves					
R&R Reserve					
Beginning Fund Balance	\$ 5,763,877	\$ 4,509,477	\$ 4,497,918	\$ 4,151,584	\$ 500,000
Transfer in from Operations	815,630	890,330	963,110	1,042,830	1,130,230
Subtotal	6,579,507	5,399,807	5,461,028	5,194,414	1,630,230
Less: R&R CIP Expenditures	2,070,030	901,889	1,309,444	4,694,414	1,130,230
Ending Fund Balance	\$ 4,509,477	\$ 4,497,918	\$ 4,151,584	\$ 500,000	\$ 500,000
Contingency/Capital Reserve Fund					
Beginning Fund Balance	\$ 18,535,004	\$ 2,382,754	\$ 2,827,814	\$ 3,309,274	\$ 3,830,594
Transfer in from Operations	397,750	445,060	481,460	521,320	565,020
Subtotal	18,932,754	2,827,814	3,309,274	3,830,594	4,395,614
Less: WWTP Expenditure	16,550,000	0	0	0	0
Ending Fund Balance	\$ 2,382,754	\$ 2,827,814	\$ 3,309,274	\$ 3,830,594	\$ 4,395,614
Rate Stabilization Fund					
Beginning Fund Balance	\$ 1,168,851	\$ 1,327,951	\$ 1,505,981	\$ 1,698,561	\$ 1,907,091
Transfer in from Operations	159,100	178,030	192,580	208,530	226,010
Ending Fund Balance	\$ 1,327,951	\$ 1,505,981	\$ 1,698,561	\$ 1,907,091	\$ 2,133,101
Total Restricted and Unrestricted Funds	\$ 12,576,363	\$ 16,055,456	\$ 19,530,604	\$ 20,193,620	\$ 23,917,178

Section 6 – Miscellaneous Charges

Introduction

A utility system provides a wide range of operating services that are generally categorized as either benefiting users system wide, or individually. System wide services include the operations, customer services, maintenance, repairs and refurbishment of facilities that are directly related to water delivery, including associated administration and billing, whereas, individual services consist of those activities directly benefiting an individual customer, such as application for services, meter installation, turn-offs, turn-ons, private fire protection, etc. This Report will focus on those services and costs associated with individual services, which are referred to as Miscellaneous Charges. It should be noted that impact fees for material utility expansion, capital improvements, or contributions, such as transmission line extensions, and similar items should not be confused with the miscellaneous cost recovery charges which are the subject of this Study.

Miscellaneous Charges can be further categorized as being associated with connection services, customer services, or certain extraordinary utility services (cost recovery mechanisms). Connection services, as the name implies, are associated with activities directly related to the interconnection of the customer's facilities to the Utility's facilities. Customer services relate to services requiring District personnel to review activities or make site visits for the purposes of identifying or resolving requests by customers. Extraordinary utility services consist of selected one time, temporary or special services that involve commodity or capacity related services of the Utility.

The primary purpose for these subcategories is for proper cost identification and allocation. Generally, a utility does not maintain separate cost records for each individual event as such activity would not be prudent or cost effective. For the purpose of costing standard activities for each event, costs are identified and accumulated based on allocation of average labor, equipment, and materials.

General

A variety of miscellaneous charges in the water utility industry include collection and delinquency charges, service turn-off and turn-on charges, various service application fees, line tapping charges, meter set charges, and jobbing and merchandise sales. When special charges are used, the District should coordinate these rates and charges with its customer service personnel. Procedures must be developed to ensure that the customer has advance warning about requests that will trigger a charge. Billing procedures must be in place to properly account for special charges. Customer service personnel must have all the necessary information available, so they can explain the intent and circumstances to which each charge applies. Information preparedness will minimize the perception that these charges are punitive and will enhance the District's effort to promote customer support.

Miscellaneous Charge Categories

For the purpose of this Report, the District's existing miscellaneous charges have been separated into four (4) primary categories:

- Preliminary Charges
- Service Charges
- Administrative Charges
- Other Miscellaneous Charges

This section of the Report addresses the existing charges in each category and makes recommendations for charging based on a variety of different factors. Additionally, this section also contains recommendations for new charges that do not exist under the current rate system.

Level of Effort and Cost Allocation Assumptions

Level of effort relates to the assignment of labor, skill levels, supplies, and equipment required, on average, for the completion of a particular activity/service. The costs for these levels of effort are determined based on the salaries and benefits, in accordance with general industry standards. Two approaches are used in the determination of Miscellaneous Charges. The first relates to the setting of standardized Miscellaneous Charges, whereas the second involves an estimate of actual cost.

Standardized Miscellaneous Charges are developed for services performed on a frequent basis where there is not a significant difference in the level of effort between activities performed for different customers (i.e., smaller meter connections, service turn-on, service turn-off, etc.) Other miscellaneous services, such as the setting of large meter sizes and specialized requests can vary materially among different customers. As such, applicable costs (both labor and materials) should be determined by the District on a case-by-case basis. It should be noted that for the purposes delineated herein, "larger meter sizes" shall consist of all those in excess of 5/8 inches.

The District's detailed operating budget, together with supplemental information, provided sufficient data for the development of the Miscellaneous Charges. Willdan's experience, the District's actual data, and general industry standards were utilized to analyze and develop average hourly labor rates, including an adjustment for benefits, overhead, and overtime where appropriate. Fuel costs were identified separately, and specifically related to the District. This was done on the basis that average service calls would include driving eight (8) miles to the location and eight (8) miles back from the location. The current IRS mileage rate was utilized at \$0.655 per mile. Major materials associated with selected activities, such as water meters, etc., should be individually accounted for in the determination of each Miscellaneous Charge as needed. The results of this analysis, summarized in **Table 10**, provide the basis for the assignment of these costs to the individual Miscellaneous Charges developed herein.

Table 10. Standard Unit Rates

Description		Cost	
Labor			
Professional Personnel	\$	75.00	per hour
Administrative Personnel	\$	35.00	per hour
Service Personnel	\$	35.00	per hour
Capital Equipment			
Truck Usage - Average Cost	\$	10.48	per trip
Truck (mpg & miles)	\$	0.655	per mile
Average Miles per trip		16.00	per trip
After Hours Call Out Private Vehicle Miles		35.05	per trip
Supplies			
Meter, 5/8" x 3/4"	\$	336.00	per unit
Meter Box and Appurtenances	\$	115.84	per unit
Meter Connections	\$	15.00	per unit

The standardized unit cost measurements developed above are utilized to estimate the aggregate cost associated with the provision of certain Miscellaneous Charges. It should be noted that such standardized costs are based upon information provided by the District, as well as industry averages pursuant to the number of hours and type of equipment utilized in the provision of each service and represent the District's average for each service. In addition, Willdan gathered information detailing additional component costs associated with materials used to perform each service. Since the types and costs of materials varied significantly depending upon the service performed, this Study utilizes the material cost information for each separate service. The development of the field/site related miscellaneous charges is detailed in the following sections.

Preliminary Charges

Existing Preliminary Charges

For the purpose of this Report, a Preliminary Charge is defined as a charge to account for costs incurred at the time of an initial connection. Such a charge would enable the District to assess individual customers at the time of connection. As identified in the District's current Uniform Service Policy, the District has four (4) charges in place that can be classified as Preliminary Charges. **Table 11** shows the existing costs for these charges, as taken from **Exhibit 13**.

Table 11. Existing Preliminary Charges

Description	Existing Charge	Charge Basis
Plan Review Charge	\$ 183.00 + Cost	per occurrence
Inspection Charge	\$ 125.00	per occurrence
Customer Deposit		
Residential Account	\$ 150.00	per account
Commercial Account ⁽¹⁾	Equivalent of 2.5 monthly statements based on the ERC Count	per account
Rental Account	\$ 150.00	per account
Meter Installation/Service Initiation Charge ⁽²⁾	\$ 568.00	per connection
Notes:		
(1) As calculated per ERC at time of connection. ERCs are calculated at time the service is requested and the commercial deposit is based on the initial ERC determination.		
(2) Based on a 5/8" meter - all commercial connections and larger meters will be "at cost" for supplies.		

Preliminary Charge Recommendations

Plan Review Charge

A Plan Review Charge is intended to assess users for the cost of extraordinary engineering service where substantial engineering design and study is required for new facilities. This is a common charge utilized by similarly situated utilities including Marion Utilities Inc., Rainbow Springs Utilities L.L.C, and Tradewinds Utilities, Inc., to name a few, which all charge customers a fee plus actual costs for this service.

Currently, the District charges \$183.00 plus actual costs for each review. However, Willdan proposes updating this to a \$320.00 base charge plus actual costs for the District's services, as shown on **Table 12** and on **Exhibit 13**. This recommendation is based on an itemized breakdown of the costs associated with conducting a plan review, and the assumption that the District may employ an outside consultant to conduct the engineering portion of the review. The buildup to this recommended amount is shown on **Exhibit 14**. The base charge estimates 0.5 hours of administrative personnel time, and 4.0 hours of professional personnel time, along with incidentals.

Inspection Charge

The Inspection Charge is a charge levied to defray the cost of administering and monitoring a new connection to the distribution system before service is required, irrigation inspections to determine compliance with Policy, and sewer lateral inspections. The first irrigation inspection and sewer lateral inspection is at no charge at the time the Developer transfers service to the first customer. The District currently charges \$125.00 per inspection. Willdan proposes updating this inspection fee to a \$30.00 base charge plus actual costs for the District's services based on 0.5 hours of administrative personnel time, and 16 miles of truck usage per inspection along with the professional service labor associated with monitoring and inspection related activities and the supplies being at cost. This recommended amount is shown on **Table 12**, as taken from **Exhibit 13**, with a detailed breakdown found on **Exhibit 14**.

Customer Deposit

A Customer Deposit is a down payment provided by individual customers in advance of service to support the intention of securing payment for service. The charge allows utilities to defray the risk of nonpayment for services rendered by requiring a deposit prior to the receipt of initial service so that other customers are not unduly burdened with bad debt charges. The District's current Uniform Service Policy states that "before rendering service, the District shall require a deposit or guarantee satisfactory to the District to secure the payment of bills", and states that "the amount of such deposit shall be calculated in accordance with the District's Adopted Rate Schedule. The District also reserves the right to waive deposits for different classes of customers from time to time." As shown on **Table 11**, the District assesses this charge for three classes of customers: Residential, Commercial, and Rental accounts. Residential and rental accounts are assessed a flat amount of \$150.00 for security deposits. Commercial customers are assessed the equivalent of 2.5 monthly statements based on the ERC count, where ERCs are calculated at the time service is requested and the commercial deposit is based on the initial ERC determination. Willdan is in agreement with the overall method used to calculate this charge, as it is consistent with industry standards. Further details are shown on **Exhibit 14**. Additionally, Willdan recommends that the District hold the deposit for each account until service is terminated.

Meter Installation/Initial Connection Charge

A Meter Installation/Initial Connection Charge is defined in the District's Uniform Service Policy as a charge assessed to customers for installation and service initiation at a location where service did not exist previously. The current charge for this service is \$568.00, as shown in **Table 11**. Willdan recommends that this charge be increased to \$645.00 based on the itemized service calculations seen in **Exhibit 14**, which includes estimates for 1.5 administrative personnel hours, 1.5 hours of service personnel time for the service initiation and installation, 16 miles of truck usage, and supplies including a meter, meter box, meter connection and miscellaneous materials, as applied against the standard unit rates found in **Table 10**. Supply charges were based on costs for 5/8" meters and may vary with large meter sizes or unique connection sites. The charge should be increased at cost if the cost of the materials exceeds the amount listed.

Recommendations

Recommendations for the Preliminary Charges can be found in **Table 12**, as summarized on **Exhibit 13** and detailed on **Exhibit 14**. The relevance of the recommended charges is demonstrated through industry standards and the Florida Administrative Code (F.A.C.). This reinforces the appropriateness of the recommendations for Preliminary Charges made herein.

Table 12. Preliminary Charge Recommendations

Description	Proposed Charge	Charge Basis
Plan Review Charge	\$ 320.00 + Cost	per occurrence
Inspection Charge	\$ 30.00 + Cost	per occurrence
Reinspection Charge	\$ 140.00	per occurrence
Customer Deposit		
Residential Account	\$ 150.00	per account
Commercial Account ⁽¹⁾	Equivalent of 2.5 monthly statements based on the ERC Count	per account
Rental Account	\$ 150.00	per account
Meter Installation/Service Initiation Charge ⁽²⁾	\$ 645.00	per connection
Notes:		
(1) As calculated per ERC at time of connection. ERCs are calculated at time the service is requested and the commercial deposit is based on the initial ERC determination.		
(2) Based on a 5/8" meter - all commercial connections and larger meters will be "at cost" for supplies.		

Service Charges

Existing Service Charges

For the purpose of this Report, a Service Charge is defined as a charge that the District assesses the customer for different types of service-related testing or interruptions in service that require some kind of action from the District. Currently the District has thirteen (13) charges in place that can be classified as Service Charges. These existing Service Charges along with their current fees are listed on the following page in **Table 13**.

Table 13. Existing Service Charges

Description	Existing Charge	Charge Basis
Normal Disconnection of Service	\$ 54.00	per occurrence
Normal Reconnection of Service	\$ 54.00	per occurrence
After Hours Normal Reconnection of Service	\$ 138.00	per occurrence
Violation Disconnection of Service	\$ 73.00	per occurrence
Violation Reconnection of Service	\$ 73.00	per occurrence
After Hours Violation Reconnection of Service	\$ 156.00	per occurrence
Premises Visit (in lieu of disconnecting)	\$ 48.00	per occurrence
Grease Trap Non-Compliance Reinspection Fee ⁽¹⁾	\$ 60.00 + Cost	per occurrence
Monthly Grease Trap Surcharge	\$ 5.00	per month
Meter Re-read / Leak Inspection Fee	\$ 48.00	per occurrence
Meter Accuracy Test Fee	\$ 121.00 + Cost	per occurrence
Meter Change-Out Fee	\$ 129.00 + Cost	per occurrence
Meter Tampering Fee	\$ 511.00	per occurrence
Data Logger	\$ 60.00	per occurrence
Notes:		
(1) The utility hires an external contractor to make services calls and passes on the full contractor fee for this service.		

Service Charge Recommendations

Normal Disconnection of Service

The Normal Disconnection of Service is defined in the District's current Uniform Service Policy as a charge levied for a customer-requested disconnection of service. Currently, the District charges customers \$54.00 for this service, as shown in **Table 13**. However, after a review of industry standards and actual costs to the District, Willdan recommends that the District increase this amount to \$65.00 per occurrence, as shown on **Table 14**. The itemized breakdown of this recommended charge includes 1 hour of administrative services, 0.5 hours of service personnel time, and 16 miles for truck usage along with incidentals, as applied against the standard unit rates seen in **Table 10**. A specific buildup of this charge is shown on **Exhibit 15**.

Normal Reconnection of Service

The Normal Reconnection of Service Charge is defined in the District's current Uniform Service Policy as a charge levied for transfer of service to a new customer account at a previously served location, or reconnection of service subsequent to a customer requested disconnection. Currently, the District charges customers \$54.00 for this service, as shown in **Table 13**. After reviewing industry standards and actual costs to the District, Willdan recommends that the District decrease this amount to \$50.00 per occurrence, as shown on **Table 14**, matching the level of the Normal Disconnection of Service. As with the disconnection charge and as shown on **Exhibit 15**, the itemized breakdown for the Normal

Reconnection of Service charge includes 0.5 hours of administrative services, 0.5 hours of service personnel time, and 16 miles for truck usage along with incidentals, as applied against the standard unit rates seen in **Table 10**.

After Hours Normal Reconnection of Service

As shown on **Table 13**, the District currently charges a customer \$138.00 for an After-Hours Reconnection of Service charge. Per the District's current Uniform Service Policy, this charge is defined as a premium above the Normal Reconnection of Service charge for the transfer of service to a new customer account at a previously served location, or reconnection of a service subsequent to a customer requested disconnection that occurs between 3:30 p.m. through 10:00 p.m. After 10:00 PM the service will be restored the following day.

Based on a review of the actual costs to the District, Willdan recommends increasing this charge to \$160.00 per occurrence, as shown on **Table 14**. The itemized breakdown of this recommended charge includes 0.5 hours of administrative services, 2 hours of service personnel time, 16 miles for truck usage, and 35.05 miles of private vehicle usage, along with incidentals, as applied against the standard unit rates seen in **Table 10**. A specific buildup of this charge is shown on **Exhibit 15**. The fee is calculated using the same basis as the Normal Reconnection of Service Charge but assumes an additional hour and a half of service personnel labor will be required to complete the immediate task of reconnection, as well as an increased hourly rate for service personnel of \$52.50 per hour.

Violation Disconnection of Service

The Violation Disconnection of Service is defined in the District's current Uniform Service Policy as a charge levied for disconnection of service for cause, including a delinquency in bill payment. Currently, the District charges customers \$73.00 for this service, as shown in **Table 13**. However, after a review of industry standards and actual costs to the District, Willdan recommends that the District decrease this amount slightly to \$65.00 per occurrence, as shown on **Table 14**. The itemized breakdown of this recommended charge includes 1 hour of administrative services, 0.5 hours of service personnel time, and 16 miles for truck usage along with incidentals, as applied against the standard unit rates seen in **Table 10**. A specific buildup of this charge is shown on **Exhibit 15**.

Violation Reconnection of Service

A Violation Reconnection of Service Charge is defined in the District's current Uniform Service Policy as a charge levied prior to reconnection of an existing customer after disconnection of service for cause, including a delinquency in bill payment. Currently, the District charges customers \$73.00 for this service, as shown in **Table 13**. However, after reviewing industry standards and actual costs to the District, Willdan recommends that the District decrease this amount slightly to \$65.00 per occurrence, as shown on **Table 14**. The increase in fee when compared to Normal Reconnection of Service is attributed to an additional level of administrative services required for customers warranting a disconnection in service, such as repeated warning notification of disconnections prior to actual disconnection. This recommended charge includes 1 hour of administrative services, 0.5 hours of service personnel labor, and 16 miles of truck usage charges along with incidentals. A specific itemization of this charge is presented on **Exhibit 15**.

After Hours Violation Reconnection of Service

As shown on **Table 13**, the District currently charges a customer \$156.00 for the After-Hours Violation Reconnection of Service Charge. This charge is defined as per the District's current Uniform Service Policy as a charge levied prior to reconnection of an existing customer after disconnection of service for cause, including a delinquency in bill payment that occurs 3:30 p.m. through 10:00 p.m. After 10:00 PM the service will be restored the following day.

Based on a review of the actual costs to the District, Willdan recommends increasing this charge to \$160.00 per occurrence, as shown on **Table 14**. The fee is calculated using the same basis as the Violation Reconnection of Service Charge but assumes an additional hour and a half of service personnel labor and an increased hourly rate for service personnel of \$17.50 per hour for a total hourly rate of \$52.50. The itemized breakdown of this recommended charge includes 0.5 hours of administrative services, 2 hours of service personnel time, 16 miles for truck usage, and 35.05 miles for private vehicle usage to get to the work truck, along with incidentals, as applied against the standard unit rates seen in **Table 10**. The specific buildup of this charge is shown on **Exhibit 15**.

Premises Visit (In Lieu of Disconnection)

According to the District's current Uniform Service Policy, this charge is levied when a service representative visits a premises for the purpose of discontinuing service for non-payment of a due and collectible bill but does not discontinue service because the customer makes payment arrangements with the District, and the customer service representative verifies arrangements with service personnel. Service personnel cannot accept payments in any form from customers. Currently, the District assesses a \$48.00 fee for this occurrence; however, Willdan would recommend a \$60.00 fee. This fee is calculated, as shown on **Exhibit 15**, based on the use of 0.75 hours of administrative personnel services, 0.5 hours of service personnel services, and 16 miles for truck usage along with incidentals, as applied against the standard unit rates seen in **Table 10**.

Grease Trap Non-Compliance Reinspection Fee

The District's current Uniform Service Policy requires all grease traps within the service area to be inspected at intervals to be determined by the District to ensure that the grease traps are not clogged or in need of cleaning. Currently, customers are charged an inspection fee of \$60.00 per inspection plus the actual cost for servicing or repairs for each grease trap except for locations where there is more than 1 grease trap in any 1 business establishment. If it is determined during the inspection that a grease trap needs cleaning or repairing the owner or lessee shall have 10 days to do the necessary cleaning or repair work. If the required cleaning or repair work is not completed within 10 days, the owner or lessee shall be subject to a penalty. All required cleaning or repair work shall be done by a company permitted to do such work by the county health department.

Based on analysis of the costs to the District for this service, Willdan recommends that this charge be increased to \$75.00 per inspection plus the actual cost for servicing. This base inspection fee assumes 0.5 hours of administrative personnel time, 1 hour of service personnel, and 16 miles for truck usage along with incidentals and postage, as applied against the standard unit rates seen in **Table 10**. Detailed information can be found on **Exhibit 15**.

Monthly Grease Trap Surcharge

In addition to the Reinspection fee described above, the District currently charges customers with grease traps a monthly amount of \$5.00 per month to cover the costs of regular service and inspections, as identified in the District's current Uniform Service Policy. Willdan recommends the District increase this fee to \$6.00. This can be seen on **Table 14**, as taken from **Exhibit 15**.

Meter Re-Read / Leak Inspection Fee

Water bill complaints that are not resolved by telephone may necessitate that a meter be reread or that the customer's service line be inspected for leaks. If the matter is not resolved to the customer's satisfaction, the meter may be removed and tested at the request of a customer. A fee is typically implemented to assess the customer for charges incurred when sending staff to a site at the request of a customer to reread the meter or perform a leak inspection, and no problem can be found. A fee may be charged when a customer requests a special meter reading or asks that a meter be reread though, in the opinion of the District, no reading is warranted. This charge not only enables the District to recover the cost of service, but also prevents customers from abusing the opportunity to dispute meter readings.

As identified in the District's current Uniform Service Policy, the District currently charges \$48.00 for this service but waives the charge if a problem is detected. Based on an analysis of District costs, Willdan recommends the District increase this fee to \$65.00. This fee is based on 0.5 hours of administrative personnel services, 1 hour of service personnel time, and 16 miles for truck usage along with incidentals. Details for this charge are shown on **Exhibit 15**. In addition to the recommended \$65.00 base charge, the following charge may apply: if a meter is removed and bench tested at the request of the customer and is found to be accurate, the District may impose a Meter Accuracy Test Fee, as described below.

Meter Accuracy Test Fee (Meter Bench Test)

A meter accuracy test occurs when a customer calls and requests that their water meter be tested for registering inaccurately as identified in the District's current Uniform Service Policy. Currently, the District charges customers \$121.00 plus the actual cost for the testing facility, mileage, materials and any service personnel's direct cost.

Based on a review of the actual costs to the District, the charge is designed to recover administrative and labor costs associated with the service call, while also covering the costs associated with meter replacement and testing services. The detailed cost buildup can be seen on **Exhibit 15**. In this situation, the meter must be removed, and a new meter must be installed while the old meter is taken in for testing. Industry standards and benchmarking show that results in this area are rarely in favor of the customer requesting the test; therefore, Willdan recommends that in situations where the customer is requesting an accuracy test for their meter, that the customer is assessed \$165.00 plus the actual cost for the testing facility, mileage to and from the testing facility, and materials and that payment be made before the services are rendered. If the results of the accuracy test determine that the meter is damaged or gives inaccurate readings, the customer would be reimbursed for these services.

Meter Change-Out Fee

According to the District's current Uniform Service Policy, a meter change-out fee is a charge assessed to existing customers when a customer requests to change the meter to a different size, but the District has

deemed the change unnecessary. The District currently charges \$129.00 plus the actual cost of the replacement meter, and materials, as shown on **Table 13**. Based on analysis of actual costs, Willdan recommends that the District update this charge to equal \$40.00 plus the actual cost of the replacement meter, materials, service personnel, and any additional costs incurred. The base fee of \$40.00 is based on 0.75 of an hour of administrative personnel services and 16 miles for truck usage along with incidentals. Details for this recommended charge are shown on **Exhibit 15**.

Meter Tampering Fee

According to the District's current Uniform Service Policy, Meter Tampering Fees are assessed to customers who are found to have made meter connections that are in violation of District policies or alter Utility services in any form. It is unlawful for anyone other than District personnel to make meter connections or any other form of alteration to standard Utility services. Charges are intended to recover the full restoration of standard service, account for unbilled water usage, and act as a deterrent for future violations. The District currently charges \$511.00 in addition to unbilled water usage for this fee. This charge is comprised of a \$350.00 penalty to discourage repeat tampering, 2 hours of professional personnel, 3 hours of service personnel time, and 16 miles of truck usage fees, along with incidentals. Further description of this charge is detailed on **Exhibit 15**. Willdan recommends that the District update this charge to equal \$645.00.

Data Logger

The District utilizes a data logger report to monitor water usage and determine periods of excessive water usage. These data loggers are utilized at a customer's request. Currently, the District charges customers \$60.00 which includes 0.5 hours of administrative personnel time, 1 hour of service personnel time, and 16 miles of truck usage fees, along with incidentals. Willdan recommends that the District update this charge to equal \$65.00 which includes 1 hour of administrative personnel time, 0.5 hours of service personnel time, and 16 miles of truck usage fees, along with incidentals. This charge is further detailed on **Exhibit 15**.

Recommendations

Table 14 displays the proposed Service Charges, as discussed herein. Charge recommendations for the existing and proposed charges can be found summarized on **Exhibit 13** and detailed on **Exhibit 15**.

Table 14. Service Charge Recommendations

Description	Proposed Charge	Charge Basis
Normal Disconnection of Service	\$ 65.00	per occurrence
Normal Reconnection of Service	\$ 50.00	per occurrence
After Hours Normal Reconnection of Service	\$ 160.00	per occurrence
Violation Disconnection of Service	\$ 65.00	per occurrence
Violation Reconnection of Service	\$ 65.00	per occurrence
After Hours Violation Reconnection of Service	\$ 160.00	per occurrence
Premises Visit (in lieu of disconnecting)	\$ 60.00	per occurrence
Grease Trap Non-Compliance Reinspection Fee ⁽¹⁾	\$ 75.00 + Cost	per occurrence
Monthly Grease Trap Surcharge	\$ 6.00	per month
Meter Re-read / Leak Inspection Fee	\$ 65.00	per occurrence
Meter Accuracy Test Fee	\$ 165.00 + Cost	per occurrence
Meter Change-Out Fee	\$ 40.00 + Cost	per occurrence
Meter Tampering Fee	\$ 645.00	per occurrence
Data Logger	\$ 65.00	per occurrence
Notes:		
(1) The utility hires an external contractor to make services calls and passes on the full contractor fee for this service.		

Administrative Charges

Existing Administrative Charges

For the purpose of this Report, an Administrative Charge is defined as a charge that the District assesses the customer for different types of services related to account transactions that require additional administrative efforts or in some cases cost the District additional monies. Currently, the District has three (3) charges in place that can be classified as Administrative Charges. The Administrative Charges currently in place include an Account Transfer Fee, Late Payment Charge, and Returned Check Charge. The current fees for these Existing Administrative Charges are listed in **Table 15**.

Table 15. Existing Administrative Charges

Description	Existing Charge	Charge Basis
Account Transfer Fee	\$ 25.00	per occurrence
Late Payment Charge ⁽¹⁾	\$ 30.00	per occurrence
Returned Check Fee ⁽²⁾		
Face Amount <= \$50	\$ 25.00	per occurrence
Face Amount > \$50 and <= \$300	\$ 30.00	per occurrence
Face Amount > \$300	\$ 40.00	per occurrence
Notes:		
(1) Greater of fixed fee or 1.5% of unpaid balance.		
(2) As per FL Statutes 832.07 and 832.08.		

Administrative Charge Recommendations

Account Transfer Fee

As identified in the District's current Uniform Service Policy, the Account Transfer Fee is a charge implemented to allow the District to recover costs of transferring customer information from one account to another. The District currently charges \$25.00 for this service; however, based on an analysis of actual costs, Willdan recommends the District increase this amount to \$55.00. This is based on 1.5 hours of administrative personnel services, as shown on **Exhibit 16**.

Late Payment Charge

The Late Payment Charge is a charge assessed to customers for delinquent bill payments. This charge is used as an incentive for prompt payment and recognizes the time value of money and other added costs. The District's current Uniform Service Policy addresses delinquent bills by stating that payment for bills is due when rendered, and if not paid by the due date indicated on the monthly billing statement, the bill is considered delinquent, and the Utility service reserves the right to issue a written notice, and after 5 days of the issuance of a written notice, discontinue service.

Currently the District assesses the greater amount of \$30.00 or 1.5% of the unpaid balance. Willdan is in agreement with the current charge and the recommended amount can be seen in **Table 16** and detailed on **Exhibit 16**.

Returned Check Charge

The Returned Check Charge is controlled by Florida Statutes 832.07 and 832.08, which describe this charge as a fixed fee dependent upon the face amount of the check. This fee occurs when a check is not honored by the customer's bank regardless of the reason. This charge reflects the added cost to the District for processing a returned check. The District currently implements this charge as per Florida Statutes according to the District's Uniform Service Policy. The charge is \$25.00 for a check returned with a face value of \$50.00 or less. For checks greater than \$50.00 but less than \$300.00 the charge is \$30.00. For

checks exceeding \$300.00 the charge is the greater amount of \$40.00 or 5% of the face value of the check. Since this is a Florida Statute driven charge, there is no recommendation for modifications to this charge. Further information regarding this charge can be found on **Exhibit 16**.

Recommendations

Charge recommendations for the existing Administrative Charges can be found in **Table 16**, as summarized on **Exhibit 13** and detailed on **Exhibit 16**.

Table 16. Administrative Charge Recommendations

Description	Proposed Charge	Charge Basis
Account Transfer Fee	\$ 55.00	per occurrence
Late Payment Charge ⁽¹⁾	\$ 30.00	per occurrence
Returned Check Fee ⁽²⁾		
Face Amount <= \$50	\$ 25.00	per occurrence
Face Amount > \$50 and <= \$300	\$ 30.00	per occurrence
Face Amount > \$300	\$ 40.00	per occurrence
Notes:		
(1) Greater of fixed fee or 1.5% of unpaid balance.		
(2) As per FL Statutes 832.07 and 832.08.		

Other Miscellaneous Charges

Existing Other Miscellaneous Charges

For the purpose of this Report, Other Miscellaneous Charges are defined as those charges that do not fall into previous categories but that are common charges assessed to customers within the utility industry as a mechanism of recovering costs associated with each charge. For this Report, charges related to recovery of capital costs associated with lines are not included in the scope of services, and thus have not been evaluated.

Currently the District has three (3) charges in place that can be classified as Other Miscellaneous Charges. Existing charges for these fees are shown in **Table 17** below.

Table 17. Existing Other Miscellaneous Charges

Description	Existing Charge	Charge Basis
Illegal Water Use (Fine plus actual usage)		
First Offense	\$ 511.00	per occurrence
Repeat Offense	\$ 2,000.00	per occurrence
Private Fire Protection Charge		
Stand-by fire flow/year - 2" Line	\$ 122.91	per line
Stand-by fire flow/year - 4" Line	\$ 384.08	per line
Stand-by fire flow/year - 6" Line	\$ 768.16	per line
Stand-by fire flow/year - 8" Line	\$ 1,229.06	per line
Stand-by fire flow/year - 10" Line	\$ 1,782.13	per line
Stand-by fire flow/year - 12" Line	\$ 2,445.82	per line
Consumption Charge per 1,000 gallons	\$ 2.84	per 1,000 gallons
AFPI ⁽¹⁾		
Water	\$ 1,576.00	per ERC
Wastewater	\$ 2,434.00	per ERC
Notes:		
(1) AFPI Charge is listed on a per ERC basis.		

Other Miscellaneous Charge Recommendations

Illegal Water Use

Illegal water use charges are charges levied to individuals found to be using water illegally and are intended as a punitive fee as identified in the District's current Uniform Service Policy. This charge is a base charge that does not include fees assessed to the customer for the actual water consumption. Currently, the District charges \$511.00 for a first offense of illegal water use, and a \$2,000.00 fee for repeat offenders. After the fine is assessed, users will also be charged for the consumption that occurred illegally on the regular rate and charge basis. Based on Willdan's analysis, an increase to the charge for a first offense of illegal water is recommended for a total fee of \$645.00. Willdan did not find any overriding standard to modify the charge for repeat offenders, and thus recommends keeping the charge at its current level. Details of these charges can be located on **Exhibit 17**.

Private Fire Protection Charge

Customers can rely on the public fire protection system for their fire protection needs at no additional cost. However, if a customer desires to have additional fire protection for their business, in the form of a sprinkler system or other fire suppression system relying on the public water supply, the Private Fire Protection Charge applies according to the District's current Uniform Service Policy. This is done so that the beneficiary of the private fire protection system is paying their fair share for the public water system support of their private fire protection/suppression system.

Although the District is not regulated by the Florida Public Service Commission (FPSC), it looks to FPSC Rule 25-30.465 as a basis for determining the Private Fire Protection Charge amount. FPSC Rule 25-30.465 states that the Private Fire Protection rate shall be charged as one twelfth (1/12) of the base facility charge annual fee.

Therefore, based on the proposed rates in this Report for FY 2024, and using one twelfth (1/12) of the proposed base facility charge annual fee and the proposed Block 2 usage rate, Willdan recommends that the District charge the following:

- Stand-by fire flow/year - 2" Line: Base charge of \$126.56 with a consumption charge of \$2.93 per 1,000 gallons of consumption.
- Stand-by fire flow/year - 4" Line: Base charge of \$395.50 with a consumption charge of \$2.93 per 1,000 gallons of consumption.
- Stand-by fire flow/year - 6" Line: Base charge of \$791.00 with a consumption charge of \$2.93 per 1,000 gallons of consumption.
- Stand-by fire flow/year - 8" Line: Base charge of \$1,265.60 with a consumption charge of \$2.93 per 1,000 gallons of consumption.
- Stand-by fire flow/year - 10" Line: Base charge of \$1,819.30 with a consumption charge of \$2.93 per 1,000 gallons of consumption.
- Stand-by fire flow/year - 12" Line: Base charge of \$2,531.20 with a consumption charge of \$2.93 per 1,000 gallons of consumption.

The charge of \$2.93 per 1,000 gallons of consumption is based on the proposed Block 2 usage rate as described in this Report. These charges are shown on **Exhibit 13**, while further detailed information regarding this charge can be found on **Exhibit 17**.

It is important to note that the Private Fire Protection Charges should be updated each year in accordance with any update that occurs to the potable water rates.

Allowance for Funds Prudently Invested (AFPI)

Chapter 25-30.434 of the Florida Administrative Code allows utilities to apply to the Florida Public Service Commission ("FPSC") to institute an AFPI charge, which is defined as a charge to future customers that enables a utility to earn a fair rate of return on prudently constructed plant held for future use by those customers. The calculation of this fee is typically done on an Equivalent Residential Connection (ERC) basis and establishes a recovery mechanism for the stranded costs associated with non-used and useful plant assets. Similarly, municipal utilities frequently utilize a comparable charge to AFPI called Accrued Guaranteed Revenue Fee ("AGRF"), which also reimburses the carrying costs of prudently constructed water and wastewater capacity with a recovery period of five (5) years.

As identified in the District's current Uniform Service Policy, the District has adopted a similar charge to that authorized by the FPSC and other municipal utilities, and currently charges a total charge of \$1,576.00 per water ERC and \$2,434.00 per wastewater ERC. The District's AFPI charge is designed as a hybrid charge, calculated using appropriate elements of both a standard AFPI charge and a standard AGRF. The District's charge was designed as a hybrid due to the nature and characteristics of this specific Utility. Historically, the District leased some of its facilities from a private owner while operating and providing utility service as a public entity. The District recently acquired the leased assets from the private owner.

Water AFPI Charge

The following Water AFPI charge recommendation is based on the prior lease and recent purchase of Water Treatment Plant No. 3 (WTP 3) and provides for a return on the capital in service. The annual rate of return used to calculate appropriate AFPI on the non-used and useful portion of the treatment facilities is 7.5%. In 2022, the District purchased WTP 3 for \$35,655,791. Based on discussions with District staff, the used and useful portion of the plant is approximately 40.0%. To determine a monthly payment to recover carrying costs based on the non-used and useful portion of the facilities, it is required that the non-used and useful portion of the plant value is broken down into a cost on a per outstanding ERC basis, and the charge is assessed over the capped industry standard 60-month average holding period with the charge compounding each month.

The District currently operates with a firm capacity of 6,048,000 gallons per day (Max day flow), and an equivalent level of service ("LOS") of 350 gallons per day. Using a peaking factor of 1.83, this means that the District's water system can service a total of 9,443 total ERCs, and the non-used and useful portion is equivalent to 5,666 ERCs. In order to determine the monthly cost per ERC, the monthly rate of return was applied to the value of the non-used and useful portion of the facilities (\$21,393,475.00) resulting in a required monthly payment totaling \$133,709.00, or \$23.60 per ERC. As discussed earlier, this charge is a compounded charge over 60 months; therefore, the recommended Water AFPI charge is rounded to be \$1,715.00 per ERC, as detailed on **Exhibit 17A**.

Wastewater AFPI Charge

The following wastewater AFPI charge recommendation is also calculated using a rate of return on the capital in service of 7.5%. This charge was calculated considering the facilities values including reclaimed water. As the new Wastewater Treatment Plant is currently being constructed, the actual and projected construction costs until completion are being used. The costs of the reclaimed water components are also included because while the reclaimed system is not currently, or will not be in the near term, available for use by most of the system customers, it is currently being used as a disposal source for the wastewater system and thus benefits all wastewater customers in that regard.

The annual rate of return was used to calculate appropriate AFPI on the non-used and useful portion of the treatment facilities. Based on a replacement cost new less depreciation analysis of the wastewater and reclaimed water systems, the total facility cost value is \$89,947,165.38 for the wastewater system based on construction cost estimates and the current construction costs. The used and useful portion is calculated at 50.0%. As with water AFPI, the non-used and useful portion of the plant value is broken down into a cost on a per outstanding ERC basis, and the charge is assessed over a 60-month period with the charge compounding each month.

The District currently operates with a firm plant capacity of 2,500,000 gallons per day (average daily flow), and an equivalent LOS of 250 gallons per day. As such, the District's wastewater system can service a total of 10,000 ERCs and the non-used and useful portion is equivalent to 5,000 ERCs. Applying the monthly rate of return to the value of the non-used and useful portion of the facilities results in a required monthly payment totaling \$281,085.00, or \$56.22 per. Compounding over 60 months, the charge for wastewater would be \$4,077.69 per ERC, which rounds to \$4,080.00 per ERC as detailed on **Exhibit 17B**.

Recommendations

Charge recommendations for the Other Miscellaneous Charges can be found below in **Table 18**, as summarized on **Exhibit 13** and detailed on **Exhibits 17, 17A, and 17B**.

Table 18. Existing Other Miscellaneous Charges

Description	Proposed Charge	Charge Basis
Illegal Water Use (Fine plus actual usage)		
First Offense	\$ 645.00	per occurrence
Repeat Offense	\$ 2,000.00	per occurrence
Private Fire Protection Charge		
Stand-by fire flow/year - 2" Line	\$ 126.56	per line
Stand-by fire flow/year - 4" Line	\$ 395.50	per line
Stand-by fire flow/year - 6" Line	\$ 791.00	per line
Stand-by fire flow/year - 8" Line	\$ 1,265.60	per line
Stand-by fire flow/year - 10" Line	\$ 1,819.30	per line
Stand-by fire flow/year - 12" Line	\$ 2,531.20	per line
Consumption Charge per 1,000 gallons	\$ 2.93	per 1,000 gallons
AFPI ⁽¹⁾		
Water	\$ 1,715.00	per ERC
Wastewater	\$ 4,080.00	per ERC
Notes:		
(1) AFPI Charge is listed on a per ERC basis.		

Miscellaneous Charge Findings, Conclusions, and Recommendations

General

The District has a rather comprehensive list of miscellaneous service charges. Based on our review of the District's data, PSC rulings, Florida Statutes, Industry Standards, and actual costs to the District, it is recommended that the District consider modifying many of its existing miscellaneous charges. **Exhibit 13** provides the recommended changes to the District's current schedule of rates and charges.

Findings and Conclusions

During the course of the Study, it was observed that:

1. The District currently has a comprehensive list of miscellaneous charges;
2. Many of the existing miscellaneous charges need to be updated; and
3. The existing and proposed updated miscellaneous charges are reasonable.

Recommendations

Based upon the reviews, analyses and assumptions developed and discussed throughout the Report, and the resulting conclusions provided above, it is respectfully recommended that the District:

1. Adopt the miscellaneous charges proposed herein, as shown on **Exhibit 13**, with an effective date of October 1, 2023; and
2. Adopt provisions for a comprehensive review of the miscellaneous charges every five (5) years, or whenever significant changes occur in costs, utility regulations, technical aspects, or the method of delivery of utility services.

Section 7 – Findings, Conclusions, and Recommendations

General

In the development of the proposed user rates and charges, certain historical reviews and analyses have been performed, together with the application of assumptions based on prudent financial, operational and ratemaking relationships. The cost criteria and customer usage characteristics associated with general ratemaking procedures are representative of averages and are not intended as indicators of any individual customer.

In the preparation of the rate study, certain assumptions have been made with respect to conditions that may occur in the future. While it is believed that these assumptions are reasonable for the purpose of this study, they are dependent upon future events and actual conditions may differ from those assumed. In addition, the study has used and relied upon certain information that was provided by other parties not associated with Willdan. Such information includes, among other things, the District's audited financial statements, annual operating budgets, periodic reports, and other information and data provided by the District, its independent auditors, and other sources. While the sources are believed to be reliable, there has been no independent verification of the information and no assurances are offered with respect thereto. To the extent that future conditions differ from those assumed herein or provided by others, the actual results may vary from those projected.

Findings and Conclusions

As previously addressed, the purpose of this study is to provide a review of the District's existing utility rates to determine if rate adjustments are necessary to meet the budgeted and/or projected financial needs in future years. This Report is the result of the collaborative efforts of representatives from both the District and Willdan. The District staff was diligent and cooperative in their efforts to ensure the availability and quality of source data on financial and operating matters. Based on the reviews, analyses and assumptions discussed herein, it is concluded that:

1. The proposed user rates and charges are anticipated to generate sufficient revenues to meet the revenue requirements of the system based upon the projected expenditures, transfers, customers and billable flows estimated for the Test Year. The proposed rates are based on an assumed implementation date of October 1, 2023 (i.e., the beginning of Fiscal Year 2024). To the extent that the implementation date is postponed, additional rate adjustments and/or appropriations from existing reserves may be necessary.
2. The estimated revenues and resulting rate adjustments for the remaining years of the Projection Period beyond the Test Year are developed based on the customer growth assumptions generated from the historical analyses. If the customer growth projections are not realized, additional rate adjustments may be necessary.
3. Customer account growth for the water, wastewater, and reclaimed water systems is projected based on historical customer account data as provided by the District as well as discussions with the District staff regarding developer activity and anticipated construction. The customer information indicates that the District system has experienced continued new growth during

recent years. As such, for the purpose of the analyses developed herein, it is assumed that growth will continue at levels consistent with recent historical trends.

4. The projection of billable water, wastewater, and reclaimed water flows are based on historical trends with regard to the average flow per user for each customer class. The average water, wastewater, and reclaimed water flows per account are developed from historical customer data and are assumed to remain relatively constant for the Projection Period. The historical billing data provided by the District was utilized to identify the average flow statistics for system customers. For the analyses developed herein, it is assumed that the average usage statistics for the Projection Period will be consistent with recent historical average usage levels as realized in recent years, or as otherwise assumed based on discussions with staff. Applying the estimated average usage statistics, it is assumed that the water and wastewater sales will increase with the estimated growth in customers. However, it is important to note that annual variations in rainfall and other climatological factors may influence the level of future water demands and the accompanying billable wastewater flows for the District.
5. The economic conditions affecting the nation in recent years have had a significant impact on housing markets throughout the southeast region. Changes in the market for new housing have a direct impact on the customer growth of utility systems providing service within those markets. The continued economic changes make it increasingly difficult to forecast financial expectations, both in the short run and particularly over a 5-year Projection Period as developed in this Report. As such, it would be prudent management practice to readdress the analyses developed herein on an annual basis in order to determine if the major assumptions and projections should be revised.
6. Future capital improvement projects are assumed to occur as reported by the District in its capital improvement program (CIP) and shown on **Exhibit 18**. To the extent that the timing and or cost of such projects may change from that estimated herein, the resulting impact on future rates and charges may vary from those indicated herein.
7. The rate structure changes proposed herein are primarily for purposes of equity and consistency with industry standards and to promote resource conservation, not necessarily for additional revenue generation.

Recommendations

Based upon the reviews, analyses and assumptions developed and discussed throughout the Report, generally accepted principles of ratemaking, requirements of Florida Statutes, and consideration of community standards, it is recommended that the District:

1. Adopt the proposed rate structure modifications and rates for FY 2024 shown in **Table 7**, as developed in **Section 5** of this Report, effective as of October 1, 2023;
2. Adopt the proposed updated water, wastewater, and reclaimed water miscellaneous charges, shown on **Exhibit 13**, as developed in **Section 6** of this Report, effective as of October 1, 2023;

3. Adopt the proposed schedule of annual rate adjustments for fiscal years 2025 through 2028 of 3.0% for water and 4.0% for wastewater;
4. Continue contributing 5.0% of the prior year's rate revenue for R&R, 2.5% of the prior year's rate revenue to the Contingency/Capital Reserve Fund, and 1.0% of the prior year's rate revenue to the Rate Stabilization fund;
5. Perform a water, wastewater, and reclaimed water revenue sufficiency evaluation on an annual basis; and
6. Adopt provisions for a comprehensive review of the water, wastewater, and reclaimed water rate structure and rates every 5 years, or whenever significant changes occur in costs, debt service, utility regulations, technical aspects, customer demand characteristics, or the method of delivery of utility services.

Exhibits

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 1

Line	Description	Budgeted 2024	Adjustment ⁽¹⁾	Adjusted
<u>OPERATING EXPENSES</u>				
ADMINISTRATIVE:				
1	Supervisors Fees	\$ 6,489	\$ 0	\$ 6,489
2	FICA Taxes	0	0	0
3	Engineering	150,000	0	150,000
4	Arbitrage	1,400	0	1,400
5	Attorney	75,000	0	75,000
6	Dissemination Agent	3,974	0	3,974
7	Annual Audit	15,000	0	15,000
8	Trustee Fees	14,250	0	14,250
9	Manager	102,402	0	102,402
10	Computer Time	1,136	0	1,136
11	Telephone	0	0	0
12	Postage	3,150	0	3,150
13	Printing & Binding	2,310	0	2,310
14	Insurance - Liability	37,942	0	37,942
15	Legal Advertising	3,150	0	3,150
16	Other Current Charges	20,000	0	20,000
17	Office Supplies	3,000	0	3,000
18	Dues, Licenses & Subscriptions	175	0	175
19	Subtotal	\$ 439,378	\$ 0	\$ 439,378
PERSONNEL:				
20	Salaries & Wages	\$ 2,078,119	\$ 0	\$ 2,078,119
21	Other Salaries & Wages	14,900	0	14,900
22	Unemployment Compensation	3,500	0	3,500
23	Payroll Taxes	130,000	0	130,000
24	Pension Contributions	15,000	0	15,000
25	Other Personnel Cost	62,000	0	62,000
26	Education/Training	25,000	0	25,000
27	Uniforms	26,000	0	26,000
28	Workers Compensation	35,000	0	35,000
29	Health Insurance	620,000	0	620,000
30	Subtotal	\$ 3,009,519	\$ 0	\$ 3,009,519
OFFICE OVERHEAD:				
31	Communications	\$ 80,000	\$ 0	\$ 80,000
32	Administrative Costs	79,471	0	79,471
33	Information Tech./Maintenance	200,724	0	200,724
34	Postage (utility billing)	75,000	0	75,000
35	Rentals & Leases	17,000	0	17,000
36	Insurance - Property, Plant & Equipment	250,000	0	250,000
37	Property Taxes	0	0	0
38	Operating Supplies	55,000	0	55,000
39	Subtotal	\$ 757,195	\$ 0	\$ 757,195

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 1

Line	Description	Budgeted 2024	Adjustment ⁽¹⁾	Adjusted
PLANT AND FIELD OPERATIONS:				
40	Electricity	\$ 607,000	\$ 0	\$ 607,000
41	Office Rental	90,264	0	90,264
42	Vehicle Repairs	35,000	0	35,000
43	Plant and Mechanical Repair	130,000	0	130,000
44	Generators Service Agreement	95,000	0	95,000
45	Fuel Expense	70,000	0	70,000
46	Repairs - Distribution/Collection	180,000	0	180,000
47	Mowing/Grounds Maintenance	40,000	0	40,000
48	Chemicals and supplies	475,000	0	475,000
49	Laboratory and Testing	80,000	0	80,000
50	Sludge hauling	350,000	0	350,000
51	Non-recurring expense/Contingency	45,000	0	45,000
52	Misc., Sm. Tools & Equipment	18,000	0	18,000
53	Biosolids Disposal	66,620	0	66,620
54	Dues, Licenses & Subs.	10,000	0	10,000
55	Refuse	18,000	0	18,000
56	Safety	10,000	0	10,000
57	2022 SWFWMD/BLCCDD CFI Program	75,000	(75,000)	0
58	2023 SWFWMD/BLCCDD CFI Program (2)	165,850	0	165,850
59	Turf Replacement Program	75,000	0	75,000
60	Subtotal	\$ 2,635,734	\$ (75,000)	\$ 2,560,734
61	TOTAL O&M	\$ 6,841,826	\$ (75,000)	\$ 6,766,826
NON-OPERATING				
Debt Service:				
62	Series 2011 Interest - 3/1	\$ 0	\$ 0	\$ 0
63	Series 2011 Interest - 9/1	0	0	0
64	Series 2011 Principal - 9/1	0	0	0
65	Series 2022B Interest - 3/1	3,404,887	0	3,404,887
66	Series 2022B Interest - 9/1	3,404,887	0	3,404,887
67	Indigo East Series 2022A Interest - 3/1	615,525	0	615,525
68	Indigo East Series 2022A Interest - 9/1	615,525	0	615,525
69	Indigo East Series 2022A Principal - 9/1	940,000	0	940,000
70	Subtotal	\$ 8,980,824	\$ 0	\$ 8,980,824
Other Expenditures & Transfers:				
71	Meter Installations	\$ 194,791	\$ 0	\$ 194,791
72	Renewal & Replacement (5% Revenues)	1,468,332	(652,708)	815,625
73	Capital from Rates	0	2,070,032	2,070,032
74	Capital Reserve Fund Transfer (2.5% of Rev)	0	397,748	397,748
75	Rate Stabilization Fund Transfer (1% of Rev)	0	159,099	159,099
76	Other	0	0	0
77	Other	0	0	0
78	Total Other Expenditures	\$ 1,663,123	\$ 1,974,171	\$ 3,637,294
79	TOTAL NON-OPERATING	\$ 10,643,947	\$ 1,974,171	\$ 12,618,118
80	TOTAL EXPENDITURES	\$ 17,485,773	\$ 1,899,171	\$ 19,384,944

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 1

Line	Description	Budgeted 2024	Adjustment ⁽¹⁾	Adjusted
<u>REVENUES</u>				
81	Water and Sewer Revenues	\$ 13,394,743	\$ (13,394,743)	\$ 0
82	Conservation	2,097,182	(2,097,182)	0
83	Miscellaneous Revenues	65,000	0	65,000
84	Interest Income	5,000	0	5,000
85	SWFWMD / BLCCDD CFI Program	165,850	0	165,850
86	AFPI Charges	3,291,213	76,292	3,367,505
87	Meter Installations	332,475	0	332,475
88	Subtotal	\$ 19,351,463	\$ (15,415,633)	\$ 3,935,830
89	Total Other Revenues	\$ 19,351,463	\$ (15,415,633)	\$ 3,935,830
<u>NET REVENUE REQUIREMENT</u>				
Revenues Needed From User Rates:				
90	O&M Expenses	\$ 6,841,826	\$ (75,000)	\$ 6,766,826
91	Non-Operating Expenses	10,643,947	1,974,171	12,618,118
92	Subtotal	\$ 17,485,773	\$ 1,899,171	\$ 19,384,944
93	Less System Revenues	(19,351,463)	15,415,633	(3,935,830)
94	NET REVENUE REQUIREMENT	\$ (1,865,690)	\$ 17,314,804	\$ 15,449,114

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 2

Line	Description	Adjusted 2024	Cost Allocator	Allocation %			Allocation \$		
				Water	Wastewater	Reclaimed	Water	Wastewater	Reclaimed
OPERATING EXPENSES									
ADMINISTRATIVE:									
1	Supervisors Fees	\$ 6,489	Customer	51.50%	48.40%	0.10%	\$ 3,341	\$ 3,141	\$ 6
2	FICA Taxes	0	Customer	51.50%	48.40%	0.10%	0	0	0
3	Engineering	150,000	Customer	51.50%	48.40%	0.10%	77,250	72,600	150
4	Arbitrage	1,400	Customer	51.50%	48.40%	0.10%	721	678	1
5	Attorney	75,000	Customer	51.50%	48.40%	0.10%	38,625	36,300	75
6	Dissemination Agent	3,974	Customer	51.50%	48.40%	0.10%	2,047	1,923	4
7	Annual Audit	15,000	W&S	50.00%	50.00%	0.00%	7,500	7,500	0
8	Trustee Fees	14,250	Customer	51.50%	48.40%	0.10%	7,338	6,897	14
9	Manager	102,402	Customer	51.50%	48.40%	0.10%	52,737	49,563	102
10	Computer Time	1,136	Customer	51.50%	48.40%	0.10%	585	550	1
11	Telephone	0	Customer	51.50%	48.40%	0.10%	0	0	0
12	Postage	3,150	Customer	51.50%	48.40%	0.10%	1,621	1,525	3
13	Printing & Binding	2,310	Customer	51.50%	48.40%	0.10%	1,190	1,118	2
14	Insurance - Liability	37,942	W&S	50.00%	50.00%	0.00%	18,971	18,971	0
15	Legal Advertising	3,150	Customer	51.50%	48.40%	0.10%	1,621	1,525	3
16	Other Current Charges	20,000	Customer	51.50%	48.40%	0.10%	10,300	9,680	20
17	Office Supplies	3,000	Customer	51.50%	48.40%	0.10%	1,545	1,452	3
18	Dues, Licenses & Subscriptions	175	Customer	51.50%	48.40%	0.10%	89	85	0
19	Subtotal	\$ 439,378					\$ 225,481	\$ 213,508	\$ 384
PERSONNEL:									
20	Salaries & Wages	\$ 2,078,119	Personnel	46.94%	48.37%	4.69%	\$ 975,460	\$ 1,005,254	\$ 97,405
21	Other Salaries & Wages	14,900	Personnel	46.94%	48.37%	4.69%	6,994	7,208	698
22	Unemployment Compensation	3,500	Personnel	46.94%	48.37%	4.69%	1,643	1,693	164
23	Payroll Taxes	130,000	Personnel	46.94%	48.37%	4.69%	61,022	62,885	6,093
24	Pension Contributions	15,000	Personnel	46.94%	48.37%	4.69%	7,041	7,256	703
25	Other Personnel Cost	62,000	Personnel	46.94%	48.37%	4.69%	29,103	29,991	2,906
26	Education/Training	25,000	Personnel	46.94%	48.37%	4.69%	11,735	12,093	1,172
27	Uniforms	26,000	Personnel	46.94%	48.37%	4.69%	12,204	12,577	1,219
28	Workers Compensation	35,000	Personnel	46.94%	48.37%	4.69%	16,428	16,931	1,641
29	Health Insurance	620,000	Personnel	46.94%	48.37%	4.69%	291,026	299,914	29,060
30	Subtotal	\$ 3,009,519					\$ 1,412,656	\$ 1,455,802	\$ 141,061
OFFICE OVERHEAD:									
31	Communications	\$ 80,000	Personnel	46.94%	48.37%	4.69%	\$ 37,552	\$ 38,699	\$ 3,750
32	Administrative Costs	79,471	W&S	50.00%	50.00%	0.00%	39,735	39,736	0
33	Information Tech./Maintenance	200,724	Expense	43.67%	56.33%	0.00%	87,664	113,060	0
34	Postage (utility billing)	75,000	Customer	51.50%	48.40%	0.10%	38,625	36,300	75
35	Rentals & Leases	17,000	Expense	43.67%	56.33%	0.00%	7,425	9,575	0
36	Insurance - Property, Plant & Equipment	250,000	Insurance	32.03%	67.97%	0.00%	80,075	169,925	0
37	Property Taxes	0	Water	100.00%	0.00%	0.00%	0	0	0
38	Operating Supplies	55,000	Expense	43.67%	56.33%	0.00%	24,021	30,979	0
39	Subtotal	\$ 757,195					\$ 315,097	\$ 438,274	\$ 3,825

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 2

Line	Description	Adjusted 2024	Cost Allocator	Allocation %			Allocation \$		
				Water	Wastewater	Reclaimed	Water	Wastewater	Reclaimed
PLANT AND FIELD OPERATIONS:									
40	Electricity	\$ 607,000	Electricity	48.95%	49.00%	2.05%	\$ 297,102	\$ 297,427	\$ 12,471
41	Office Rental	90,264	Expense	43.67%	56.33%	0.00%	39,422	50,842	0
42	Vehicle Repairs	35,000	Customer	51.50%	48.40%	0.10%	18,025	16,940	35
43	Plant and Mechanical Repair	130,000	W&S	50.00%	50.00%	0.00%	65,000	65,000	0
44	Generators Service Agreement	95,000	Generator	28.46%	71.54%	0.00%	27,038	67,962	0
45	Fuel Expense	70,000	Fuel	19.03%	80.97%	0.00%	13,319	56,681	0
46	Repairs - Distribution/Collection	180,000	Customer	51.50%	48.40%	0.10%	92,700	87,120	180
47	Mowing/Grounds Maintenance	40,000	W&S	50.00%	50.00%	0.00%	20,000	20,000	0
48	Chemicals and supplies	475,000	Chemicals	15.00%	85.00%	0.00%	71,250	403,750	0
49	Laboratory and Testing	80,000	Lab	10.00%	90.00%	0.00%	8,000	72,000	0
50	Sludge hauling	350,000	Wastewater	0.00%	100.00%	0.00%	0	350,000	0
51	Non-recurring expense/Contingency	45,000	Expense	43.67%	56.33%	0.00%	19,653	25,347	0
52	Misc., Sm. Tools & Equipment	18,000	Expense	43.67%	56.33%	0.00%	7,861	10,139	0
53	Biosolids Disposal	66,620	Wastewater	0.00%	100.00%	0.00%	0	66,620	0
54	Dues, Licenses & Subs.	10,000	Dues	75.25%	24.75%	0.00%	7,525	2,475	0
55	Refuse	18,000	Fuel	19.03%	80.97%	0.00%	3,425	14,575	0
56	Safety	10,000	Personnel	46.94%	48.37%	4.69%	4,694	4,837	469
57	2022 SWFWMD/BLCCDD CFI Program	0	Water	100.00%	0.00%	0.00%	0	0	0
58	2023 SWFWMD/BLCCDD CFI Program (2)	165,850	Water	100.00%	0.00%	0.00%	165,850	0	0
59	Turf Replacement Program	75,000	Water	100.00%	0.00%	0.00%	75,000	0	0
60	Subtotal	\$ 2,560,734					\$ 935,864	\$ 1,611,715	\$ 13,155
61	TOTAL O&M	\$ 6,766,826					\$ 2,889,098	\$ 3,719,299	\$ 158,425
62	O&M Allocation						42.70%	54.96%	2.34%
NON-OPERATING									
Debt Service:									
63	Series 2022A Bonds	\$ 2,171,050	Existing	46.50%	50.10%	3.40%	\$ 1,009,538	\$ 1,087,696	\$ 73,816
64	Series 2022B Bonds	6,809,774	Existing	29.73%	66.61%	3.66%	2,024,221	4,536,069	249,484
65	Future Debt	0	Existing	46.50%	50.10%	3.40%	0	0	0
66	Other	0	Existing	46.50%	50.10%	3.40%	0	0	0
67	Other	0	Existing	46.50%	50.10%	3.40%	0	0	0
68	Subtotal	\$ 8,980,824					\$ 3,033,759	\$ 5,623,765	\$ 323,300
Other Expenditures & Transfers:									
69	Meter Installations	\$ 194,791	Water	100.00%	0.00%	0.00%	\$ 194,791	\$ 0	\$ 0
70	Renewal & Replacement (5% Revenues)	815,625	Revenues	50.25%	48.79%	0.96%	409,816	397,975	7,834
71	Capital from Rates	2,070,032	CIP	33.83%	59.10%	7.07%	700,369	1,223,350	146,312
72	Capital Reserve Fund Transfer (2.5% of Rev)	397,748	Revenues	50.25%	48.79%	0.96%	199,851	194,076	3,820
73	Rate Stabilization Fund Transfer (1% of Rev)	159,099	Revenues	50.25%	48.79%	0.96%	79,940	77,631	1,528
74	Other	0	W&S	50.00%	50.00%	0.00%	0	0	0
75	Other	0	W&S	50.00%	50.00%	0.00%	0	0	0
76	Total Other Expenditures	\$ 3,637,294					\$ 1,584,767	\$ 1,893,032	\$ 159,494
77	TOTAL NON-OPERATING	\$ 12,618,118					\$ 4,618,526	\$ 7,516,797	\$ 482,794
78	TOTAL EXPENDITURES	\$ 19,384,944					\$ 7,507,624	\$ 11,236,096	\$ 641,219

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CURRENT BUDGET & APPLICABLE ANALYSIS ADJUSTMENTS
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 2

Line	Description	Adjusted 2024	Cost Allocator	Allocation %			Allocation \$		
				Water	Wastewater	Reclaimed	Water	Wastewater	Reclaimed
<u>REVENUES</u>									
79	Water and Sewer Revenues	\$ 0	W/S/R	50.00%	49.50%	0.50%	\$ 0	\$ 0	\$ 0
80	Conservation	0	W/S/R	50.00%	49.50%	0.50%	0	0	0
81	Miscellaneous Revenues	65,000	W&S	50.00%	50.00%	0.00%	32,500	32,500	0
82	Interest Income	5,000	Customer	51.50%	48.40%	0.10%	2,575	2,420	5
83	SWFWMD / BLCCDD CFI Program	165,850	Water	100.00%	0.00%	0.00%	165,849	0	0
84	AFPI Charges	3,367,505	Revenues	33.97%	66.03%	0.00%	1,143,905	2,223,600	0
85	Meter Installations	332,475	Customer	51.50%	48.40%	0.10%	171,225	160,918	332
86	Subtotal	\$ 3,935,830					\$ 1,516,054	\$ 2,419,438	\$ 337
<u>NET REVENUE REQUIREMENT</u>									
Revenues Needed From User Rates:									
87	O&M Expenses	\$ 6,766,826					\$ 2,889,098	\$ 3,719,299	\$ 158,425
88	Non-Operating Expenses	12,618,118					4,618,526	7,516,797	482,794
89	Subtotal	\$ 19,384,944					\$ 7,507,624	\$ 11,236,096	\$ 641,219
90	Less System Revenues	(3,935,830)					(1,516,054)	(2,419,438)	(337)
91	NET REVENUE REQUIREMENT	\$ 15,449,114					\$ 5,991,570	\$ 8,816,658	\$ 640,882
<u>ALLOCATION REFERENCES</u>									
92	System Specific Allocator - Water		Water	100.000%	0.000%	0.000%			
93	System Specific Allocator - Wastewater		Wastewater	0.000%	100.000%	0.000%			
94	System Specific Allocator - Reclaimed		Reclaimed	0.000%	0.000%	100.000%			
95	Customer Allocator		Customer	51.500%	48.400%	0.100%			
96	Water & Sewer		W&S	50.000%	50.000%	0.000%			
97	Water and Sewer Personnel		Personnel	46.940%	48.373%	4.687%			
98	Water and Sewer Electricity Bill		Electricity	48.946%	48.999%	2.055%			
99	Operating Expenses		Expense	43.674%	56.326%	0.000%			
100	Water and Sewer Chemicals		Chemicals	15.000%	85.000%	0.000%			
101	Water and Sewer Lab Fees		Lab	10.000%	90.000%	0.000%			
102	Water and Sewer Generator Service Agreements		Generator	28.461%	71.539%	0.000%			
103	Water and Sewer Insurance		Insurance	32.030%	67.970%	0.000%			
104	Dues, Licenses, and Subscriptions		Dues	75.251%	24.749%	0.000%			
105	Fuel Expense Allocation		Fuel	19.027%	80.973%	0.000%			
106	Total O&M Allocator		O&M	42.695%	54.964%	2.341%	\$ 2,889,098	\$ 3,719,299	\$ 158,425
107	Debt Allocator 1		Existing	46.500%	50.100%	3.400%			
108	CIP		CIP	33.517%	65.849%	0.634%			
109	Capital Reserve Fund Transfer		Revenues	50.246%	48.794%	0.960%			
110	Combined Expenditure Allocator		Total Exp	38.729%	57.963%	3.308%			

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WATER SYSTEM

EXHIBIT 3

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
<u>OPERATING EXPENSES</u>								
ADMINISTRATIVE:								
1	Supervisors Fees	\$ 3,341	Labor	\$ 3,340	\$ 3,670	\$ 4,040	\$ 4,440	\$ 4,880
2	FICA Taxes	0	Labor	0	0	0	0	0
3	Engineering	77,250	Labor	77,250	84,980	93,480	102,830	113,110
4	Arbitrage	721	Labor	720	790	870	960	1,060
5	Attorney	38,625	Labor	38,630	42,490	46,740	51,410	56,550
6	Dissemination Agent	2,047	Labor	2,050	2,260	2,490	2,740	3,010
7	Annual Audit	7,500	Labor	7,500	8,250	9,080	9,990	10,990
8	Trustee Fees	7,338	Labor	7,340	8,070	8,880	9,770	10,750
9	Manager	52,737	Labor	52,740	58,010	63,810	70,190	77,210
10	Computer Time	585	Labor	590	650	720	790	870
11	Telephone	0	Customer	0	0	0	0	0
12	Postage	1,621	Customer	1,620	1,680	1,750	1,820	1,890
13	Printing & Binding	1,190	Customer	1,190	1,240	1,290	1,340	1,400
14	Insurance - Liability	18,971	Inflation	18,970	19,920	20,920	21,650	22,410
15	Legal Advertising	1,621	Inflation	1,620	1,700	1,790	1,850	1,910
16	Other Current Charges	10,300	Inflation	10,300	10,820	11,360	11,760	12,170
17	Office Supplies	1,545	Supplies	1,550	1,630	1,710	1,770	1,830
18	Dues, Licenses & Subscriptions	89	Constant	90	90	90	90	90
19	Subtotal	\$ 225,481		\$ 225,500	\$ 246,250	\$ 269,020	\$ 293,400	\$ 320,130
PERSONNEL:								
20	Salaries & Wages	\$ 975,460	Labor	\$ 975,460	\$ 1,118,010	\$ 1,229,810	\$ 1,352,790	\$ 1,488,070
21	Other Salaries & Wages	6,994	Labor	6,990	7,690	8,460	9,310	10,240
22	Unemployment Compensation	1,643	Labor	1,640	1,800	1,980	2,180	2,400
23	Payroll Taxes	61,022	Labor	61,020	67,120	73,830	81,210	89,330
24	Pension Contributions	7,041	Labor	7,040	7,740	8,510	9,360	10,300
25	Other Personnel Cost	29,103	Labor	29,100	32,010	35,210	38,730	42,600
26	Education/Training	11,735	Labor	11,740	12,910	14,200	15,620	17,180
27	Uniforms	12,204	Labor	12,200	13,420	14,760	16,240	17,860
28	Workers Compensation	16,428	Labor	16,430	18,070	19,880	21,870	24,060
29	Health Insurance	291,026	Labor	291,030	320,130	352,140	387,350	426,090
30	Subtotal	\$ 1,412,656		\$ 1,412,650	\$ 1,598,900	\$ 1,758,780	\$ 1,934,660	\$ 2,128,130
OFFICE OVERHEAD:								
31	Communications	\$ 37,552	Labor	\$ 37,550	\$ 41,310	\$ 45,440	\$ 49,980	\$ 54,980
32	Administrative Costs	39,735	Labor	39,740	43,710	48,080	52,890	58,180
33	Information Tech./Maintenance	87,664	Labor	87,660	96,430	106,070	116,680	128,350
34	Postage (utility billing)	38,625	Customer	38,630	40,140	41,740	43,430	45,220
35	Rentals & Leases	7,425	Inflation	7,430	7,800	8,190	8,480	8,780
36	Insurance - Property, Plant & Equipment	80,075	Inflation	80,080	84,080	88,280	91,370	94,570
37	Property Taxes	0	Constant	0	0	0	0	0
38	Operating Supplies	24,021	Supplies	24,020	25,220	26,480	27,410	28,370
39	Subtotal	\$ 315,097		\$ 315,110	\$ 338,690	\$ 364,280	\$ 390,240	\$ 418,450

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WATER SYSTEM

EXHIBIT 3

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
PLANT AND FIELD OPERATIONS:								
40	Electricity	\$ 297,102	Inflation	\$ 297,100	\$ 311,960	\$ 327,560	\$ 339,020	\$ 350,890
41	Office Rental	39,422	Rent	39,420	41,390	133,750	140,440	147,460
42	Vehicle Repairs	18,025	Infl/Cust	18,030	19,670	21,480	23,130	24,920
43	Plant and Mechanical Repair	65,000	Infl/Cust	65,000	70,930	77,450	83,410	89,880
44	Generators Service Agreement	27,038	Constant	27,040	27,040	27,040	27,040	27,040
45	Fuel Expense	13,319	Infl/Cust	13,320	14,530	15,870	17,090	18,420
46	Repairs - Distribution/Collection	92,700	Infl/Cust	92,700	101,150	110,450	118,940	128,170
47	Mowing/Grounds Maintenance	20,000	Inflation	20,000	21,000	22,050	22,820	23,620
48	Chemicals and supplies	71,250	Inflation	71,250	74,810	78,550	81,300	84,150
49	Laboratory and Testing	8,000	Flows	8,000	8,360	8,750	9,160	9,590
50	Sludge hauling	0	Flows	0	0	0	0	0
51	Non-recurring expense/Contingency	19,653	Flows	19,650	20,540	21,490	22,490	23,550
52	Misc., Sm. Tools & Equipment	7,861	Constant	7,860	7,860	7,860	7,860	7,860
53	Biosolids Disposal	0	Supplies	0	0	0	0	0
54	Dues, Licenses & Subs.	7,525	Flows	7,530	7,870	8,230	8,610	9,020
55	Refuse	3,425	Constant	3,430	3,430	3,430	3,430	3,430
56	Safety	4,694	Inflation	4,690	4,920	5,170	5,350	5,540
57	2022 SWFWMD/BLCCDD CFI Program	0	Inflation	0	0	0	0	0
58	2023 SWFWMD/BLCCDD CFI Program (2)	165,850	Inflation	165,850	174,140	182,850	189,250	195,870
59	Turf Replacement Program	75,000	Inflation	75,000	78,750	82,690	85,580	88,580
60	Subtotal	\$ 935,864		\$ 935,870	\$ 988,350	\$ 1,134,670	\$ 1,184,920	\$ 1,237,990
61	TOTAL O&M	\$ 2,889,098		\$ 2,889,130	\$ 3,172,190	\$ 3,526,750	\$ 3,803,220	\$ 4,104,700
Combined O&M Expenses:								
62	Total O&M	\$ 2,889,098		\$ 2,889,130	\$ 3,172,190	\$ 3,526,750	\$ 3,803,220	\$ 4,104,700
63	Spending Level Adjustment @ 100%	0		0	0	0	0	0
64	Projected O&M Expenses	\$ 2,889,098		\$ 2,889,130	\$ 3,172,190	\$ 3,526,750	\$ 3,803,220	\$ 4,104,700
NON-OPERATING								
Debt Service:								
65	Series 2022A Bonds	\$ 1,009,538	Debt	\$ 1,009,538	\$ 1,006,283	\$ 1,006,748	\$ 1,006,051	\$ 1,006,516
66	Series 2022B Bonds	2,024,221	Debt	2,024,221	2,321,473	2,458,815	2,553,923	2,554,774
67	Future Debt	0	Debt	0	0	0	0	0
68	Other	0	Debt	0	0	0	0	0
69	Subtotal	\$ 3,033,759		\$ 3,033,759	\$ 3,327,756	\$ 3,465,564	\$ 3,559,973	\$ 3,561,290
Other Expenditures & Transfers:								
70	Meter Installations	\$ 194,791	O&M	\$ 194,790	\$ 213,880	\$ 237,790	\$ 256,430	\$ 276,760
71	Renewal & Replacement (5% Revenues)	409,816	Calc	409,820	444,090	476,770	512,290	551,240
72	Capital from Rates	700,369	Calc	700,370	366,070	820,320	4,475,110	2,738,710
73	Capital Reserve Fund Transfer (2.5% of Rev)	199,851	Calc	199,850	222,040	238,390	256,150	275,620
74	Rate Stabilization Fund Transfer (1% of Rev)	79,940	CIP	79,940	88,820	95,350	102,460	110,250
75	Other	0	Constant	0	0	0	0	0
76	Other	0	Constant	0	0	0	0	0
77	Total	\$ 1,584,767		\$ 1,584,770	\$ 1,334,900	\$ 1,868,620	\$ 5,602,440	\$ 3,952,580

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WATER SYSTEM

EXHIBIT 3

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
78	TOTAL NON-OPERATING	\$ 4,618,526		\$ 4,618,529	\$ 4,662,656	\$ 5,334,184	\$ 9,162,413	\$ 7,513,870
79	TOTAL EXPENDITURES	\$ 7,507,624		\$ 7,507,659	\$ 7,834,846	\$ 8,860,934	\$ 12,965,633	\$ 11,618,570
REVENUES								
80	Water and Sewer Revenues	\$ 0	Customer	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
81	Conservation	0	Customer	0	0	0	0	0
82	Miscellaneous Revenues	32,500	Customer	32,500	33,770	35,120	36,540	38,050
83	Interest Income	2,575	Customer	2,580	2,680	2,790	2,900	3,020
84	SWFWMD / BLCCDD CFI Program	165,849	Customer	165,850	172,350	179,230	186,490	194,170
85	AFPI Charges	1,143,905	Calc	1,143,905	1,209,075	1,277,675	1,351,420	1,428,595
86	Meter Installations	171,225	Customer	171,230	177,940	185,040	192,530	200,460
87	Total Revenues	\$ 1,516,054		\$ 1,516,065	\$ 1,595,815	\$ 1,679,855	\$ 1,769,880	\$ 1,864,295
NET REVENUE REQUIREMENT								
Net Revenue Requirement For Projection Period:								
88	O&M Expenses	\$ 2,889,098		\$ 2,889,130	\$ 3,172,190	\$ 3,526,750	\$ 3,803,220	\$ 4,104,700
89	Non-Operating Expenses	4,618,526		4,618,529	4,662,656	5,334,184	9,162,413	7,513,870
90	Total Expenditures	\$ 7,507,624		\$ 7,507,659	\$ 7,834,846	\$ 8,860,934	\$ 12,965,633	\$ 11,618,570
91	Less Other Revenues	(1,516,054)		(1,516,065)	(1,595,815)	(1,679,855)	(1,769,880)	(1,864,295)
92	Net Requirement	\$ 5,991,570		\$ 5,991,594	\$ 6,239,031	\$ 7,181,079	\$ 11,195,753	\$ 9,754,275

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WATER SYSTEM

EXHIBIT 3

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
ESCALATION REFERENCES								
93	Constant Factor		Constant	1.0000	1.0000	1.0000	1.0000	1.0000
94	Labor Escalator Factor		Labor	1.1000	1.1000	1.1000	1.1000	1.1000
95	General Inflation Factor		Inflation	1.0500	1.0500	1.0500	1.0350	1.0350
96	Customer Growth Factor		Customer	1.0627	1.0392	1.0399	1.0405	1.0412
97	Metered Flow Factor		Flows	1.0202	1.0455	1.0461	1.0467	1.0472
98	Inflation/Customer Growth Factor		Infl/Cust	1.1158	1.0912	1.0919	1.0769	1.0776
99	Inflation/Metered Flow Factor		Infl/Flows	1.0712	1.0978	1.0984	1.0833	1.0839
100	Materials & Supplies		Supplies	1.0500	1.0500	1.0500	1.0350	1.0350
101	Utilities & Fuel Expense Factor		Utilities	1.0800	1.0800	1.0800	1.0800	1.0800
102	Office Rent Factor		Rent	1.0500	1.0500	3.2315	1.0500	1.0500
103	O&M Expense Factor		O&M	1.0000	1.0980	1.1118	1.0784	1.0793

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WASTEWATER SYSTEM

EXHIBIT 4

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
<u>OPERATING EXPENSES</u>								
ADMINISTRATIVE:								
1	Supervisors Fees	\$ 3,141	Labor	\$ 3,140	\$ 3,450	\$ 3,800	\$ 4,180	\$ 4,600
2	FICA Taxes	0	Labor	0	0	0	0	0
3	Engineering	72,600	Labor	72,600	79,860	87,850	96,640	106,300
4	Arbitrage	678	Labor	680	750	830	910	1,000
5	Attorney	36,300	Labor	36,300	39,930	43,920	48,310	53,140
6	Dissemination Agent	1,923	Labor	1,920	2,110	2,320	2,550	2,810
7	Annual Audit	7,500	Labor	7,500	8,250	9,080	9,990	10,990
8	Trustee Fees	6,897	Labor	6,900	7,590	8,350	9,190	10,110
9	Manager	49,563	Labor	49,560	54,520	59,970	65,970	72,570
10	Computer Time	550	Labor	550	610	670	740	810
11	Telephone	0	Customer	0	0	0	0	0
12	Postage	1,525	Customer	1,530	1,600	1,680	1,760	1,850
13	Printing & Binding	1,118	Customer	1,120	1,170	1,230	1,290	1,350
14	Insurance - Liability	18,971	Inflation	18,970	19,920	20,920	21,650	22,410
15	Legal Advertising	1,525	Inflation	1,530	1,610	1,690	1,750	1,810
16	Other Current Charges	9,680	Inflation	9,680	10,160	10,670	11,040	11,430
17	Office Supplies	1,452	Supplies	1,450	1,520	1,600	1,660	1,720
18	Dues, Licenses & Subscriptions	85	Constant	90	90	90	90	90
19	Subtotal	\$ 213,508		\$ 213,520	\$ 233,140	\$ 254,670	\$ 277,720	\$ 302,990
PERSONNEL:								
20	Salaries & Wages	\$ 1,005,254	Labor	\$ 1,005,250	\$ 1,150,780	\$ 1,265,860	\$ 1,392,450	\$ 1,531,700
21	Other Salaries & Wages	7,208	Labor	7,210	7,930	8,720	9,590	10,550
22	Unemployment Compensation	1,693	Labor	1,690	1,860	2,050	2,260	2,490
23	Payroll Taxes	62,885	Labor	62,890	69,180	76,100	83,710	92,080
24	Pension Contributions	7,256	Labor	7,260	7,990	8,790	9,670	10,640
25	Other Personnel Cost	29,991	Labor	29,990	32,990	36,290	39,920	43,910
26	Education/Training	12,093	Labor	12,090	13,300	14,630	16,090	17,700
27	Uniforms	12,577	Labor	12,580	13,840	15,220	16,740	18,410
28	Workers Compensation	16,931	Labor	16,930	18,620	20,480	22,530	24,780
29	Health Insurance	299,914	Labor	299,910	329,900	362,890	399,180	439,100
30	Subtotal	\$ 1,455,802		\$ 1,455,800	\$ 1,646,390	\$ 1,811,030	\$ 1,992,140	\$ 2,191,360
OFFICE OVERHEAD:								
31	Communications	\$ 38,699	Labor	\$ 38,700	\$ 42,570	\$ 46,830	\$ 51,510	\$ 56,660
32	Administrative Costs	39,736	Labor	39,740	43,710	48,080	52,890	58,180
33	Information Tech./Maintenance	113,060	Labor	113,060	124,370	136,810	150,490	165,540
34	Postage (utility billing)	36,300	Customer	36,300	38,000	39,800	41,710	43,730
35	Rentals & Leases	9,575	Inflation	9,580	10,060	10,560	10,930	11,310
36	Insurance - Property, Plant & Equipment	169,925	Inflation	169,930	178,430	187,350	193,910	200,700
37	Property Taxes	0	Constant	0	0	0	0	0
38	Operating Supplies	30,979	Supplies	30,980	32,530	34,160	35,360	36,600
39	Subtotal	\$ 438,274		\$ 438,290	\$ 469,670	\$ 503,590	\$ 536,800	\$ 572,720

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WASTEWATER SYSTEM

EXHIBIT 4

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,				
					2025	2026	2027	2028	
PLANT AND FIELD OPERATIONS:									
40	Electricity	\$ 297,427	Inflation	\$ 297,430	\$ 312,300	\$ 327,920	\$ 339,400	\$ 351,280	
41	Office Rental	50,842	Rent	50,840	53,380	172,500	181,130	190,190	
42	Vehicle Repairs	16,940	Infl/Cust	16,940	18,620	20,480	22,210	24,100	
43	Plant and Mechanical Repair	65,000	Infl/Cust	65,000	71,440	78,570	85,220	92,470	
44	Generators Service Agreement	67,962	Constant	67,960	67,960	67,960	67,960	67,960	
45	Fuel Expense	56,681	Infl/Cust	56,680	62,300	68,520	74,320	80,640	
46	Repairs - Distribution/Collection	87,120	Infl/Cust	87,120	95,750	105,310	114,230	123,950	
47	Mowing/Grounds Maintenance	20,000	Inflation	20,000	21,000	22,050	22,820	23,620	
48	Chemicals and supplies	403,750	Inflation	403,750	423,940	445,140	460,720	476,850	
49	Laboratory and Testing	72,000	Flows	72,000	75,760	79,740	83,970	88,450	
50	Sludge hauling	350,000	Flows	350,000	368,270	387,640	408,180	429,940	
51	Non-recurring expense/Contingency	25,347	Flows	25,350	26,670	28,070	29,560	31,140	
52	Misc., Sm. Tools & Equipment	10,139	Constant	10,140	10,140	10,140	10,140	10,140	
53	Biosolids Disposal	66,620	Supplies	66,620	69,950	73,450	76,020	78,680	
54	Dues, Licenses & Subs.	2,475	Flows	2,480	2,610	2,750	2,900	3,050	
55	Refuse	14,575	Constant	14,580	14,580	14,580	14,580	14,580	
56	Safety	4,837	Inflation	4,840	5,080	5,330	5,520	5,710	
57	2022 SWFWMD/BLCCDD CFI Program	0	Inflation	0	0	0	0	0	
58	2023 SWFWMD/BLCCDD CFI Program (2)	0	Inflation	0	0	0	0	0	
59	Turf Replacement Program	0	Inflation	0	0	0	0	0	
60	Subtotal	\$ 1,611,715		\$ 1,611,730	\$ 1,699,750	\$ 1,910,150	\$ 1,998,880	\$ 2,092,750	
61	TOTAL O&M	\$ 3,719,299		\$ 3,719,340	\$ 4,048,950	\$ 4,479,440	\$ 4,805,540	\$ 5,159,820	
Combined O&M Expenses:									
62	Total O&M	\$ 3,719,299		\$ 3,719,340	\$ 4,048,950	\$ 4,479,440	\$ 4,805,540	\$ 5,159,820	
63	Spending Level Adjustment @ 100%	0		0	0	0	0	0	
64	Projected O&M Expenses	\$ 3,719,299		\$ 3,719,340	\$ 4,048,950	\$ 4,479,440	\$ 4,805,540	\$ 5,159,820	
NON-OPERATING									
Debt Service:									
65	Series 2022A Bonds	\$ 1,087,696	Debt	\$ 1,087,696	\$ 1,084,189	\$ 1,084,690	\$ 1,083,939	\$ 1,084,440	
66	Series 2022B Bonds	4,536,069	Debt	4,536,069	5,202,180	5,509,950	5,723,076	5,724,984	
67	Future Debt	0	Debt	0	0	0	0	0	
68	Other	0	Debt	0	0	0	0	0	
69	Subtotal	\$ 5,623,765		\$ 5,623,765	\$ 6,286,369	\$ 6,594,640	\$ 6,807,015	\$ 6,809,423	
Other Expenditures & Transfers:									
70	Meter Installations	\$ 0	O&M	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
71	Renewal & Replacement (5% Revenues)	397,975	Calc	397,980	438,410	478,510	522,710	571,160	
72	Capital from Rates	1,223,350	Calc	1,223,350	533,279	486,454	526,516	507,556	
73	Capital Reserve Fund Transfer (2.5% of Rev)	194,076	Calc	194,080	219,200	239,250	261,350	285,580	
74	Rate Stabilization Fund Transfer (1% of Rev)	77,631	CIP	77,630	87,680	95,700	104,540	114,230	
75	Other	0	Constant	0	0	0	0	0	
76	Other	0	Constant	0	0	0	0	0	
77	Total	\$ 1,893,032		\$ 1,893,040	\$ 1,278,569	\$ 1,299,914	\$ 1,415,116	\$ 1,478,526	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WASTEWATER SYSTEM

EXHIBIT 4

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
78	TOTAL NON-OPERATING	\$ 7,516,797		\$ 7,516,805	\$ 7,564,938	\$ 7,894,554	\$ 8,222,130	\$ 8,287,949
79	TOTAL EXPENDITURES	\$ 11,236,096		\$ 11,236,145	\$ 11,613,888	\$ 12,373,994	\$ 13,027,670	\$ 13,447,769
REVENUES								
80	Water and Sewer Revenues	\$ 0	Customer	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
81	Conservation	0	Customer	0	0	0	0	0
82	Miscellaneous Revenues	32,500	Customer	32,500	34,020	35,630	37,340	39,150
83	Interest Income	2,420	Customer	2,420	2,530	2,650	2,780	2,910
84	SWFWMD / BLCCDD CFI Program	0	Customer	0	0	0	0	0
85	AFPI Charges	2,223,600	Calc	2,223,600	2,354,160	2,496,960	2,643,840	2,794,800
86	Meter Installations	160,918	Customer	160,920	168,450	176,430	184,900	193,850
87	Total Revenues	\$ 2,419,438		\$ 2,419,440	\$ 2,559,160	\$ 2,711,670	\$ 2,868,860	\$ 3,030,710
NET REVENUE REQUIREMENT								
Net Revenue Requirement For Projection Period:								
88	O&M Expenses	\$ 3,719,299		\$ 3,719,340	\$ 4,048,950	\$ 4,479,440	\$ 4,805,540	\$ 5,159,820
89	Non-Operating Expenses	7,516,797		7,516,805	7,564,938	7,894,554	8,222,130	8,287,949
90	Total Expenditures	\$ 11,236,096		\$ 11,236,145	\$ 11,613,888	\$ 12,373,994	\$ 13,027,670	\$ 13,447,769
91	Less Other Revenues	(2,419,438)		(2,419,440)	(2,559,160)	(2,711,670)	(2,868,860)	(3,030,710)
92	Net Requirement	\$ 8,816,658		\$ 8,816,705	\$ 9,054,728	\$ 9,662,324	\$ 10,158,810	\$ 10,417,059

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
WASTEWATER SYSTEM

EXHIBIT 4

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
ESCALATION REFERENCES								
93	Constant Factor		Constant	1.0000	1.0000	1.0000	1.0000	1.0000
94	Labor Escalator Factor		Labor	1.1000	1.1000	1.1000	1.1000	1.1000
95	General Inflation Factor		Inflation	1.0500	1.0500	1.0500	1.0350	1.0350
96	Customer Growth Factor		Customer	1.0463	1.0468	1.0474	1.0480	1.0484
97	Metered Flow Factor		Flows	0.9979	1.0522	1.0526	1.0530	1.0533
98	Inflation/Customer Growth Factor		Infl/Cust	1.0986	1.0991	1.0998	1.0847	1.0851
99	Inflation/Metered Flow Factor		Infl/Flows	1.0478	1.1048	1.1052	1.0899	1.0902
100	Materials & Supplies		Supplies	1.0500	1.0500	1.0500	1.0350	1.0350
101	Utilities & Fuel Expense Factor		Utilities	1.0800	1.0800	1.0800	1.0800	1.0800
102	Office Rent Factor		Rent	1.0500	1.0500	3.2315	1.0500	1.0500
102	O&M Expense Factor		O&M	1.0000	1.0886	1.1063	1.0728	1.0737

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
RECLAIMED WATER SYSTEM

EXHIBIT 5

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
<u>OPERATING EXPENSES</u>								
ADMINISTRATIVE:								
1	Supervisors Fees	\$ 6	Labor	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10
2	FICA Taxes	0	Labor	0	0	0	0	0
3	Engineering	150	Labor	150	170	190	210	230
4	Arbitrage	1	Labor	0	0	0	0	0
5	Attorney	75	Labor	80	90	100	110	120
6	Dissemination Agent	4	Labor	0	0	0	0	0
7	Annual Audit	0	Labor	0	0	0	0	0
8	Trustee Fees	14	Labor	10	10	10	10	10
9	Manager	102	Labor	100	110	120	130	140
10	Computer Time	1	Labor	0	0	0	0	0
11	Telephone	0	Customer	0	0	0	0	0
12	Postage	3	Customer	0	0	0	0	0
13	Printing & Binding	2	Customer	0	0	0	0	0
14	Insurance - Liability	0	Inflation	0	0	0	0	0
15	Legal Advertising	3	Inflation	0	0	0	0	0
16	Other Current Charges	20	Inflation	20	20	20	20	20
17	Office Supplies	3	Supplies	0	0	0	0	0
18	Dues, Licenses & Subscriptions	0	Constant	0	0	0	0	0
19	Subtotal	\$ 384		\$ 370	\$ 410	\$ 450	\$ 490	\$ 530
PERSONNEL:								
20	Salaries & Wages	\$ 97,405	Labor	\$ 97,410	\$ 107,150	\$ 117,870	\$ 129,660	\$ 142,630
21	Other Salaries & Wages	698	Labor	700	770	850	940	1,030
22	Unemployment Compensation	164	Labor	160	180	200	220	240
23	Payroll Taxes	6,093	Labor	6,090	6,700	7,370	8,110	8,920
24	Pension Contributions	703	Labor	700	770	850	940	1,030
25	Other Personnel Cost	2,906	Labor	2,910	3,200	3,520	3,870	4,260
26	Education/Training	1,172	Labor	1,170	1,290	1,420	1,560	1,720
27	Uniforms	1,219	Labor	1,220	1,340	1,470	1,620	1,780
28	Workers Compensation	1,641	Labor	1,640	1,800	1,980	2,180	2,400
29	Health Insurance	29,060	Labor	29,060	31,970	35,170	38,690	42,560
30	Subtotal	\$ 141,061		\$ 141,060	\$ 155,170	\$ 170,700	\$ 187,790	\$ 206,570
OFFICE OVERHEAD:								
31	Communications	\$ 3,750	Labor	\$ 3,750	\$ 4,130	\$ 4,540	\$ 4,990	\$ 5,490
32	Administrative Costs	0	Labor	0	0	0	0	0
33	Information Tech./Maintenance	0	Labor	0	0	0	0	0
34	Postage (utility billing)	75	Customer	80	80	80	80	80
35	Rentals & Leases	0	Inflation	0	0	0	0	0
36	Insurance - Property, Plant & Equipment	0	Inflation	0	0	0	0	0
37	Property Taxes	0	Constant	0	0	0	0	0
38	Operating Supplies	0	Supplies	0	0	0	0	0
39	Subtotal	\$ 3,825		\$ 3,830	\$ 4,210	\$ 4,620	\$ 5,070	\$ 5,570

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
RECLAIMED WATER SYSTEM

EXHIBIT 5

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
PLANT AND FIELD OPERATIONS:								
40	Electricity	\$ 12,471	Inflation	\$ 12,470	\$ 13,090	\$ 13,740	\$ 14,220	\$ 14,720
41	Office Rental	0	Rent	0	0	0	0	0
42	Vehicle Repairs	35	Infl/Cust	40	40	40	40	40
43	Plant and Mechanical Repair	0	Infl/Cust	0	0	0	0	0
44	Generators Service Agreement	0	Constant	0	0	0	0	0
45	Fuel Expense	0	Infl/Cust	0	0	0	0	0
46	Repairs - Distribution/Collection	180	Infl/Cust	180	200	220	240	260
47	Mowing/Grounds Maintenance	0	Inflation	0	0	0	0	0
48	Chemicals and supplies	0	Inflation	0	0	0	0	0
49	Laboratory and Testing	0	Flows	0	0	0	0	0
50	Sludge hauling	0	Flows	0	0	0	0	0
51	Non-recurring expense/Contingency	0	Flows	0	0	0	0	0
52	Misc., Sm. Tools & Equipment	0	Constant	0	0	0	0	0
53	Biosolids Disposal	0	Supplies	0	0	0	0	0
54	Dues, Licenses & Subs.	0	Flows	0	0	0	0	0
55	Refuse	0	Constant	0	0	0	0	0
56	Safety	469	Inflation	470	490	510	530	550
57	2022 SWFWMD/BLCCDD CFI Program	0	Inflation	0	0	0	0	0
58	2023 SWFWMD/BLCCDD CFI Program (2)	0	Inflation	0	0	0	0	0
59	Turf Replacement Program	0	Inflation	0	0	0	0	0
60	Subtotal	\$ 13,155		\$ 13,160	\$ 13,820	\$ 14,510	\$ 15,030	\$ 15,570
61	TOTAL O&M	\$ 158,425		\$ 158,420	\$ 173,610	\$ 190,280	\$ 208,380	\$ 228,240
Combined O&M Expenses:								
62	Total O&M	\$ 158,425		\$ 158,420	\$ 173,610	\$ 190,280	\$ 208,380	\$ 228,240
63	Spending Level Adjustment @ 100%	0		0	0	0	0	0
64	Projected O&M Expenses	\$ 158,425		\$ 158,420	\$ 173,610	\$ 190,280	\$ 208,380	\$ 228,240
NON-OPERATING								
Debt Service:								
65	Series 2022A Bonds	\$ 73,816	Debt	\$ 73,816	\$ 73,578	\$ 73,612	\$ 73,561	\$ 73,595
66	Series 2022B Bonds	249,484	Debt	249,484	286,120	303,047	314,769	314,874
67	Future Debt	0	Debt	0	0	0	0	0
68	Other	0	Debt	0	0	0	0	0
69	Subtotal	\$ 323,300		\$ 323,299	\$ 359,698	\$ 376,659	\$ 388,330	\$ 388,469
Other Expenditures & Transfers:								
70	Meter Installations	\$ 0	O&M	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
71	Renewal & Replacement (5% Revenues)	7,834	Constant	7,830	7,830	7,830	7,830	7,830
72	Capital from Rates	146,312	Calc	146,310	2,540	2,670	3,780	2,970
73	Capital Reserve Fund Transfer (2.5% of Rev)	3,820	Constant	3,820	3,820	3,820	3,820	3,820
74	Rate Stabilization Fund Transfer (1% of Rev)	1,528	Constant	1,530	1,530	1,530	1,530	1,530
75	Other	0	Constant	0	0	0	0	0
76	Other	0	Constant	0	0	0	0	0
77	Total	\$ 159,494		\$ 159,490	\$ 15,720	\$ 15,850	\$ 16,960	\$ 16,150

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
RECLAIMED WATER SYSTEM

EXHIBIT 5

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
78	TOTAL NON-OPERATING	\$ 482,794		\$ 482,789	\$ 375,418	\$ 392,509	\$ 405,290	\$ 404,619
79	TOTAL EXPENDITURES	\$ 641,219		\$ 641,209	\$ 549,028	\$ 582,789	\$ 613,670	\$ 632,859
REVENUES								
80	Water and Sewer Revenues	\$ 0	Customer	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
81	Conservation	0	Customer	0	0	0	0	0
82	Miscellaneous Revenues	0	Customer	0	0	0	0	0
83	Interest Income	5	Customer	10	10	10	10	10
84	SWFWMD / BLCCDD CFI Program	0	Customer	0	0	0	0	0
85	AFPI Charges	0	Constant	0	0	0	0	0
86	Meter Installations	332	Customer	330	340	350	360	370
87	Total Revenues	\$ 337		\$ 340	\$ 350	\$ 360	\$ 370	\$ 380
NET REVENUE REQUIREMENT								
Net Revenue Requirement For Projection Period:								
88	O&M Expenses	\$ 158,425		\$ 158,420	\$ 173,610	\$ 190,280	\$ 208,380	\$ 228,240
89	Non-Operating Expenses	482,794		482,789	375,418	392,509	405,290	404,619
90	Total Expenditures	\$ 641,219		\$ 641,209	\$ 549,028	\$ 582,789	\$ 613,670	\$ 632,859
91	Less Other Revenues	(337)		(340)	(350)	(360)	(370)	(380)
92	Net Requirement	\$ 640,882		\$ 640,869	\$ 548,678	\$ 582,429	\$ 613,300	\$ 632,479

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED REVENUE REQUIREMENTS
RECLAIMED WATER SYSTEM

EXHIBIT 5

Line	Description	Budgeted 2024	Escalation Reference	Test Year 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
ESCALATION REFERENCES								
93	Constant Factor		Constant	1.0000	1.0000	1.0000	1.0000	1.0000
94	Labor Escalator Factor		Labor	1.1000	1.1000	1.1000	1.1000	1.1000
95	General Inflation Factor		Inflation	1.0500	1.0500	1.0500	1.0350	1.0350
96	Customer Growth Factor		Customer	1.0627	1.0392	1.0399	1.0405	1.0412
97	Metered Flow Factor		Flows	0.9979	1.0522	1.0526	1.0530	1.0533
98	Inflation/Customer Growth Factor		Infl/Cust	1.1158	1.0912	1.0919	1.0769	1.0776
99	Inflation/Metered Flow Factor		Infl/Flows	1.0478	1.1048	1.1052	1.0899	1.0902
100	Materials & Supplies		Supplies	1.0500	1.0500	1.0500	1.0350	1.0350
101	Utilities & Fuel Expense Factor		Utilities	1.0800	1.0800	1.0800	1.0800	1.0800
102	Office Rent Factor		Rent	1.0500	1.0500	3.2315	1.0500	1.0500
102	O&M Expense Factor		O&M	1.0000	1.0959	1.0960	1.0951	1.0953

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WATER SYSTEM

EXHIBIT 6

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
<u>AVERAGE ANNUAL ERCs</u>								
Residential:								
1	Residential	7,443	8,187	8,678	9,199	9,751	10,336	10,956
2	Residential - CR-FP	403	403	403	403	403	403	403
3	Complex 7	2,115	2,115	2,115	2,115	2,115	2,115	2,115
4	Complex 7 Irrigation	2,104	2,104	2,104	2,104	2,104	2,104	2,104
5	Total	12,065	12,809	13,300	13,821	14,373	14,958	15,578
Change From Prior Year:								
6	Residential		744	491	521	552	585	620
7	Residential - CR-FP		0	0	0	0	0	0
8	Complex 7		0	0	0	0	0	0
9	Complex 7 Irrigation		0	0	0	0	0	0
10	Total		744	491	521	552	585	620
Commercial:								
11	5/8 Inch	231	249	261	274	288	302	317
12	3/4 Inch	125	135	142	149	156	164	172
13	1.0 Inch	2,403	2,595	2,725	2,861	3,004	3,154	3,312
14	1.5 Inch	425	459	482	506	531	558	586
15	2.0 Inch	28	30	32	34	36	38	40
16	3.0 Inch	35	38	40	42	44	46	48
17	4.0 Inch	0	0	0	0	0	0	0
18	6.0 Inch	0	0	0	0	0	0	0
19	Total	3,247	3,506	3,682	3,866	4,059	4,262	4,475
Change From Prior Year:								
20	5/8 Inch		18	12	13	14	14	15
21	3/4 Inch		10	7	7	7	8	8
22	1.0 Inch		192	130	136	143	150	158
23	1.5 Inch		34	23	24	25	27	28
24	2.0 Inch		2	2	2	2	2	2
25	3.0 Inch		3	2	2	2	2	2
26	4.0 Inch		0	0	0	0	0	0
27	6.0 Inch		0	0	0	0	0	0
28	Total		259	176	184	193	203	213
Master-Metered Irrigation:								
29	All Meter Sizes	695	695	695	695	695	695	695
30	Total	695	695	695	695	695	695	695
Change From Prior Year:								
31	All Meter Sizes		0	0	0	0	0	0
32	Total		0	0	0	0	0	0

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WATER SYSTEM

EXHIBIT 6

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Construction Meters:								
33	All Meter Sizes	13	13	13	13	13	13	13
34	Total	13	13	13	13	13	13	13
Change From Prior Year:								
35	All Meter Sizes		0	0	0	0	0	0
36	Total	0	0	0	0	0	0	0
Combined:								
37	Residential	8,369	9,131	9,634	10,168	10,734	11,333	11,968
38	Residential - CR-FP	528	538	545	552	559	567	575
39	Complex 7	4,518	4,710	4,840	4,976	5,119	5,269	5,427
40	Complex 7 Irrigation	2,529	2,563	2,586	2,610	2,635	2,662	2,690
41	Commercial	28	30	32	34	36	38	40
42	Master-Metered Irrigation	35	38	40	42	44	46	48
43	Construction Meters	0	0	0	0	0	0	0
44	Total	16,007	17,010	17,677	18,382	19,127	19,915	20,748
Change From Prior Year:								
45	Residential		762	503	534	566	599	635
46	Residential - CR-FP		10	7	7	7	8	8
47	Complex 7		192	130	136	143	150	158
48	Complex 7 Irrigation		34	23	24	25	27	28
49	Commercial		2	2	2	2	2	2
50	Master-Metered Irrigation		3	2	2	2	2	2
51	Construction Meters		0	0	0	0	0	0
52	Total		1,003	667	705	745	788	833
AVERAGE ANNUAL ACCOUNTS								
53	Residential	7,443	8,187	8,678	9,199	9,751	10,336	10,956
54	Residential - CR-FP	403	403	403	403	403	403	403
55	Complex 7	2,115	2,115	2,115	2,115	2,115	2,115	2,115
56	Complex 7 Irrigation	1	1	1	1	1	1	1
57	Commercial	359	388	407	427	449	471	495
58	Master-Metered Irrigation	11	11	11	11	11	11	11
59	Construction Meters	13	13	13	13	13	13	13
60	Total	10,345	11,118	11,628	12,169	12,743	13,350	13,994

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WATER SYSTEM

EXHIBIT 6

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
METERED/BILLABLE FLOW								
Residential:								
61	Block 1	482,710,126	504,413,598	534,664,860	566,764,467	600,774,032	636,816,777	675,015,925
62	Block 2	226,799,340	236,996,626	251,210,055	266,291,922	282,271,174	299,205,707	317,153,418
63	Block 3	64,646,470	67,553,086	71,604,456	75,903,363	80,458,060	85,285,049	90,400,832
64	Block 4	31,920,800	33,356,014	35,356,478	37,479,171	39,728,165	42,111,611	44,637,656
65	Block 5	16,485,220	17,226,424	18,259,546	19,355,792	20,517,266	21,748,176	23,052,730
66	Block 6	33,582,200	35,092,113	37,196,697	39,429,870	41,795,920	44,303,418	46,960,937
67	Total	856,144,156	894,637,860	948,292,091	1,005,224,585	1,065,544,617	1,129,470,737	1,197,221,497
Residential - CR-FP:								
68	Block 1	9,284,620	8,820,389	8,820,389	8,820,389	8,820,389	8,820,389	8,820,389
69	Block 2	137,820	130,929	130,929	130,929	130,929	130,929	130,929
70	Block 3	15,590	14,811	14,811	14,811	14,811	14,811	14,811
71	Block 4	10,000	9,500	9,500	9,500	9,500	9,500	9,500
72	Block 5	10,000	9,500	9,500	9,500	9,500	9,500	9,500
73	Block 6	31,090	29,536	29,536	29,536	29,536	29,536	29,536
74	Total	9,489,120	9,014,664	9,014,664	9,014,664	9,014,664	9,014,664	9,014,664
Complex 7:								
75	Block 1	49,672,380	47,188,761	47,188,761	47,188,761	47,188,761	47,188,761	47,188,761
76	Block 2	1,143,490	1,086,316	1,086,316	1,086,316	1,086,316	1,086,316	1,086,316
77	Block 3	268,040	254,638	254,638	254,638	254,638	254,638	254,638
78	Block 4	169,090	160,636	160,636	160,636	160,636	160,636	160,636
79	Block 5	127,870	121,477	121,477	121,477	121,477	121,477	121,477
80	Block 6	646,790	614,451	614,451	614,451	614,451	614,451	614,451
81	Total	52,027,660	49,426,277	49,426,277	49,426,277	49,426,277	49,426,277	49,426,277
Complex 7 Irrigation:								
82	Block 1	148,568,150	141,139,743	141,139,743	141,139,743	141,139,743	141,139,743	141,139,743
83	Block 2	1,731,340	1,644,773	1,644,773	1,644,773	1,644,773	1,644,773	1,644,773
84	Block 3	0	0	0	0	0	0	0
85	Block 4	0	0	0	0	0	0	0
86	Block 5	0	0	0	0	0	0	0
87	Block 6	0	0	0	0	0	0	0
88	Total	150,299,490	142,784,516	142,784,516	142,784,516	142,784,516	142,784,516	142,784,516

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WATER SYSTEM

EXHIBIT 6

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Commercial:								
89	Block 1	50,631,560	51,936,722	54,543,928	57,269,643	60,128,681	63,135,856	66,291,167
90	Block 2	23,928,810	24,545,638	25,777,821	27,066,012	28,417,212	29,838,423	31,329,644
91	Block 3	7,578,740	7,774,102	8,164,359	8,572,356	9,000,308	9,450,434	9,922,734
92	Block 4	3,905,130	4,005,795	4,206,885	4,417,115	4,637,628	4,869,566	5,112,930
93	Block 5	2,802,090	2,874,321	3,018,611	3,169,460	3,327,687	3,494,112	3,668,736
94	Block 6	16,352,150	16,773,670	17,615,702	18,496,009	19,419,374	20,390,582	21,409,633
95	Total	105,198,480	107,910,249	113,327,306	118,990,594	124,930,890	131,178,973	137,734,844
Master-Metered Irrigation:								
96	Block 1	93,882,500	89,188,375	89,188,375	89,188,375	89,188,375	89,188,375	89,188,375
97	Block 2	16,208,700	15,398,265	15,398,265	15,398,265	15,398,265	15,398,265	15,398,265
98	Block 3	11,922,700	11,326,565	11,326,565	11,326,565	11,326,565	11,326,565	11,326,565
99	Block 4	7,448,200	7,075,790	7,075,790	7,075,790	7,075,790	7,075,790	7,075,790
100	Block 5	12,803,500	12,163,325	12,163,325	12,163,325	12,163,325	12,163,325	12,163,325
101	Total	142,265,600	135,152,320	135,152,320	135,152,320	135,152,320	135,152,320	135,152,320
Construction Meters:								
102	Block 1	730,290	693,776	693,776	693,776	693,776	693,776	693,776
103	Block 2	660,500	627,475	627,475	627,475	627,475	627,475	627,475
104	Block 3	469,730	446,244	446,244	446,244	446,244	446,244	446,244
105	Block 4	435,960	414,162	414,162	414,162	414,162	414,162	414,162
106	Block 5	402,920	382,774	382,774	382,774	382,774	382,774	382,774
107	Block 6	15,691,840	14,907,248	14,907,248	14,907,248	14,907,248	14,907,248	14,907,248
108	Total	18,391,240	17,471,678	17,471,678	17,471,678	17,471,678	17,471,678	17,471,678
Combined:								
109	Block 1	776,522,626	787,372,213	820,230,680	855,056,003	891,924,605	930,974,525	972,328,986
110	Block 2	269,328,690	279,212,777	294,658,389	311,028,446	328,358,899	346,714,643	366,153,575
111	Block 3	84,617,640	87,099,996	91,541,623	96,248,527	101,231,177	106,508,292	112,096,374
112	Block 4	43,710,090	44,851,761	47,053,315	49,386,237	51,855,745	54,471,129	57,240,538
113	Block 5	32,493,730	32,646,844	33,824,256	35,071,351	36,391,052	37,788,387	39,267,564
114	Block 6	65,626,190	66,773,031	69,719,647	72,833,127	76,122,542	79,601,248	83,277,818
115	Total	1,272,298,966	1,297,956,623	1,357,027,911	1,419,623,692	1,485,884,020	1,556,058,224	1,630,364,855
116		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WATER SYSTEM

EXHIBIT 6

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Change From Prior Year:								
117	Block 1		10,849,587	32,858,467	34,825,322	36,868,603	39,049,920	41,354,460
118	Block 2		9,884,087	15,445,612	16,370,058	17,330,452	18,355,744	19,438,932
119	Block 3		2,482,356	4,441,627	4,706,904	4,982,649	5,277,115	5,588,083
120	Block 4		1,141,671	2,201,554	2,332,922	2,469,508	2,615,384	2,769,409
121	Block 5		153,114	1,177,412	1,247,095	1,319,701	1,397,335	1,479,178
122	Block 6		1,146,841	2,946,616	3,113,480	3,289,415	3,478,706	3,676,570
124	Total		25,657,657	59,071,289	62,595,781	66,260,328	70,174,204	74,306,631

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WASTEWATER SYSTEM

EXHIBIT 7

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
<u>AVERAGE ANNUAL ERCs</u>								
Residential:								
1	Residential	7,443	8,187	8,678	9,199	9,751	10,336	10,956
2	Residential - CR-FP	403	403	403	403	403	403	403
3	Complex 7	2,115	2,115	2,115	2,115	2,115	2,115	2,115
4	Total	9,961	10,705	11,196	11,717	12,269	12,854	13,474
Change From Prior Year:								
5	Residential		744	491	521	552	585	620
6	Residential - CR-FP		0	0	0	0	0	0
7	Complex 7		0	0	0	0	0	0
8	Total		744	491	521	552	585	620
Commercial:								
9	5/8 Inch	104	112	118	124	130	137	144
10	3/4 Inch	65	70	74	78	82	86	90
11	1.0 Inch	78	84	88	92	97	102	107
12	1.5 Inch	297	321	337	354	372	391	411
13	2.0 Inch	35	38	40	42	44	46	48
14	3.0 Inch	414	447	469	492	517	543	570
15	4.0 Inch	0	0	0	0	0	0	0
16	6.0 Inch	0	0	0	0	0	0	0
17	Total	993	1,072	1,126	1,182	1,242	1,305	1,370
Change From Prior Year:								
18	5/8 Inch		8	6	6	6	7	7
19	3/4 Inch		5	4	4	4	4	4
20	1.0 Inch		6	4	4	5	5	5
21	1.5 Inch		24	16	17	18	19	20
22	2.0 Inch		3	2	2	2	2	2
23	3.0 Inch		33	22	23	25	26	27
24	4.0 Inch		0	0	0	0	0	0
25	6.0 Inch		0	0	0	0	0	0
26	Total		79	54	56	60	63	65
Combined:								
27	Residential	7,443	8,187	8,678	9,199	9,751	10,336	10,956
28	Residential - CR-FP	403	403	403	403	403	403	403
29	Complex 7	2,115	2,115	2,115	2,115	2,115	2,115	2,115
30	Commercial	993	1,072	1,126	1,182	1,242	1,305	1,370
31	Total	10,954	11,777	12,322	12,899	13,511	14,159	14,844

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
WASTEWATER SYSTEM

EXHIBIT 7

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Change From Prior Year:								
32	Residential		744	491	521	552	585	620
33	Residential - CR-FP		0	0	0	0	0	0
34	Complex 7		0	0	0	0	0	0
35	Commercial		79	54	56	60	63	65
36	Total		823	545	577	612	648	685
AVERAGE ANNUAL ACCOUNTS								
37	Residential	7,443	8,187	8,678	9,199	9,751	10,336	10,956
38	Residential - CR-FP	403	403	403	403	403	403	403
39	Complex 7	2,115	2,115	2,115	2,115	2,115	2,115	2,115
40	Commercial	159	172	180	189	199	209	219
41	Total	10,120	10,877	11,376	11,906	12,468	13,063	13,693
METERED/BILLABLE FLOW								
All Flows (Gallons):								
42	Residential	354,131,906	370,054,282	392,247,595	415,796,914	440,747,441	467,189,576	495,213,718
43	Residential - CR-FP	9,078,480	8,624,556	8,624,556	8,624,556	8,624,556	8,624,556	8,624,556
44	Complex 7	48,443,930	45,262,868	45,262,868	45,262,868	45,262,868	45,262,868	45,262,868
45	Commercial	36,161,050	22,941,747	24,097,395	25,295,844	26,579,897	27,928,153	29,319,210
46	Total	447,815,366	446,883,453	470,232,414	494,980,183	521,214,763	549,005,153	578,420,353
Change From Prior Year:								
47	Residential		15,922,376	22,193,313	23,549,320	24,950,527	26,442,134	28,024,143
48	Residential - CR-FP		-453,924	0	0	0	0	0
49	Complex 7		-3,181,062	0	0	0	0	0
50	Commercial		-13,219,303	1,155,648	1,198,449	1,284,053	1,348,256	1,391,057
51	Total		-931,913	23,348,961	24,747,769	26,234,580	27,790,390	29,415,200

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
RECLAIMED WATER SYSTEM

EXHIBIT 8

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
<u>AVERAGE ANNUAL ACCOUNTS/ERC'S</u>								
Residential:								
1	5/8 Inch	0	0	0	0	0	0	0
2	1.0 Inch	0	0	0	0	0	0	0
3	1.5 Inch	0	0	0	0	0	0	0
4	2.0 Inch	0	0	0	0	0	0	0
5	3.0 Inch	0	0	0	0	0	0	0
6	4.0 Inch	0	0	0	0	0	0	0
7	6.0 Inch	0	0	0	0	0	0	0
8	8.0 Inch	0	0	0	0	0	0	0
9	Total	0	0	0	0	0	0	0
Change From Prior Year:								
10	5/8 Inch		0	0	0	0	0	0
11	1.0 Inch		0	0	0	0	0	0
12	1.5 Inch		0	0	0	0	0	0
13	2.0 Inch		0	0	0	0	0	0
14	3.0 Inch		0	0	0	0	0	0
15	4.0 Inch		0	0	0	0	0	0
16	6.0 Inch		0	0	0	0	0	0
17	8.0 Inch		0	0	0	0	0	0
18	Total		0	0	0	0	0	0
Commercial:								
19	5/8 Inch	0	0	0	0	0	0	0
20	1.0 Inch	0	0	0	0	0	0	0
21	1.5 Inch	0	0	0	0	0	0	0
22	2.0 Inch	0	0	0	0	0	0	0
23	3.0 Inch	0	0	0	0	0	0	0
24	4.0 Inch	0	0	0	0	0	0	0
25	6.0 Inch	0	0	0	0	0	0	0
26	8.0 Inch	0	0	0	0	0	0	0
27	16.0 Inch	0	0	0	0	0	0	0
28	Total	0	0	0	0	0	0	0

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
RECLAIMED WATER SYSTEM

EXHIBIT 8

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Change From Prior Year:								
29	5/8 Inch		0	0	0	0	0	0
30	1.0 Inch		0	0	0	0	0	0
31	1.5 Inch		0	0	0	0	0	0
32	2.0 Inch		0	0	0	0	0	0
33	3.0 Inch		0	0	0	0	0	0
34	4.0 Inch		0	0	0	0	0	0
35	6.0 Inch		0	0	0	0	0	0
36	8.0 Inch		0	0	0	0	0	0
37	16.0 Inch		0	0	0	0	0	0
38	Total		0	0	0	0	0	0
Bulk:								
39	5/8 Inch	0	0	0	0	0	0	0
40	1.0 Inch	2	2	2	2	2	2	2
41	1.5 Inch	0	0	0	0	0	0	0
42	2.0 Inch	1	1	1	1	1	1	1
43	3.0 Inch	0	0	0	0	0	0	0
44	4.0 Inch	0	0	0	0	0	0	0
45	6.0 Inch	3	3	3	3	3	3	3
46	8.0 Inch	3	3	3	3	3	3	3
47	16.0 Inch	0	0	0	0	0	0	0
48	Total	9	9	9	9	9	9	9
Change From Prior Year:								
49	5/8 Inch		0	0	0	0	0	0
50	1.0 Inch		0	0	0	0	0	0
51	1.5 Inch		0	0	0	0	0	0
52	2.0 Inch		0	0	0	0	0	0
53	3.0 Inch		0	0	0	0	0	0
54	4.0 Inch		0	0	0	0	0	0
55	6.0 Inch		0	0	0	0	0	0
56	8.0 Inch		0	0	0	0	0	0
57	16.0 Inch		0	0	0	0	0	0
58	Total		0	0	0	0	0	0
Combined:								
59	5/8 Inch	0	0	0	0	0	0	0
60	1.0 Inch	2	2	2	2	2	2	2
61	1.5 Inch	0	0	0	0	0	0	0
62	2.0 Inch	1	1	1	1	1	1	1
63	3.0 Inch	0	0	0	0	0	0	0
64	4.0 Inch	0	0	0	0	0	0	0
65	6.0 Inch	3	3	3	3	3	3	3
66	8.0 Inch	3	3	3	3	3	3	3
67	16.0 Inch	0	0	0	0	0	0	0
68	Total	9	9	9	9	9	9	9

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ERCs AND METERED FLOWS
RECLAIMED WATER SYSTEM

EXHIBIT 8

Line	Description	Reported 2022	Projected For Fiscal Year Ending September 30,					
			2023	2024	2025	2026	2027	2028
Change From Prior Year:								
69	5/8 Inch		0	0	0	0	0	0
70	1.0 Inch		0	0	0	0	0	0
71	1.5 Inch		0	0	0	0	0	0
72	2.0 Inch		0	0	0	0	0	0
73	3.0 Inch		0	0	0	0	0	0
74	4.0 Inch		0	0	0	0	0	0
75	6.0 Inch		0	0	0	0	0	0
76	8.0 Inch		0	0	0	0	0	0
77	16.0 Inch		0	0	0	0	0	0
78	Total		0	0	0	0	0	0
METERED/BILLABLE FLOW								
Residential:								
79	Block 1	0	0	0	0	0	0	0
80	Block 2	0	0	0	0	0	0	0
81	Block 3	0	0	0	0	0	0	0
82	Total	0	0	0	0	0	0	0
Commercial:								
83	Block 1	0	0	0	0	0	0	0
84	Block 2	0	0	0	0	0	0	0
85	Block 3	0	0	0	0	0	0	0
86	Total	0	0	0	0	0	0	0
Bulk								
87	All Flow	164,708,080	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918
88	Total	164,708,080	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918
Combined:								
89	Block 1	164,708,080	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918
90	Block 2	-	-	-	-	-	-	-
91	Block 3	-	-	-	-	-	-	-
92	Total	164,708,080	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918	161,413,918
Change From Prior Year:								
93	Block 1		(3,294,162)	-	-	-	-	-
94	Block 2		-	-	-	-	-	-
95	Block 3		-	-	-	-	-	-
96	Total		(3,294,162)	-	-	-	-	-

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATE REVENUES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 9

Line	Description	Reported 2023	Existing Rates	Proposed Rates	Projected For Fiscal Year Ending September 30,			
			2024	2024	2025	2026	2027	2028
<u>WATER REVENUES</u>								
Monthly Base Charges:								
1	Residential	\$ 1,509,030	\$ 1,599,530	\$ 1,647,430	\$ 1,798,220	\$ 1,963,460	\$ 2,143,270	\$ 2,340,200
2	Residential - CR-FP	74,280	74,280	76,510	78,780	81,150	83,570	86,080
3	Complex 7	389,840	389,840	401,510	413,440	425,880	438,570	451,760
4	Complex 7 Irrigation	387,810	387,810	399,420	411,290	423,660	436,290	449,410
5	Commercial	646,220	678,660	698,980	755,730	817,320	883,770	955,850
6	Master-Metered Irrigation	128,100	128,100	131,940	135,860	139,950	144,120	148,450
7	Construction Meters	0	0	0	0	0	0	0
8	Total	\$ 3,135,280	\$ 3,258,220	\$ 3,355,790	\$ 3,593,320	\$ 3,851,420	\$ 4,129,590	\$ 4,431,750
Monthly Account Charges								
9	Residential	\$ 299,640	\$ 317,610	\$ 326,990	\$ 356,550	\$ 389,650	\$ 425,430	\$ 464,100
10	Residential - CR-FP	14,750	14,750	15,190	15,620	16,100	16,590	17,070
11	Complex 7	77,410	77,410	79,690	81,980	84,520	87,050	89,590
12	Complex 7 Irrigation	40	40	40	40	40	40	40
13	Commercial	14,200	14,900	15,340	16,550	17,940	19,390	20,970
14	Master-Metered Irrigation	400	400	410	430	440	450	470
15	Construction Meters	0	0	0	0	0	0	0
16	Total	\$ 406,440	\$ 425,110	\$ 437,660	\$ 471,170	\$ 508,690	\$ 548,950	\$ 592,240
Volumetric Rates:								
17	Residential	\$ 2,596,020	\$ 2,751,710	\$ 2,841,810	\$ 3,102,990	\$ 3,384,830	\$ 3,695,200	\$ 4,039,470
18	Residential - CR-FP	15,910	15,910	16,460	16,950	17,420	17,980	18,520
19	Complex 7	93,540	93,540	96,790	99,580	102,350	105,610	108,910
20	Complex 7 Irrigation	244,610	244,610	253,230	260,430	267,640	276,250	284,890
21	Commercial	434,140	455,930	470,680	509,190	550,300	594,870	644,160
22	Master-Metered Irrigation	598,340	598,340	617,210	636,250	655,180	674,050	695,180
23	Construction Meters	180,470	180,470	186,180	191,910	197,620	203,330	209,690
24	Total	\$ 4,163,030	\$ 4,340,510	\$ 4,482,360	\$ 4,817,300	\$ 5,175,340	\$ 5,567,290	\$ 6,000,820
Total Retail Water Revenues:								
25	Residential	\$ 4,404,690	\$ 4,668,850	\$ 4,816,230	\$ 5,257,760	\$ 5,737,940	\$ 6,263,900	\$ 6,843,770
26	Residential - CR-FP	104,940	104,940	108,160	111,350	114,670	118,140	121,670
27	Complex 7	560,790	560,790	577,990	595,000	612,750	631,230	650,260
28	Complex 7 Irrigation	632,460	632,460	652,690	671,760	691,340	712,580	734,340
27	Commercial	1,094,560	1,149,490	1,185,000	1,281,470	1,385,560	1,498,030	1,620,980
29	Master-Metered Irrigation	726,840	726,840	749,560	772,540	795,570	818,620	844,100
30	Construction Meters	180,470	180,470	186,180	191,910	197,620	203,330	209,690
31	Total	\$ 7,704,750	\$ 8,023,840	\$ 8,275,810	\$ 8,881,790	\$ 9,535,450	\$ 10,245,830	\$ 11,024,810
32		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATE REVENUES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 9

Line	Description	Reported 2023	Existing Rates 2024	Proposed Rates 2024	Projected For Fiscal Year Ending September 30,			
					2025	2026	2027	2028
<u>WASTEWATER REVENUES</u>								
Monthly Base Charges:								
33	Residential	\$ 2,860,870	\$ 3,032,440	\$ 3,153,240	\$ 3,476,120	\$ 3,832,140	\$ 4,224,530	\$ 4,656,740
34	Residential - CR-FP	140,820	140,820	146,430	152,290	158,380	164,710	171,290
35	Complex 7	739,070	739,070	768,510	799,220	831,200	864,440	898,960
36	Commercial	374,600	393,470	409,150	446,650	488,110	533,370	582,300
37	Total	\$ 4,115,360	\$ 4,305,800	\$ 4,477,330	\$ 4,874,280	\$ 5,309,830	\$ 5,787,050	\$ 6,309,290
Monthly Account Charges								
38	Residential	\$ 162,100	\$ 168,980	\$ 179,110	\$ 197,590	\$ 217,640	\$ 239,380	\$ 264,260
39	Residential - CR-FP	7,980	8,320	8,320	8,660	8,990	9,330	9,720
40	Complex 7	41,880	43,650	43,650	45,430	47,210	48,980	51,010
41	Commercial	3,400	3,540	3,720	4,070	4,440	4,840	5,290
42	Total	\$ 215,360	\$ 224,490	\$ 234,800	\$ 255,750	\$ 278,280	\$ 302,530	\$ 330,280
Volumetric Rates:								
43	Residential	\$ 2,516,370	\$ 2,667,280	\$ 2,773,190	\$ 3,056,110	\$ 3,367,310	\$ 3,714,160	\$ 4,095,420
44	Residential - CR-FP	58,650	58,650	60,980	63,390	65,890	68,570	71,330
45	Complex 7	307,790	307,790	320,010	332,680	345,810	359,840	374,320
46	Commercial	156,000	163,860	170,370	185,920	203,070	222,030	242,470
47	Total	\$ 3,038,810	\$ 3,197,580	\$ 3,324,550	\$ 3,638,100	\$ 3,982,080	\$ 4,364,600	\$ 4,783,540
Total Retail Wastewater Revenues:								
48	Residential	\$ 5,539,340	\$ 5,868,700	\$ 6,105,540	\$ 6,729,820	\$ 7,417,090	\$ 8,178,070	\$ 9,016,420
49	Residential - CR-FP	207,450	207,790	215,730	224,340	233,260	242,610	252,340
50	Complex 7	1,088,740	1,090,510	1,132,170	1,177,330	1,224,220	1,273,260	1,324,290
51	Commercial	534,000	560,870	583,240	636,640	695,620	760,240	830,060
52	Total	\$ 7,369,530	\$ 7,727,870	\$ 8,036,680	\$ 8,768,130	\$ 9,570,190	\$ 10,454,180	\$ 11,423,110
		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
<u>RECLAIMED WATER REVENUES</u>								
Monthly Base Charges:								
53	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
54	Commercial	0	0	0	0	0	0	0
55	Bulk	0	0	0	0	0	0	0
56	Total	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Monthly Account Charges								
57	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
58	Commercial	0	0	0	0	0	0	0
59	Bulk	0	0	0	0	0	0	0
60	Total	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATE REVENUES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 9

Line	Description	Reported 2023	Existing Rates	Proposed Rates	Projected For Fiscal Year Ending September 30,			
			2024	2024	2025	2026	2027	2028
Volumetric Rates:								
61	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
62	Commercial	0	0	0	0	0	0	0
63	Bulk	158,190	158,190	158,190	158,190	158,190	158,190	158,190
64	Total	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190
Total Retail Reclaimed Revenues:								
65	Residential	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
66	Commercial	0	0	0	0	0	0	0
67	Bulk	158,190	158,190	158,190	158,190	158,190	158,190	158,190
68	Total	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190	\$ 158,190
COMBINED REVENUES								
Monthly Base Charges:								
69	Residential	\$ 4,369,900	\$ 4,631,970	\$ 4,800,670	\$ 5,274,340	\$ 5,795,600	\$ 6,367,800	\$ 6,996,940
70	Residential - CR-FP	215,100	215,100	222,940	231,070	239,530	248,280	257,370
71	Complex 7	1,128,910	1,128,910	1,170,020	1,212,660	1,257,080	1,303,010	1,350,720
72	Complex 7 Irrigation	387,810	387,810	399,420	411,290	423,660	436,290	449,410
73	Commercial	1,020,820	1,072,130	1,108,130	1,202,380	1,305,430	1,417,140	1,538,150
74	Master-Metered Irrigation	128,100	128,100	131,940	135,860	139,950	144,120	148,450
75	Construction Meters	0	0	0	0	0	0	0
74	Bulk	0	0	0	0	0	0	0
75	Total	\$ 7,250,640	\$ 7,564,020	\$ 7,833,120	\$ 8,467,600	\$ 9,161,250	\$ 9,916,640	\$ 10,741,040
76		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
Monthly Account Charges								
77	Residential	\$ 461,740	\$ 486,590	\$ 506,100	\$ 554,140	\$ 607,290	\$ 664,810	\$ 728,360
78	Residential - CR-FP	22,730	23,070	23,510	24,280	25,090	25,920	26,790
79	Complex 7	119,290	121,060	123,340	127,410	131,730	136,030	140,600
80	Complex 7 Irrigation	40	40	40	40	40	40	40
81	Commercial	17,600	18,440	19,060	20,620	22,380	24,230	26,260
82	Master-Metered Irrigation	400	400	410	430	440	450	470
83	Construction Meters	0	0	0	0	0	0	0
84	Bulk	0	0	0	0	0	0	0
85	Total	\$ 621,800	\$ 649,600	\$ 672,460	\$ 726,920	\$ 786,970	\$ 851,480	\$ 922,520
		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
Volumetric Rates:								
86	Residential	\$ 5,112,390	\$ 5,418,990	\$ 5,615,000	\$ 6,159,100	\$ 6,752,140	\$ 7,409,360	\$ 8,134,890
87	Residential - CR-FP	74,560	74,560	77,440	80,340	83,310	86,550	89,850
88	Complex 7	401,330	401,330	416,800	432,260	448,160	465,450	483,230
89	Complex 7 Irrigation	244,610	244,610	253,230	260,430	267,640	276,250	284,890
90	Commercial	590,140	619,790	641,050	695,110	753,370	816,900	886,630
91	Master-Metered Irrigation	598,340	598,340	617,210	636,250	655,180	674,050	695,180
92	Construction Meters	180,470	180,470	186,180	191,910	197,620	203,330	209,690
93	Bulk	158,190	158,190	158,190	158,190	158,190	158,190	158,190
94	Total	\$ 7,360,030	\$ 7,696,280	\$ 7,965,100	\$ 8,613,590	\$ 9,315,610	\$ 10,090,080	\$ 10,942,550
		TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATE REVENUES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 9

Line	Description	Reported 2023	Existing Rates	Proposed Rates	Projected For Fiscal Year Ending September 30,				
			2024	2024	2025	2026	2027	2028	
Total Retail Revenues:									
95	Residential	\$ 9,944,030	\$ 10,537,550	\$ 10,921,770	\$ 11,987,580	\$ 13,155,030	\$ 14,441,970	\$ 15,860,190	
96	Residential - CR-FP	312,390	312,730	323,890	335,690	347,930	360,750	374,010	
97	Complex 7	1,649,530	1,651,300	1,710,160	1,772,330	1,836,970	1,904,490	1,974,550	
98	Complex 7 Irrigation	632,460	632,460	652,690	671,760	691,340	712,580	734,340	
99	Commercial	1,628,560	1,710,360	1,768,240	1,918,110	2,081,180	2,258,270	2,451,040	
100	Master-Metered Irrigation	726,840	726,840	749,560	772,540	795,570	818,620	844,100	
101	Construction Meters	180,470	180,470	186,180	191,910	197,620	203,330	209,690	
102	Bulk	158,190	158,190	158,190	158,190	158,190	158,190	158,190	
103	Total	\$ 15,232,470	\$ 15,909,900	\$ 16,470,680	\$ 17,808,110	\$ 19,263,830	\$ 20,858,200	\$ 22,606,110	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED OPERATING RESULTS
WATER, WASTEWATER, RECLAIMED WATER & COMBINED SYSTEMS

EXHIBIT 10

Line	Description	Proposed Rates 2024	Projected For Fiscal Year Ending September 30,			
			2025	2026	2027	2028
WATER SYSTEM						
USER RATE REVENUES						
1	Base Charges (Minimum and Account)	\$ 3,793,450	\$ 4,064,490	\$ 4,360,110	\$ 4,678,540	\$ 5,023,990
2	Consumption Rates	1,646,530	1,756,940	1,874,650	2,009,170	2,153,830
3	Conservation	2,835,830	3,060,360	3,300,690	3,558,120	3,846,990
4	Subtotal User Rate Revenues	\$ 8,275,810	\$ 8,881,790	\$ 9,535,450	\$ 10,245,830	\$ 11,024,810
PERCENTAGE RATE ADJUSTMENT						
5	Base Charges (Minimum and Account)	3.00%	3.00%	3.00%	3.00%	3.00%
6	Consumption Rates	3.00%	3.00%	3.00%	3.00%	3.00%
OTHER REVENUES						
7	Miscellaneous Revenues	\$ 32,500	\$ 33,770	\$ 35,120	\$ 36,540	\$ 38,050
8	Interest Income	2,580	2,680	2,790	2,900	3,020
9	SWFWMD / BLCCDD CFI Program	165,850	172,350	179,230	186,490	194,170
10	AFPI Charges	1,143,905	1,209,075	1,277,675	1,351,420	1,428,595
11	Meter Installations	171,230	177,940	185,040	192,530	200,460
12	Total Other Revenues	\$ 1,516,065	\$ 1,595,815	\$ 1,679,855	\$ 1,769,880	\$ 1,864,295
13	TOTAL REVENUES	\$ 9,791,875	\$ 10,477,605	\$ 11,215,305	\$ 12,015,710	\$ 12,889,105
14	TOTAL O&M	\$ 2,889,130	\$ 3,172,190	\$ 3,526,750	\$ 3,803,220	\$ 4,104,700
15	NET REVENUES	\$ 6,902,745	\$ 7,305,415	\$ 7,688,555	\$ 8,212,490	\$ 8,784,405
DEBT SERVICE						
16	Series 2022A Bonds	\$ 1,009,538	\$ 1,006,283	\$ 1,006,748	\$ 1,006,051	\$ 1,006,516
17	Series 2022B Bonds	2,024,221	2,321,473	2,458,815	2,553,923	2,554,774
18	Future Debt	0	0	0	0	0
19	Other	0	0	0	0	0
20	Total Debt Service	\$ 3,033,759	\$ 3,327,756	\$ 3,465,564	\$ 3,559,973	\$ 3,561,290
21	REMAINING BALANCE	\$ 3,868,986	\$ 3,977,659	\$ 4,222,991	\$ 4,652,517	\$ 5,223,115
OTHER EXPENDITURES & TRANSFERS						
22	Meter Installations	\$ 194,790	\$ 213,880	\$ 237,790	\$ 256,430	\$ 276,760
23	Renewal & Replacement (5% Revenues)	409,820	444,090	476,770	512,290	551,240
24	Capital from Rates	700,370	366,070	820,320	4,475,110	2,738,710
25	Capital Reserve Fund Transfer (2.5% of Rev)	199,850	222,040	238,390	256,150	275,620
26	Rate Stabilization Fund Transfer (1% of Rev)	79,940	88,820	95,350	102,460	110,250
27	Other	0	0	0	0	0
28	Other	0	0	0	0	0
29	Transfer To/(From) Other Systems	0	0	0	0	0
30	Total Other Expenditures	\$ 1,584,770	\$ 1,334,900	\$ 1,868,620	\$ 5,602,440	\$ 3,952,580
31	FINAL BALANCE	\$ 2,284,216	\$ 2,642,759	\$ 2,354,371	\$ (949,923)	\$ 1,270,535
32	DEBT SERVICE COVERAGE	2.28	2.20	2.22	2.31	2.47

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED OPERATING RESULTS
WATER, WASTEWATER, RECLAIMED WATER & COMBINED SYSTEMS

EXHIBIT 10

Line	Description	Proposed Rates 2024	Projected For Fiscal Year Ending September 30,			
			2025	2026	2027	2028
<u>WASTEWATER SYSTEM</u>						
USER RATE REVENUES						
33	Base Charges (Minimum and Account)	\$ 4,712,130	\$ 5,130,030	\$ 5,588,110	\$ 6,089,580	\$ 6,639,570
34	Consumption Rates	3,324,550	3,638,100	3,982,080	4,364,600	4,783,540
35	Subtotal User Rate Revenues	\$ 8,036,680	\$ 8,768,130	\$ 9,570,190	\$ 10,454,180	\$ 11,423,110
PERCENTAGE RATE ADJUSTMENT						
36	Base Charges (Minimum and Account)	4.00%	4.00%	4.00%	4.00%	4.00%
37	Consumption Rates	4.00%	4.00%	4.00%	4.00%	4.00%
OTHER REVENUES						
38	Miscellaneous Revenues	\$ 32,500	\$ 34,020	\$ 35,630	\$ 37,340	\$ 39,150
39	Interest Income	2,420	2,530	2,650	2,780	2,910
40	SWFWMD / BLCCDD CFI Program	0	0	0	0	0
41	AFPI Charges	2,223,600	2,354,160	2,496,960	2,643,840	2,794,800
42	Meter Installations	160,920	168,450	176,430	184,900	193,850
43	Total Other Revenues	\$ 2,419,440	\$ 2,559,160	\$ 2,711,670	\$ 2,868,860	\$ 3,030,710
44	TOTAL REVENUES	\$ 10,456,120	\$ 11,327,290	\$ 12,281,860	\$ 13,323,040	\$ 14,453,820
45	TOTAL O&M	\$ 3,719,340	\$ 4,048,950	\$ 4,479,440	\$ 4,805,540	\$ 5,159,820
46	NET REVENUES	\$ 6,736,780	\$ 7,278,340	\$ 7,802,420	\$ 8,517,500	\$ 9,294,000
DEBT SERVICE						
47	Series 2022A Bonds	\$ 1,087,696	\$ 1,084,189	\$ 1,084,690	\$ 1,083,939	\$ 1,084,440
48	Series 2022B Bonds	4,536,069	5,202,180	5,509,950	5,723,076	5,724,984
49	Future Debt	0	0	0	0	0
50	Other	0	0	0	0	0
51	Total Debt Service	\$ 5,623,765	\$ 6,286,369	\$ 6,594,640	\$ 6,807,015	\$ 6,809,423
52	REMAINING BALANCE	\$ 1,113,015	\$ 991,971	\$ 1,207,780	\$ 1,710,485	\$ 2,484,577
OTHER EXPENDITURES & TRANSFERS						
53	Meter Installations	\$ 0	\$ 0	\$ 0	\$ 0	0
54	Renewal & Replacement (5% Revenues)	397,980	438,410	478,510	522,710	571,160
55	Capital from Rates	1,223,350	533,279	486,454	526,516	507,556
56	Capital Reserve Fund Transfer (2.5% of Rev)	194,080	219,200	239,250	261,350	285,580
57	Rate Stabilization Fund Transfer (1% of Rev)	77,630	87,680	95,700	104,540	114,230
58	Other	0	0	0	0	0
59	Other	0	0	0	0	0
60	Transfer To/(From) Other Systems	0	0	0	0	0
61	Total Other Expenditures	\$ 1,893,040	\$ 1,278,569	\$ 1,299,914	\$ 1,415,116	\$ 1,478,526
62	FINAL BALANCE	\$ (780,025)	\$ (286,598)	\$ (92,134)	\$ 295,370	\$ 1,006,051
63	DEBT SERVICE COVERAGE	1.20	1.16	1.18	1.25	1.36

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED OPERATING RESULTS
WATER, WASTEWATER, RECLAIMED WATER & COMBINED SYSTEMS

EXHIBIT 10

Line	Description	Proposed Rates 2024		Projected For Fiscal Year Ending September 30,					
				2025	2026	2027	2028		
RECLAIMED WATER SYSTEM									
USER RATE REVENUES									
64	Base Charges (Minimum and Account)	\$	0	\$	0	\$	0	\$	0
65	Consumption Rates		158,190		158,190		158,190		158,190
66	Subtotal User Rate Revenues	\$	158,190	\$	158,190	\$	158,190	\$	158,190
PERCENTAGE RATE ADJUSTMENT									
67	Base Charges (Minimum and Account)		0.00%		0.00%		0.00%		0.00%
68	Consumption Rates		0.00%		0.00%		0.00%		0.00%
OTHER REVENUES									
69	Miscellaneous Revenues	\$	0	\$	0	\$	0	\$	0
70	Interest Income		10		10		10		10
71	SWFWMD / BLCCDD CFI Program		0		0		0		0
72	AFPI Charges		0		0		0		0
73	Meter Installations		330		340		350		360
74	Total Other Revenues	\$	340	\$	350	\$	360	\$	370
75	TOTAL REVENUES	\$	158,530	\$	158,540	\$	158,550	\$	158,560
76	TOTAL O&M	\$	158,420	\$	173,610	\$	190,280	\$	208,380
77	NET REVENUES	\$	110	\$	(15,070)	\$	(31,730)	\$	(49,820)
DEBT SERVICE									
78	Series 2022A Bonds	\$	73,816	\$	73,578	\$	73,612	\$	73,561
79	Series 2022B Bonds		249,484		286,120		303,047		314,769
80	Future Debt		0		0		0		0
81	Other		0		0		0		0
82	Total Debt Service	\$	323,299	\$	359,698	\$	376,659	\$	388,330
83	REMAINING BALANCE	\$	(323,189)	\$	(374,768)	\$	(408,389)	\$	(438,150)
OTHER EXPENDITURES & TRANSFERS									
84	Meter Installations	\$	0	\$	0	\$	0	\$	0
85	Renewal & Replacement (5% Revenues)		7,830		7,830		7,830		7,830
86	Capital from Rates		146,310		2,540		2,670		3,780
87	Capital Reserve Fund Transfer (2.5% of Rev)		3,820		3,820		3,820		3,820
88	Rate Stabilization Fund Transfer (1% of Rev)		1,530		1,530		1,530		1,530
89	Other		0		0		0		0
90	Other		0		0		0		0
91	Transfer To/(From) Other Systems		0		0		0		0
92	Total Other Expenditures	\$	159,490	\$	15,720	\$	15,850	\$	16,960
93	FINAL BALANCE	\$	(482,679)	\$	(390,488)	\$	(424,239)	\$	(455,110)
94	DEBT SERVICE COVERAGE		0.00		(0.04)		(0.08)		(0.13)

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED OPERATING RESULTS
WATER, WASTEWATER, RECLAIMED WATER & COMBINED SYSTEMS

EXHIBIT 10

Line	Description	Proposed Rates 2024	Projected For Fiscal Year Ending September 30,			
			2025	2026	2027	2028
COMBINED SYSTEMS						
USER RATE REVENUES						
95	Water Rates & Charges	\$ 5,439,980	\$ 5,821,430	\$ 6,234,760	\$ 6,687,710	\$ 7,177,820
96	Wastewater Rates & Charges	8,036,680	8,768,130	9,570,190	10,454,180	11,423,110
97	Reclaimed Water Rates & Charges	158,190	158,190	158,190	158,190	158,190
98	Conservation	\$ 2,835,830	\$ 3,060,360	\$ 3,300,690	\$ 3,558,120	\$ 3,846,990
99	Subtotal User Rate Revenues	\$ 16,470,680	\$ 17,808,110	\$ 19,263,830	\$ 20,858,200	\$ 22,606,110
100	Combined Revenue Adjustment	3.06%	3.06%	3.06%	3.07%	3.07%
OTHER REVENUES						
101	Miscellaneous Revenues	\$ 65,000	\$ 67,790	\$ 70,750	\$ 73,880	\$ 77,200
102	Interest Income	5,010	5,220	5,450	5,690	5,940
103	SWFWMD / BLCCDD CFI Program	165,850	172,350	179,230	186,490	194,170
104	AFPI Charges	3,367,505	3,563,235	3,774,635	3,995,260	4,223,395
105	Meter Installations	332,480	346,730	361,820	377,790	394,680
106	Total Other Revenues	\$ 3,935,845	\$ 4,155,325	\$ 4,391,885	\$ 4,639,110	\$ 4,895,385
107	TOTAL REVENUES	\$ 20,406,525	\$ 21,963,435	\$ 23,655,715	\$ 25,497,310	\$ 27,501,495
108	TOTAL O&M	\$ 6,766,890	\$ 7,394,750	\$ 8,196,470	\$ 8,817,140	\$ 9,492,760
109	NET REVENUES	\$ 13,639,635	\$ 14,568,685	\$ 15,459,245	\$ 16,680,170	\$ 18,008,735
DEBT SERVICE						
110	Series 2022A Bonds	\$ 2,171,050	\$ 2,164,050	\$ 2,165,050	\$ 2,163,550	\$ 2,164,550
111	Series 2022B Bonds	6,809,773	7,809,773	8,271,813	8,591,768	8,594,632
112	Future Debt	0	0	0	0	0
113	Other	0	0	0	0	0
114	Total Debt Service	\$ 8,980,823	\$ 9,973,823	\$ 10,436,863	\$ 10,755,318	\$ 10,759,182
115	REMAINING BALANCE	\$ 4,658,812	\$ 4,594,862	\$ 5,022,382	\$ 5,924,852	\$ 7,249,553
OTHER EXPENDITURES & TRANSFERS						
116	Meter Installations	\$ 194,790	\$ 213,880	\$ 237,790	\$ 256,430	\$ 276,760
117	Renewal & Replacement (5% Revenues)	815,630	890,330	963,110	1,042,830	1,130,230
118	Capital from Rates	2,070,030	901,889	1,309,444	5,005,406	3,249,236
119	Capital Reserve Fund Transfer (2.5% of Rev)	397,750	445,060	481,460	521,320	565,020
120	Rate Stabilization Fund Transfer (1% of Rev)	159,100	178,030	192,580	208,530	226,010
121	Other	0	0	0	0	0
122	Other	0	0	0	0	0
123	Total Other Expenditures	\$ 3,637,300	\$ 2,629,189	\$ 3,184,384	\$ 7,034,516	\$ 5,447,256
124	FINAL BALANCE	\$ 1,021,512	\$ 1,965,673	\$ 1,837,998	\$ (1,109,664)	\$ 1,802,297
125	DEBT SERVICE COVERAGE	1.52	1.46	1.48	1.55	1.67
RESERVE FUND BALANCES						
Reserves (Restricted and Unrestricted):						
126	Beginning Fund Balance	\$ 26,732,371	\$ 12,576,363	\$ 16,055,456	\$ 19,530,604	\$ 20,193,620
127	Remaining Operating Balance	1,021,512	1,965,673	1,837,998	(1,109,664)	1,802,297
128	Renewal & Replacement (5% Revenues)	815,630	890,330	963,110	1,042,830	1,130,230
129	Capital Reserve Fund Transfer (2.5% of Rev)	397,750	445,060	481,460	521,320	565,020
130	Rate Stabilization Fund Transfer (1% of Rev)	159,100	178,030	192,580	208,530	226,010
131	Capital Project Expenditures	\$ (16,550,000)	0	0	0	0
132	Ending Fund Balance	\$ 12,576,363	\$ 16,055,456	\$ 19,530,604	\$ 20,193,620	\$ 23,917,178

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATES & CHARGES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 11

Line	Description	Existing		Proposed		Projected For Fiscal Year Ending September 30,							
		2024		2024		2025		2026		2027		2028	
<u>WATER RATES</u>													
Monthly Base Charge:													
1	5/8 Inch	\$	15.36	\$	15.82	\$	16.29	\$	16.78	\$	17.28	\$	17.80
2	3/4 Inch	\$	23.04	\$	23.73	\$	24.44	\$	25.17	\$	25.92	\$	26.70
3	1.0 Inch	\$	38.40	\$	39.55	\$	40.73	\$	41.95	\$	43.20	\$	44.50
4	1.5 Inch	\$	76.80	\$	79.10	\$	81.45	\$	83.90	\$	86.40	\$	89.00
5	2.0 Inch	\$	122.88	\$	126.56	\$	130.32	\$	134.24	\$	138.24	\$	142.40
6	3.0 Inch	\$	122.88	\$	126.56	\$	130.32	\$	134.24	\$	138.24	\$	142.40
7	4.0 Inch	\$	122.88	\$	126.56	\$	130.32	\$	134.24	\$	138.24	\$	142.40
8	6.0 Inch	\$	122.88	\$	126.56	\$	130.32	\$	134.24	\$	138.24	\$	142.40
9	8.0 Inch	\$	122.88	\$	126.56	\$	130.32	\$	134.24	\$	138.24	\$	142.40
Meter Factors:													
10	5/8 Inch		1.00		1.00		1.00		1.00		1.00		1.00
11	3/4 Inch		1.50		1.50		1.50		1.50		1.50		1.50
12	1.0 Inch		2.50		2.50		2.50		2.50		2.50		2.50
13	1.5 Inch		5.00		5.00		5.00		5.00		5.00		5.00
14	2.0 Inch		8.00		8.00		8.00		8.00		8.00		8.00
15	3.0 Inch		8.00		8.00		8.00		8.00		8.00		8.00
16	4.0 Inch		8.00		8.00		8.00		8.00		8.00		8.00
17	6.0 Inch		8.00		8.00		8.00		8.00		8.00		8.00
18	8.0 Inch		8.00		8.00		8.00		8.00		8.00		8.00
Multi-Family Base Charge:													
19	Per Unit and ERC	\$	10.97	\$	11.30	\$	11.63	\$	11.98	\$	12.34	\$	12.71
Multi-Family Meter Factors:													
20	Per Unit and ERC		0.714		0.714		0.714		0.714		0.714		0.714
21	Cust Acc Chrg (Per Metered Connection)	\$	3.05	\$	3.14	\$	3.23	\$	3.33	\$	3.43	\$	3.53
Volumetric Per 1,000 Gal - Residential:													
22	Block 1 - 0 to 7,500 Gallons/Month	\$	1.70	\$	1.76	\$	1.81	\$	1.86	\$	1.92	\$	1.98
23	Block 2 - 7,501 to 15,000 Gallons/Month	\$	2.84	\$	2.93	\$	3.02	\$	3.11	\$	3.20	\$	3.30
24	Block 3 - 15,001 to 20,000 Gallons/Month	\$	3.98	\$	4.10	\$	4.23	\$	4.36	\$	4.48	\$	4.62
25	Block 4 - 20,001 to 25,000 Gallons/Month	\$	7.53	\$	7.77	\$	8.01	\$	8.24	\$	8.48	\$	8.75
26	Block 5 - 25,001 to 30,000 Gallons/Month	\$	8.52	\$	8.79	\$	9.06	\$	9.33	\$	9.60	\$	9.90
27	Block 6 - All Over 30,000 Gallons/Month	\$	11.36	\$	11.72	\$	12.08	\$	12.44	\$	12.80	\$	13.20
Volumetric Factors - Residential:													
28	Block 1 - 0 to 7,500 Gallons/Month		0.599		0.599		0.599		0.599		0.599		0.599
29	Block 2 - 7,501 to 15,000 Gallons/Month		1.000		1.000		1.000		1.000		1.000		1.000
30	Block 3 - 15,001 to 20,000 Gallons/Month		1.401		1.401		1.401		1.401		1.401		1.401
31	Block 4 - 20,001 to 25,000 Gallons/Month		2.651		2.651		2.651		2.651		2.651		2.651
32	Block 5 - 25,001 to 30,000 Gallons/Month		3.000		3.000		3.000		3.000		3.000		3.000
33	Block 6 - All Over 30,000 Gallons/Month		4.000		4.000		4.000		4.000		4.000		4.000
Volumetric Per 1,000 Gal - MM Irrigation:													
34	Block 1 - 0 to 15,000 Gallons/Month	\$	2.84	\$	2.93	\$	3.02	\$	3.11	\$	3.20	\$	3.30
35	Block 2 - 15 to 20,000 Gallons/Month	\$	3.98	\$	4.10	\$	4.23	\$	4.36	\$	4.48	\$	4.62
36	Block 3 - 20,001 to 25,000 Gallons/Month	\$	7.53	\$	7.77	\$	8.01	\$	8.24	\$	8.48	\$	8.75
37	Block 4 - 25,001 to 30,000 Gallons/Month	\$	8.52	\$	8.79	\$	9.06	\$	9.33	\$	9.60	\$	9.90
38	Block 5 - All Over 30,000 Gallons/Month	\$	11.36	\$	11.72	\$	12.08	\$	12.44	\$	12.80	\$	13.20

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATES & CHARGES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 11

Line	Description	Existing	Proposed	Projected For Fiscal Year Ending September 30,			
		2024	2024	2025	2026	2027	2028
Volumetric Per 1,000 Gal - Commercial:							
39	Block 1 - 0 to 6,000 Gallons/Month	\$ 1.70	\$ 1.76	\$ 1.81	\$ 1.86	\$ 1.92	\$ 1.98
40	Block 2 - 6,001 to 12,500 Gallons/Month	\$ 2.84	\$ 2.93	\$ 3.02	\$ 3.11	\$ 3.20	\$ 3.30
41	Block 3 - 12,501 to 17,500 Gallons/Month	\$ 3.98	\$ 4.10	\$ 4.23	\$ 4.36	\$ 4.48	\$ 4.62
42	Block 4 - 17,501 to 22,500 Gallons/Month	\$ 7.53	\$ 7.77	\$ 8.01	\$ 8.24	\$ 8.48	\$ 8.75
43	Block 5 - 22,501 to 27,500 Gallons/Month	\$ 8.52	\$ 8.79	\$ 9.06	\$ 9.33	\$ 9.60	\$ 9.90
44	Block 6 - All Over 27,500 Gallons/Month	\$ 11.36	\$ 11.72	\$ 12.08	\$ 12.44	\$ 12.80	\$ 13.20
Volumetric Factors - Commercial:							
45	Block 1 - 0 to 6,000 Gallons/Month	0.599	0.599	0.599	0.599	0.599	0.599
46	Block 2 - 6,001 to 12,500 Gallons/Month	1.000	1.000	1.000	1.000	1.000	1.000
47	Block 3 - 12,501 to 17,500 Gallons/Month	1.401	1.401	1.401	1.401	1.401	1.401
48	Block 4 - 17,501 to 22,500 Gallons/Month	2.651	2.651	2.651	2.651	2.651	2.651
49	Block 5 - 22,501 to 27,500 Gallons/Month	3.000	3.000	3.000	3.000	3.000	3.000
50	Block 6 - All Over 27,500 Gallons/Month	4.000	4.000	4.000	4.000	4.000	4.000
WASTEWATER RATES							
Monthly Base Charge:							
51	5/8 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
52	3/4 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
53	1.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
54	1.5 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
55	2.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
56	3.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
57	4.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
58	6.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
59	8.0 Inch	\$ 29.12	\$ 30.28	\$ 31.49	\$ 32.75	\$ 34.06	\$ 35.42
Meter Factors:							
60	5/8 Inch	1.000	1.000	1.000	1.000	1.000	1.000
61	3/4 Inch	1.000	1.000	1.000	1.000	1.000	1.000
62	1.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
63	1.5 Inch	1.000	1.000	1.000	1.000	1.000	1.000
64	2.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
65	3.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
66	4.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
67	6.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
68	8.0 Inch	1.000	1.000	1.000	1.000	1.000	1.000
Multi-Family Base Charge:							
69	Per Unit and ERC	\$ 26.21	\$ 27.25	\$ 28.34	\$ 29.48	\$ 30.65	\$ 31.88
Multi-Family Meter Factors:							
70	Per Unit and ERC	0.900	0.900	0.900	0.900	0.900	0.900
71	Cust Acc Chrg (Per Metered Connection)	\$ 1.65	\$ 1.72	\$ 1.79	\$ 1.86	\$ 1.93	\$ 2.01
Volumetric Rates Per 1,000 Gal:							
72	Residential (5,000 Gallon Cap)	\$ 6.80	\$ 7.07	\$ 7.35	\$ 7.64	\$ 7.95	\$ 8.27
73	Commercial	\$ 6.80	\$ 7.07	\$ 7.35	\$ 7.64	\$ 7.95	\$ 8.27

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
PROJECTED USER RATES & CHARGES
WATER, WASTEWATER, & RECLAIMED WATER SYSTEM

EXHIBIT 11

Line	Description	Existing		Proposed		Projected For Fiscal Year Ending September 30,							
		2024		2024		2025		2026		2027		2028	
RECLAIMED WATER RATES													
Monthly Base Charge:													
74	5/8 Inch	\$	6.45	\$	6.45	\$	6.45	\$	6.45	\$	6.45	\$	6.45
75	3/4 Inch	\$	9.68	\$	9.68	\$	9.68	\$	9.68	\$	9.68	\$	9.68
76	1.0 Inch	\$	16.13	\$	16.13	\$	16.13	\$	16.13	\$	16.13	\$	16.13
77	1.5 Inch	\$	32.25	\$	32.25	\$	32.25	\$	32.25	\$	32.25	\$	32.25
78	2.0 Inch	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60
79	3.0 Inch	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60
80	4.0 Inch	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60
81	6.0 Inch	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60
82	8.0 Inch	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60	\$	51.60
Meter Factors:													
83	5/8 Inch		1.000		1.000		1.000		1.000		1.000		1.000
84	3/4 Inch		1.500		1.500		1.500		1.500		1.500		1.500
85	1.0 Inch		2.500		2.500		2.500		2.500		2.500		2.500
86	1.5 Inch		5.000		5.000		5.000		5.000		5.000		5.000
87	2.0 Inch		8.000		8.000		8.000		8.000		8.000		8.000
88	3.0 Inch		8.000		8.000		8.000		8.000		8.000		8.000
89	4.0 Inch		8.000		8.000		8.000		8.000		8.000		8.000
90	6.0 Inch		8.000		8.000		8.000		8.000		8.000		8.000
91	8.0 Inch		8.000		8.000		8.000		8.000		8.000		8.000
Multi-Family Base Charge:													
92	Per Unit and ERC	\$	4.61	\$	4.61	\$	4.61	\$	4.61	\$	4.61	\$	4.61
Multi-Family Meter Factors:													
93	Per Unit and ERC		0.715		0.715		0.715		0.715		0.715		0.715
Volumetric Per 1,000 Gal - Residential:													
94	Block 1 - 0 to 7,500 Gallons/Month	\$	0.68	\$	0.68	\$	0.68	\$	0.68	\$	0.68	\$	0.68
95	Block 2 - 7,501 to 15,000 Gallons/Month	\$	1.18	\$	1.18	\$	1.18	\$	1.18	\$	1.18	\$	1.18
96	Block 3 - 15,001 to 20,000 Gallons/Month	\$	1.87	\$	1.87	\$	1.87	\$	1.87	\$	1.87	\$	1.87
97	Block 4 - 20,001 to 25,000 Gallons/Month	\$	2.54	\$	2.54	\$	2.54	\$	2.54	\$	2.54	\$	2.54
98	Block 5 - 25,001 to 30,000 Gallons/Month	\$	3.07	\$	3.07	\$	3.07	\$	3.07	\$	3.07	\$	3.07
99	Block 6 - All Over 30,000 Gallons/Month	\$	3.56	\$	3.56	\$	3.56	\$	3.56	\$	3.56	\$	3.56
Volumetric Factors - Residential:													
100	Block 1 - 0 to 7,500 Gallons/Month		0.576		0.576		0.576		0.576		0.576		0.576
101	Block 2 - 7,501 to 15,000 Gallons/Month		1.000		1.000		1.000		1.000		1.000		1.000
102	Block 3 - 15,001 to 20,000 Gallons/Month		1.585		1.585		1.585		1.585		1.585		1.585
103	Block 4 - 20,001 to 25,000 Gallons/Month		2.153		2.153		2.153		2.153		2.153		2.153
104	Block 5 - 25,001 to 30,000 Gallons/Month		2.602		2.602		2.602		2.602		2.602		2.602
105	Block 6 - All Over 30,000 Gallons/Month		3.017		3.017		3.017		3.017		3.017		3.017
Volumetric Per 1,000 Gal - Commercial:													
106	Block 1 - 0 to 6,000 Gallons/Month	\$	0.68	\$	0.68	\$	0.68	\$	0.68	\$	0.68	\$	0.68
107	Block 2 - 6,001 to 12,500 Gallons/Month	\$	1.18	\$	1.18	\$	1.18	\$	1.18	\$	1.18	\$	1.18
108	Block 3 - 12,501 to 17,500 Gallons/Month	\$	1.87	\$	1.87	\$	1.87	\$	1.87	\$	1.87	\$	1.87
109	Block 4 - 17,501 to 22,500 Gallons/Month	\$	2.54	\$	2.54	\$	2.54	\$	2.54	\$	2.54	\$	2.54
110	Block 5 - 22,501 to 27,500 Gallons/Month	\$	3.07	\$	3.07	\$	3.07	\$	3.07	\$	3.07	\$	3.07
111	Block 6 - All Over 27,500 Gallons/Month	\$	3.56	\$	3.56	\$	3.56	\$	3.56	\$	3.56	\$	3.56
112	Reuse (Bulk Pressured Reclaimed)	\$	0.98	\$	0.98	\$	0.98	\$	0.98	\$	0.98	\$	0.98
Volumetric Factors - Commercial:													
113	Block 1 - 0 to 6,000 Gallons/Month		0.576		0.576		0.576		0.576		0.576		0.576
114	Block 2 - 6,001 to 12,500 Gallons/Month		1.000		1.000		1.000		1.000		1.000		1.000
115	Block 3 - 12,501 to 17,500 Gallons/Month		1.585		1.585		1.585		1.585		1.585		1.585
116	Block 4 - 17,501 to 22,500 Gallons/Month		2.153		2.153		2.153		2.153		2.153		2.153
117	Block 5 - 22,501 to 27,500 Gallons/Month		2.602		2.602		2.602		2.602		2.602		2.602
118	Block 6 - All Over 27,500 Gallons/Month		3.017		3.017		3.017		3.017		3.017		3.017

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
TYPICAL MONTHLY BILL COMPARISON
WATER, WASTEWATER & COMBINED BILL

EXHIBIT 12

Line	Meter Size	Monthly Flow (Gal)	Monthly Charges		Difference				
			Existing	Proposed	\$ Amount	Percent			
<u>WATER</u>									
Residential:									
1	5/8 Inch	0	\$	18.41	\$	18.96	\$	0.55	2.99%
2	5/8 Inch	1,000	\$	20.11	\$	20.72	\$	0.61	3.03%
3	5/8 Inch	2,000	\$	21.81	\$	22.48	\$	0.67	3.07%
4	5/8 Inch	3,000	\$	23.51	\$	24.24	\$	0.73	3.11%
5	5/8 Inch	4,000	\$	25.21	\$	26.00	\$	0.79	3.13%
6	5/8 Inch	5,000	\$	26.91	\$	27.76	\$	0.85	3.16%
7	5/8 Inch	6,000	\$	28.61	\$	29.52	\$	0.91	3.18%
8	5/8 Inch	7,000	\$	30.31	\$	31.28	\$	0.97	3.20%
9	5/8 Inch	8,000	\$	32.58	\$	33.63	\$	1.05	3.22%
10	5/8 Inch	9,000	\$	35.42	\$	36.56	\$	1.14	3.22%
11	5/8 Inch	10,000	\$	38.26	\$	39.49	\$	1.23	3.21%
12	5/8 Inch	11,000	\$	41.10	\$	42.42	\$	1.32	3.21%
13	5/8 Inch	12,000	\$	43.94	\$	45.35	\$	1.41	3.21%
14	5/8 Inch	13,000	\$	46.78	\$	48.28	\$	1.50	3.21%
15	5/8 Inch	14,000	\$	49.62	\$	51.21	\$	1.59	3.20%
16	5/8 Inch	15,000	\$	52.46	\$	54.14	\$	1.68	3.20%
17	5/8 Inch	16,000	\$	56.44	\$	58.24	\$	1.80	3.19%
18	5/8 Inch	17,000	\$	60.42	\$	62.34	\$	1.92	3.18%
19	5/8 Inch	18,000	\$	64.40	\$	66.44	\$	2.04	3.17%
20	5/8 Inch	19,000	\$	68.38	\$	70.54	\$	2.16	3.16%
21	5/8 Inch	20,000	\$	72.36	\$	74.64	\$	2.28	3.15%
22	5/8 Inch	21,000	\$	79.89	\$	82.41	\$	2.52	3.15%
23	5/8 Inch	22,000	\$	87.42	\$	90.18	\$	2.76	3.16%
24	5/8 Inch	23,000	\$	94.95	\$	97.95	\$	3.00	3.16%
25	5/8 Inch	24,000	\$	102.48	\$	105.72	\$	3.24	3.16%
26	5/8 Inch	25,000	\$	110.01	\$	113.49	\$	3.48	3.16%
27	5/8 Inch	26,000	\$	118.53	\$	122.28	\$	3.75	3.16%
28	5/8 Inch	27,000	\$	127.05	\$	131.07	\$	4.02	3.16%
29	5/8 Inch	28,000	\$	135.57	\$	139.86	\$	4.29	3.16%
30	5/8 Inch	29,000	\$	144.09	\$	148.65	\$	4.56	3.16%
31	5/8 Inch	30,000	\$	152.61	\$	157.44	\$	4.83	3.16%
32	5/8 Inch	35,000	\$	209.41	\$	216.04	\$	6.63	3.17%
33	5/8 Inch	40,000	\$	266.21	\$	274.64	\$	8.43	3.17%
34	5/8 Inch	45,000	\$	323.01	\$	333.24	\$	10.23	3.17%
35	5/8 Inch	50,000	\$	379.81	\$	391.84	\$	12.03	3.17%
36	5/8 Inch	55,000	\$	436.61	\$	450.44	\$	13.83	3.17%

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
TYPICAL MONTHLY BILL COMPARISON
WATER, WASTEWATER & COMBINED BILL

EXHIBIT 12

Line	Meter Size	Monthly Flow (Gal)	Monthly Charges		Difference				
			Existing	Proposed	\$ Amount	Percent			
<u>WASTEWATER</u>									
Residential:									
37	5/8 Inch	0	\$	30.77	\$	32.00	\$	1.23	4.00%
38	5/8 Inch	1,000	\$	37.57	\$	39.07	\$	1.50	3.99%
39	5/8 Inch	2,000	\$	44.37	\$	46.14	\$	1.77	3.99%
40	5/8 Inch	3,000	\$	51.17	\$	53.21	\$	2.04	3.99%
41	5/8 Inch	4,000	\$	57.97	\$	60.28	\$	2.31	3.98%
42	5/8 Inch	5,000	\$	64.77	\$	67.35	\$	2.58	3.98%
43	5/8 Inch	6,000	\$	64.77	\$	67.35	\$	2.58	3.98%
44	5/8 Inch	7,000	\$	64.77	\$	67.35	\$	2.58	3.98%
45	5/8 Inch	8,000	\$	64.77	\$	67.35	\$	2.58	3.98%
46	5/8 Inch	9,000	\$	64.77	\$	67.35	\$	2.58	3.98%
47	5/8 Inch	10,000	\$	64.77	\$	67.35	\$	2.58	3.98%
48	5/8 Inch	11,000	\$	64.77	\$	67.35	\$	2.58	3.98%
49	5/8 Inch	12,000	\$	64.77	\$	67.35	\$	2.58	3.98%
50	5/8 Inch	13,000	\$	64.77	\$	67.35	\$	2.58	3.98%
51	5/8 Inch	14,000	\$	64.77	\$	67.35	\$	2.58	3.98%
52	5/8 Inch	15,000	\$	64.77	\$	67.35	\$	2.58	3.98%
53	5/8 Inch	16,000	\$	64.77	\$	67.35	\$	2.58	3.98%
54	5/8 Inch	17,000	\$	64.77	\$	67.35	\$	2.58	3.98%
55	5/8 Inch	18,000	\$	64.77	\$	67.35	\$	2.58	3.98%
56	5/8 Inch	19,000	\$	64.77	\$	67.35	\$	2.58	3.98%
57	5/8 Inch	20,000	\$	64.77	\$	67.35	\$	2.58	3.98%
58	5/8 Inch	21,000	\$	64.77	\$	67.35	\$	2.58	3.98%
59	5/8 Inch	22,000	\$	64.77	\$	67.35	\$	2.58	3.98%
60	5/8 Inch	23,000	\$	64.77	\$	67.35	\$	2.58	3.98%
61	5/8 Inch	24,000	\$	64.77	\$	67.35	\$	2.58	3.98%
62	5/8 Inch	25,000	\$	64.77	\$	67.35	\$	2.58	3.98%
63	5/8 Inch	26,000	\$	64.77	\$	67.35	\$	2.58	3.98%
64	5/8 Inch	27,000	\$	64.77	\$	67.35	\$	2.58	3.98%
65	5/8 Inch	28,000	\$	64.77	\$	67.35	\$	2.58	3.98%
66	5/8 Inch	29,000	\$	64.77	\$	67.35	\$	2.58	3.98%
67	5/8 Inch	30,000	\$	64.77	\$	67.35	\$	2.58	3.98%
68	5/8 Inch	35,000	\$	64.77	\$	67.35	\$	2.58	3.98%
69	5/8 Inch	40,000	\$	64.77	\$	67.35	\$	2.58	3.98%
70	5/8 Inch	45,000	\$	64.77	\$	67.35	\$	2.58	3.98%
71	5/8 Inch	50,000	\$	64.77	\$	67.35	\$	2.58	3.98%
72	5/8 Inch	55,000	\$	64.77	\$	67.35	\$	2.58	3.98%

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
TYPICAL MONTHLY BILL COMPARISON
WATER, WASTEWATER & COMBINED BILL

EXHIBIT 12

Line	Meter Size	Monthly Flow (Gal)	Monthly Charges		Difference				
			Existing	Proposed	\$ Amount	Percent			
<u>COMBINED BILL</u>									
Residential:									
73	5/8 Inch	0	\$	49.18	\$	50.96	\$	1.78	3.62%
74	5/8 Inch	1,000	\$	57.68	\$	59.79	\$	2.11	3.66%
75	5/8 Inch	2,000	\$	66.18	\$	68.62	\$	2.44	3.69%
76	5/8 Inch	3,000	\$	74.68	\$	77.45	\$	2.77	3.71%
77	5/8 Inch	4,000	\$	83.18	\$	86.28	\$	3.10	3.73%
78	5/8 Inch	5,000	\$	91.68	\$	95.11	\$	3.43	3.74%
79	5/8 Inch	6,000	\$	93.38	\$	96.87	\$	3.49	3.74%
80	5/8 Inch	7,000	\$	95.08	\$	98.63	\$	3.55	3.73%
81	5/8 Inch	8,000	\$	97.35	\$	100.98	\$	3.63	3.73%
82	5/8 Inch	9,000	\$	100.19	\$	103.91	\$	3.72	3.71%
83	5/8 Inch	10,000	\$	103.03	\$	106.84	\$	3.81	3.70%
84	5/8 Inch	11,000	\$	105.87	\$	109.77	\$	3.90	3.68%
85	5/8 Inch	12,000	\$	108.71	\$	112.70	\$	3.99	3.67%
86	5/8 Inch	13,000	\$	111.55	\$	115.63	\$	4.08	3.66%
87	5/8 Inch	14,000	\$	114.39	\$	118.56	\$	4.17	3.65%
88	5/8 Inch	15,000	\$	117.23	\$	121.49	\$	4.26	3.63%
89	5/8 Inch	16,000	\$	121.21	\$	125.59	\$	4.38	3.61%
90	5/8 Inch	17,000	\$	125.19	\$	129.69	\$	4.50	3.59%
91	5/8 Inch	18,000	\$	129.17	\$	133.79	\$	4.62	3.58%
92	5/8 Inch	19,000	\$	133.15	\$	137.89	\$	4.74	3.56%
93	5/8 Inch	20,000	\$	137.13	\$	141.99	\$	4.86	3.54%
94	5/8 Inch	21,000	\$	144.66	\$	149.76	\$	5.10	3.53%
95	5/8 Inch	22,000	\$	152.19	\$	157.53	\$	5.34	3.51%
96	5/8 Inch	23,000	\$	159.72	\$	165.30	\$	5.58	3.49%
97	5/8 Inch	24,000	\$	167.25	\$	173.07	\$	5.82	3.48%
98	5/8 Inch	25,000	\$	174.78	\$	180.84	\$	6.06	3.47%
99	5/8 Inch	26,000	\$	183.30	\$	189.63	\$	6.33	3.45%
100	5/8 Inch	27,000	\$	191.82	\$	198.42	\$	6.60	3.44%
101	5/8 Inch	28,000	\$	200.34	\$	207.21	\$	6.87	3.43%
102	5/8 Inch	29,000	\$	208.86	\$	216.00	\$	7.14	3.42%
103	5/8 Inch	30,000	\$	217.38	\$	224.79	\$	7.41	3.41%
104	5/8 Inch	35,000	\$	274.18	\$	283.39	\$	9.21	3.36%
105	5/8 Inch	40,000	\$	330.98	\$	341.99	\$	11.01	3.33%
106	5/8 Inch	45,000	\$	387.78	\$	400.59	\$	12.81	3.30%
107	5/8 Inch	50,000	\$	444.58	\$	459.19	\$	14.61	3.29%
108	5/8 Inch	55,000	\$	501.38	\$	517.79	\$	16.41	3.27%

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
SUMMARY OF MISCELLANEOUS CHARGE RECOMMENDATIONS

EXHIBIT 13

Description	Existing Charge	Proposed Charge	Difference	
			Amount	Percentage
<u>PRELIMINARY CHARGES</u>				
Plan Review Charge	\$ 183.00 + Cost	\$ 320.00 + Cost	\$ 137.00	75%
Inspection Charge	\$ 125.00	\$ 30.00 + Cost	\$ (95.00)	-76%
Reinspection Charge	\$ -	\$ 140.00	\$ 140.00	100%
Customer Deposit				
Residential Account	\$ 150.00	\$ 150.00	n/a	n/a
	Equivalent of 2.5 monthly statements based on the ERC Count	Equivalent of 2.5 monthly statements based on the ERC Count		
Commercial Account ⁽¹⁾			n/a	n/a
Rental Account	\$ 150.00	\$ 150.00	\$ -	0%
Meter Installation/Service Initiation Charge ⁽²⁾				
Residential Service 5/8" Meter	\$ 568.00	\$ 645.00	\$ 77.00	14%
Commercial and all other sizes	At Cost	At Cost		
<u>SERVICE CHARGES</u>				
Normal Disconnection of Service	\$ 54.00	\$ 65.00	\$ 11.00	20%
Normal Reconnection of Service	\$ 54.00	\$ 50.00	\$ (4.00)	-7%
After Hours Normal Reconnection of Service	\$ 138.00	\$ 160.00	\$ 22.00	16%
Violation Disconnection of Service	\$ 73.00	\$ 65.00	\$ (8.00)	-11%
Violation Reconnection of Service	\$ 73.00	\$ 65.00	\$ (8.00)	-11%
After Hours Violation Reconnection of Service	\$ 156.00	\$ 160.00	\$ 4.00	3%
Premises Visit (in lieu of disconnecting)	\$ 48.00	\$ 60.00	\$ 12.00	25%
Grease Trap Non-Compliance Reinspection Fee ⁽³⁾	\$ 60.00 + Cost	\$ 75.00 + Cost	\$ 15.00	27%
Monthly Grease Trap Surcharge	\$ 5.00	\$ 6.00	\$ 1.00	20%
Meter Re-read / Leak Inspection Fee	\$ 48.00	\$ 65.00	\$ 17.00	35%
Meter Accuracy Test Fee	\$ 121.00 + Cost	\$ 165.00 + Cost	\$ 44.00	55%
Meter Change-Out Fee	\$ 129.00 + Cost	\$ 40.00 + Cost	\$ (89.00)	-71%
Meter Tampering Fee	\$ 511.00	\$ 645.00	\$ 134.00	26%
Data Logger	\$ 60.00	\$ 65.00	\$ 5.00	100%
<u>ADMINISTRATIVE CHARGES</u>				
Account Transfer Fee	\$ 25.00	\$ 55.00	\$ 30.00	120%
Late Payment Charge ⁽⁴⁾	\$ 30.00	\$ 30.00	\$ -	0%
Returned Check Fee ⁽⁵⁾				
Face Amount <= \$50	\$ 25.00	\$ 25.00	\$ -	0%
Face Amount > \$50 and <= \$300	\$ 30.00	\$ 30.00	\$ -	0%
Face Amount > \$300	\$ 40.00	\$ 40.00	\$ -	0%
<u>OTHER MISCELLANEOUS CHARGES</u>				
Illegal Water Use (Fine plus actual usage)				
First Offense	\$ 511.00	\$ 645.00	\$ 134.00	26%
Repeat Offense	\$ 2,000.00	\$ 2,000.00	\$ -	0%
Private Fire Protection Charge				
Stand-by fire flow/year - 2" Line	\$ 122.91	\$ 126.56	\$ 3.65	3%
Stand-by fire flow/year - 4" Line	\$ 384.08	\$ 395.50	\$ 11.42	3%
Stand-by fire flow/year - 6" Line	\$ 768.16	\$ 791.00	\$ 22.84	3%
Stand-by fire flow/year - 8" Line	\$ 1,229.06	\$ 1,265.60	\$ 36.54	3%
Stand-by fire flow/year - 10" Line	\$ 1,782.13	\$ 1,819.30	\$ 37.17	2%
Stand-by fire flow/year - 12" Line	\$ 2,445.82	\$ 2,531.20	\$ 85.38	3%
Consumption Charge per 1,000 gallons	\$ 2.84	\$ 2.93	\$ 0.09	3%
AFPI ⁽⁶⁾				
Water	\$ 1,576.00	\$ 1,715.00	\$ 139.00	9%
Wastewater	\$ 2,434.00	\$ 4,080.00	\$ 1,646.00	68%

Notes:

- (1) As calculated per ERC at time of connection. ERCs are calculated at time the service is requested and the commercial deposit is based on the initial ERC determination.
- (2) Based on 5/8" meter - all commercial connections and larger meters will be charged at cost for supplies.
- (3) The utility hires an external contractor to make services calls and will charge the user the full contractor fee for this service.
- (4) Greater of fixed fee or 1.5% of unpaid balance.
- (5) As per FL Statutes 832.07 and 832.08.
- (6) AFPI Charge is listed on a per ERC basis.

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
PRELIMINARY CHARGES

EXHIBIT 14

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Plan Review Charge - Cost of extraordinary engineering service where substantial engineering design and study is required for new facilities may be charged to the applicant. Represented as flat fee based on average cost.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for plan review processing
Professional Personnel (\$/hr & hrs)	\$ 75.00	4.00	\$ 300.00	Labor for engineer and other professional personnel required for plan review related activity
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 318.50	Base Fee + Cost of Subconsultant Services
Total (Rounded)			\$ 320.00	Base Fee + Cost of Subconsultant Services
Inspection Charge - Charge levied to defray cost of administering and monitoring any necessary inspection. (New Developments)				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for inspection charge processing
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Professional Personnel (\$/hr & hrs)	\$ 75.00	At Cost		Labor for actual inspection and monitoring activity
Supplies (\$/unit & units)		At Cost		Misc. Supplies and Incidentals
Total			\$ 27.98	
Total (Rounded)			\$ 30.00	
Reinspection Charge - Charge levied to defray cost of administering and monitoring any necessary reinspection.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	2.50	\$ 87.50	Labor for inspection charge processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.75	\$ 26.25	Labor for actual inspection and monitoring activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Postage	\$ 10.000	1.00	\$ 10.00	Cost of postage to send violation letter certified and invoice by regular mail
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 135.23	
Total (Rounded)			\$ 140.00	
Customer Deposit - Down payment given in advance to support intention to complete transaction for service.				
Residential Account	\$ 150.00	1.00	\$ 150.00	Flat Fee per Account
Commercial Account		2.50		As calculated per ERC at time of connection. ERCs are calculated at time the service is requested and the commercial deposit is based on the initial ERC determination.
			Monthly statements based on the ERC Count	
Rental Account	\$ 150.00	1.00	\$ 150.00	Flat Fee for Rental Accounts

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
PRELIMINARY CHARGES

EXHIBIT 14

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Meter Installation/Service Initiation Charge - Charge for installation and service initiation at a location where service did not exist previously, as per Uniform Service Policy.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.50	\$ 52.50	Labor for initial system setup and processing
Service Personnel (\$/hr & hrs)	\$ 35.00	1.50	\$ 52.50	Labor for installation of meter box, meter, service lateral, misc. materials
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)				
Meter	\$ 336.00	1.00	\$ 336.00	At Cost if Meter cost is greater than listed cost
Meter Box and Appurtenances	\$ 115.84	1.00	\$ 115.84	At Cost if Meter Box cost is greater than listed cost
Meter Connections	\$ 15.00	1.00	\$ 15.00	At Cost if Meter Connection cost is greater than listed cost
Service Lateral	\$ -	1.00	\$ -	N/A during normal meter sets. At Cost if Service Lateral cost is greater than listed cost.
Miscellaneous Supplies/Materials/Etc. (~10%)	10%	1.00	\$ 58.23	At Cost if Miscellaneous Materials cost is greater than listed cost
Total			\$ 640.55	
Total (Rounded)			\$ 645.00	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
SERVICE CHARGES

EXHIBIT 15

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Normal Disconnection of Service - Charge for customer requested disconnection of service.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for disconnection processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for actual disconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 63.98	
Total (Rounded)			\$ 65.00	
Normal Reconnection of Service - Charge for transfer of service to a new customer account at a previously served location, or reconnection of service subsequent to a customer requested disconnection.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for reconnection processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for actual reconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 46.48	
Total (Rounded)			\$ 50.00	
After Hours Normal Reconnection of Service - Additional premium levied to Normal Reconnection of Service Charge due to after hours salary premiums and additional time requirements.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for reconnection processing
Service Personnel (\$/hr & hrs)	\$ 52.50	2.00	\$ 105.00	Labor for after hours time and actual reconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Private Vehicle	\$ 0.655	35.05	\$ 22.96	After Hours Call Out Mileage
Supplies (\$/unit & units)			\$ 2.25	Misc. Supplies and Incidentals
Total			\$ 158.19	
Total (Rounded)			\$ 160.00	
Violation Disconnection of Service - Charge for disconnection of service for cause, including a delinquency in bill payment.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for violation disconnection processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for actual disconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 63.98	
Total (Rounded)			\$ 65.00	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
SERVICE CHARGES

EXHIBIT 15

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Violation Reconnection of Service - Charge prior to reconnection of an existing customer after disconnection of service for cause, including a delinquency in bill payment.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for violation reconnection processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for actual reconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 63.98	
Total (Rounded)			\$ 65.00	
After Hours Violation Reconnection of Service - Additional premium levied to Violation Reconnection of Service Charge due to after hours salary premiums and additional time requirements.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for violation reconnection processing
Service Personnel (\$/hr & hrs)	\$ 52.50	2.00	\$ 105.00	Labor for actual after hours reconnection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Private Vehicle	\$ 0.655	35.05	\$ 22.96	After Hours Call Out Mileage
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 156.94	
Total (Rounded)			\$ 160.00	
Premises Visit (In lieu of Disconnect) - Charge when service representative visits premises to discontinue service for non-payment of due and collectible bill, but does not discontinue service because customer makes payment arrangements with the District, and a customer service representative verifies arrangements with service personnel.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.75	\$ 26.25	Labor for disconnection preprocessing and premises visit processing
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for premises visit related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 55.23	
Total (Rounded)			\$ 60.00	
Grease Trap Non-Compliance Reinspection Fee - Charge for service costs and re-inspection of grease traps when not compliant.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for inspection charge processing
Service Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for actual inspection and monitoring related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Postage	\$ 10.00	1.00	\$ 10.00	Cost of postage to send violation letter certified and invoice by regular mail
Grease Trap Service			At Cost	Contracted Labor for servicing grease traps
Total			\$ 73.98	Plus cost of service
Total (Rounded)			\$ 75.00	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
SERVICE CHARGES

EXHIBIT 15

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Monthly Grease Trap Surcharge - Charge for service costs and inspection of grease traps.				
Monthly Grease Trap Surcharge	\$ 6.00	1.00	\$ 6.00	
Meter Re-Read / Leak Inspection Fee - Charges due to meter reread or leak inspection or customer request, if no problem found.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for processing service visit and inspection
Service Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for actual visit and inspection related activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 63.98	
Total (Rounded)			\$ 65.00	
Meter Accuracy Test Fee - Charges due to meter accuracy testing at customer request, if no problems are found 5/8" Meter. Larger meter sizes at cost.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	2.50	\$ 87.50	Labor for processing service visit and testing
Professional Personnel (\$/hr & hrs)	\$ 75.00	1.00	\$ 75.00	Labor for coordinating calibration verification activity
Truck (mpg & miles)	\$ 0.655		\$ -	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Service Personnel (\$/hr & hrs)	\$ 35.00		At Cost	Labor for actual visit and testing related activity
Other Costs				
Testing Facility Charge			At Cost	
Mileage - at current IRS Standard Mileage Rate			At Cost	
Related Miscellaneous Materials and Costs			At Cost	
Total			\$ 163.50	Plus cost of Materials and Mileage at IRS Standard Rate
Total (Rounded)			\$ 165.00	
Meter Change Out Fee - Charges assessed when a customer requests changing the meter to a different size, but the Utility has deemed it unnecessary. 5/8" Meter, Larger meters at cost.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.75	\$ 26.25	Labor for processing service visit
Service Personnel (\$/hr & hrs)	\$ 35.00		At Cost	Labor for actual visit
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Other Costs				
Meter			At Cost	
Related Miscellaneous Materials and Costs			At Cost	
Total			\$ 37.73	Plus cost of Materials
Total (Rounded)			\$ 40.00	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
SERVICE CHARGES

EXHIBIT 15

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
<u>Meter Tampering Fee</u> - Charges due to customer being found in violation of making meter connection or altering utility services in any form. Charges cover full restoration of standard service, and are added to unbilled water usage.				
Penalty to Discourage Repeat	\$ 350.00	1.00	\$ 350.00	Penalty designed to discourage repeat offense.
Administrative Personnel (\$/hr & hrs)	\$ 35.00	-	\$ -	Labor for processing service visit
Professional Personnel (\$/hr & hrs)	\$ 75.00	2.00	\$ 150.00	Labor for coordination related activity
Service Personnel (\$/hr & hrs)	\$ 35.00	3.00	\$ 105.00	Labor for actual visit
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 26.00	Misc. Supplies and Incidentals may be needed due to tampering activity.
Total			\$ 641.48	Plus cost, if applicable
Total (Rounded)			\$ 645.00	
<u>Data Logger</u> - A report used to help determine water usage.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.00	\$ 35.00	Labor for processing service visit and report
Service Personnel (\$/hr & hrs)	\$ 35.00	0.50	\$ 17.50	Labor for actual visit and data download activity
Truck (mpg & miles)	\$ 0.655	16.00	\$ 10.48	Average Mileage per Trip and Cost per applicable IRS Standards
Miscellaneous Supplies (\$/unit & units)			\$ 1.00	Misc. Supplies and Incidentals
Total			\$ 63.98	
Total (Rounded)			\$ 65.00	

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
ADMINISTRATIVE CHARGES

EXHIBIT 16

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
Account Transfer Fee - Charge to cover costs of transferring customer information from one account to another.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	1.50	\$ 52.50	Labor for account transfer processing
Total (Rounded)			\$ 55.00	
Late Payment Charge - When a utility bill is delinquent (See Rule No. 16 Delinquent Bills), the District shall impose a late charge on the delinquent amount.				
Administrative Personnel (\$/hr & hrs)	\$ 35.00	0.75	\$ 26.25	Labor for processing and sending late payment notice
Postage (\$/stamp & stamps)	\$ 0.60	1.00	\$ 0.60	Cost of postage to send late notice to customer
Total			\$ 26.85	Greater of fixed fee or 1.5% of unpaid balance
Total (Rounded)			\$ 30.00	
Returned Check Charge - Charge reflects the added cost to the utility for processing a returned check and pursuing repayment.				
Face Amount <= \$50			\$ 25.00	As per FL Statutes 832.07 and 832.08, fixed fee
Face Amount > \$50 and <= \$300			\$ 30.00	As per FL Statutes 832.07 and 832.08, fixed fee
Face Amount > \$300			\$ 40.00	As per FL Statutes 832.07 and 832.08, greater of fixed fee of \$40 or 5% of face value of check

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
OTHER MISCELLANEOUS CHARGES

EXHIBIT 17

Cost Components	Avg. Cost per Unit	Units	Total Cost	Description
<u>Illegal Water Use (Fined Plus Actual Use) - Charges levied to account for illegal water use.</u>				
First Offense	\$ 645.00	1.00	\$ 645.00	Fine shown is added to actual water usage calculated bill.
Repeat Offense	\$ 2,000.00	1.00	\$ 2,000.00	Fine shown is added to actual water usage calculated bill.
<u>Private Fire Protection Charge - Charge for service availability costs and actual usage .</u>				
Stand-by fire flow/year - 2" Line	\$ 126.56	1.00	\$ 126.56	Cost equal to base charge per meter size
Stand-by fire flow/year - 4" Line	\$ 395.50	1.00	\$ 395.50	Cost equal to base charge per meter size
Stand-by fire flow/year - 6" Line	\$ 791.00	1.00	\$ 791.00	Cost equal to base charge per meter size
Stand-by fire flow/year - 8" Line	\$ 1,265.60	1.00	\$ 1,265.60	Cost equal to base charge per meter size
Stand-by fire flow/year - 10" Line	\$ 1,819.30	1.00	\$ 1,819.30	Cost equal to base charge per meter size
Stand-by fire flow/year - 12" Line	\$ 2,531.20	1.00	\$ 2,531.20	Cost equal to base charge per meter size
Consumption Charge per 1,000 gallons	\$ 2.93	1.00	per use	Cost equal to water Block 2 usage rate
<u>AFPI ⁽¹⁾ - Charge levied to cover the carrying cost of reserving unused capacity in the system for future use.</u>				
Water	\$ 1,715.00	1.00	\$ 1,715.00	Total charge for water connections, as per Exhibit 17A
Wastewater	\$ 4,080.00	1.00	\$ 4,080.00	Total charge for wastewater connections, as per Exhibit 17B
Notes:				
(1) AFPI Charge is calculated in detail on Exhibits 17A and 17B.				

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
WATER AFPI CALCULATION

EXHIBIT 17A

Description	Charge
Annual Rate of Return ⁽¹⁾	7.50%
Total Facility Cost Basis	\$ 35,655,791.00
Used & Useful Portion	40.000%
Non-Used & Useful Portion	60.000%
Non-Used & Useful Cost Basis	\$ 21,393,475.00
Firm Capacity MAX DAY (gpd) ⁽²⁾	6,048,000
LOS (ADF) ⁽³⁾	350
Peaking Factor ⁽⁴⁾	1.83
LOS (MDF)	641
ERCs Remaining	5,666
Monthly Rate of Return	0.63%
Total Monthly Payment	\$ 133,709.00
Monthly Payment per ERC	\$ 23.60
Total AFPI Charge ⁽⁵⁾	\$ 1,712.12
	<u>Water</u>
Proposed AFPI Charges (Rounded)	\$1,715.00

Notes:

(1) Based on current market conditions.

(2) Water Capacity as per 2012 Water Treatment Plant Capacity and Staffing Reduction Letter, with largest well offline.

(3) As per Service Policy, Average Daily Flow (ADF).

(4) Peaking Factor per 2012 Water Treatment Plant Capacity and Staffing Reduction Letter.

(5) Accumulated compounded monthly payment over a five year period.

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS CHARGES
WASTEWATER AFPI CALCULATION

EXHIBIT 17B

Description	Charge
Annual Rate of Return ⁽¹⁾	7.50%
Total Facility Cost Basis ⁽²⁾	\$ 89,947,165.38
Used & Useful Portion ⁽³⁾	50.000%
Non-Used & Useful Portion	50.000%
Non-Used & Useful Cost Basis	\$ 44,973,583.00
Firm Capacity ADD/ADF (gpd) ⁽⁴⁾	2,500,000
LOS ⁽⁵⁾	250
ERCs Remaining	5,000
Monthly Rate of Return	0.63%
Total Monthly Payment	\$ 281,085.00
Monthly Payment per ERC	\$ 56.22
Total AFPI Charge ⁽⁶⁾	\$ 4,077.69
	Wastewater
Proposed AFPI Charges (Rounded)	\$4,080.00

Notes:

- (1) Based on current market conditions.
- (2) Based on actual and projected costs through completion of construction.
- (3) Based on existing capacity and actual max day demands from Discharge Monitoring Reports.
- (4) Wastewater capacity as per Jones Edmunds calculations and permitted capacity.
- (5) As per Service Policy, Average Daily Flow (ADF).
- (6) Accumulated compounded monthly payment over a five year period.

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PROGRAM
COMBINED SYSTEMS

EXHIBIT 18

Line	Description	Funding Reference	Projected For Fiscal Year Ending September 30,				
			2024	2025	2026	2027	2028
CAPITAL PROJECTS							
Assumed Level of Capital Spending			100%		100%	100%	100%
Water Treatment							
1	Storage Tank Inspections	Budget	\$ 0	\$ 0	\$ 0	\$ 0	\$ 27,000
2	Paint WTP No. 1 Facilities and WTP No. 3 GST's	Budget	0	0	0	0	0
3	WTP No. 1 Sodium Hypochlorite Upgrade	Budget	250,000	0	0	0	0
4	WTP No. 1 PLC Upgrade	Budget	0	0	0	0	0
5	Misc. Pump & Motor Repairs/Replacements	Budget	50,000	55,000	60,500	66,550	73,205
6	Misc. Valve Repairs/Replacements	Budget	35,000	38,500	42,350	46,585	51,244
7	WTP No. 1 Well 7 Bldg Repairs	Budget	0	0	0	0	0
8	WTP No. 3 Chemical Building Repairs	Budget	0	0	0	0	0
9	WTP No. 3 Switch Gear Update - PLC & HMI Controls	Budget	0	0	0	0	0
10	WTP No. 3 Sodium Hypochlorite Tanks	Budget	0	0	0	0	0
11	WTP No. 1 High Service Pump No. 6 (Increase Capacity from 2.88 MGD to 4.32)	Budget	0	0	0	0	250,000
12	WTP No. 4 LFA Test Well	Budget	0	0		4,000,000	0
13	WTP No. 4 Design	Budget	0	0	0	0	2,000,000
14	WTP No. 4 Construction	Debt	0	0	0	0	0
15	Integrated Water Resource Master Plan	Budget	0	0	350,000	0	0
16	Lift Station No. 7 Odor Control	Budget	80,000	0	0	0	0
17	WTP No. 3 Capacity Upgrade (9.072MGD to 17.96MGD)	Budget	0	0	0	0	0
18	Subtotal		\$ 415,000	\$ 93,500	\$ 452,850	\$ 4,113,135	\$ 2,401,449
Water Distribution							
19	Residential Meter Replacements	Budget	\$ 104,816	\$ 115,298	\$ 126,828	\$ 139,510	\$ 153,461
20	GIS Program (Software, Equipment, Development)	Budget	28,941	30,388	31,907	33,502	35,178
21	Irrigation Meter Replacements - 155 Units (3 Year Program)	Budget	0	0	0	0	0
22	Sanitary Sewer Camera	Budget	22,000	0	0	0	0
23	Backflow Program	Budget	25,000	0	0	0	0
24	Pipe Locator Replacement	Budget	11,000	0	0	0	0
25	Tractor/Loader w/ Sweeper and Misc. Attachments	Budget	0	0	0	0	0
26	Emergency Mobile Light Tower	Budget	0	0	0	0	0
27	Distribution & Collections Warehouse	Budget	0	0	0	0	0
28	Vac Trailer Replacement	Budget	0	0	75,000	0	0
29	Backhoe	Budget	0	0	0	0	0
30	Ground Penetrating Radar (GPR) Replacment	Budget	28,000	0	0	0	0
31	Subtotal		\$ 219,757	\$ 145,686	\$ 233,735	\$ 173,013	\$ 188,639
Wastewater Collection							
32	New Portable Generator (Dual Voltage)	Budget	\$ 0	\$ 0	\$ 82,500	\$ 0	\$ 0
33	Redudent Control System for High Flow LS's	Budget	16,500	0	0	0	0
34	Emergency By-pass Pump	Budget	0	82,500	0	0	0
35	Pigging Program	Budget	36,300	39,930	43,923	48,315	53,147
36	Lift Station Spare Parts	Budget	0	0	0	0	0
37	Lift Station No. 18 Wet Well Rehab	Budget	0	0	0	0	0
38	Lift Station No. 15 Wet Well Rehab	Budget	60,000	0	0	0	0
39	Lift Station No. 12 Wet Well Rehab	Budget	0	0	0	45,000	0
40	Manhole Rehabilitation	Budget	75,000	0	0	0	0
41	On Site Emergency Generator Repairs/Replacements	Budget	0	50,000	55,000	60,500	66,550
42	Misc. Pump & Motor Repairs/Replacements	Budget	50,000	52,500	55,125	57,881	60,775
43	Misc. Valve Repairs/Replacements	Budget	20,000	21,000	22,050	23,153	24,310
44	Subtotal		\$ 257,800	\$ 245,930	\$ 258,598	\$ 234,849	\$ 204,782
Wastewater Treatment							
45	Misc. Pump & Motor Repairs/Replacements	Budget	\$ 50,000	\$ 55,000	\$ 60,500	\$ 66,550	\$ 73,205
46	Misc. Valve Repairs/Replacements	Budget	30,000	33,000	36,300	39,930	43,923
47	Reclaimed Water High Pressure Pump Station PLC Upgrade (SWWTF)	Budget	45,000	0	0	0	0
48	Reclaimed Water High Pressure Pump StationMetal Building (SWWTF)	Budget	100,000	0	0	0	0
49	FDEP Repermitting	Budget	0	0	0	0	40,000
50	SWWTP Fence	Budget	0	75,000	0	0	0
51	NWRF Land Acquisition	Budget	0	0	0	0	0
Wastewater Treatment Plant Design / Engineering (1.6 M for Design / 1.0 M for Engineering Services During Construction)		Budget	821,250	0	0	0	0
53	Subtotal		\$ 1,046,250	\$ 163,000	\$ 96,800	\$ 106,480	\$ 157,128

BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PROGRAM
COMBINED SYSTEMS

EXHIBIT 18

Line	Description	Funding Reference	Projected For Fiscal Year Ending September 30,				
			2024	2025	2026	2027	2028
Vehicles							
54	Vehicle Wraps	Budget	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101
55	New Truck No. 17	Budget	0	0	0	0	0
56	New Truck No. 18	Budget	0	0	0	0	0
57	New Truck No. 19	Budget	0	0	0	0	0
58	New Truck No. 20	Budget	40,000	0	0	0	0
59	New Truck No. 21	Budget	0	83,790	0	0	0
60	New Truck No. 22	Budget	0	83,790	0	0	0
61	New Truck No. 23	Budget	0	0	87,980	0	0
62	New Truck No. 24	Budget	0	0	87,980	0	0
63	New Truck No. 22	Budget	0	0	0	92,378	0
64	New Truck No. 23	Budget	0	0	0	92,378	0
65	New Truck No. 24	Budget	0	0	0	0	96,997
66	New Truck No. 25	Budget	0	0	0	0	96,997
67	Subtotal		\$ 56,538	\$ 184,944	\$ 194,192	\$ 203,901	\$ 214,096
Administration							
68	Operating (Server) System Upgrade - IT (Recommended Every 5 yrs.)	Budget	\$ 0	\$ 0	\$ 0	\$ 20,000	\$ 0
69	SCADA Server Upgrades (Recommended Every 5 yrs.)	Budget	0	0	0	12,000	0
70	SCADA Historian Server Upgrades (Recommended Every 5 yrs.)	Budget	0	0	0	12,000	0
71	GIS Server Upgrades (Recommended Every 5 yrs.)	Budget	0	0	0	12,000	0
72	AED's (4 Sites)	Budget	0	0	0	0	0
73	IT Security Risk Audit	Budget	30,000	31,500	33,075	34,729	36,465
74	Website	Budget	10,000	0	0	0	0
75	Rate Study / Misc. Charge Study	Budget	0	0	0	40,000	0
76	Computer Replacement	Budget	18,150	19,965	21,962	24,158	26,573
77	Laptop/Tablets	Budget	16,538	17,364	18,233	19,144	20,101
78	Subtotal		\$ 74,688	\$ 68,829	\$ 73,269	\$ 174,031	\$ 83,140
79	Combined System CIP		\$ 2,070,032	\$ 901,889	\$ 1,309,443	\$ 5,005,409	\$ 3,249,234
Funding Sources							
Estimated Sources of Funding:							
80	Annual Operating Budget	Budget	\$ 2,070,032	\$ 901,889	\$ 1,309,443	\$ 5,005,409	\$ 3,249,234
81	Existing Debt Escrow Funds	Escrow	0	0	0	0	0
82	Existing Capital Reserves	Reserves	0	0	0	0	0
83	Federal, State or Local Grants	Grants	0	0	0	0	0
84	New Debt Issuances	Debt	0	0	0	0	0
85	Total		\$ 2,070,032	\$ 901,889	\$ 1,309,443	\$ 5,005,409	\$ 3,249,234



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