



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303-681-2050
perryparkwsd.colorado.gov

Work Session Agenda – Monday, October 6, 2025 – 1pm
Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom

Agenda

<https://us02web.zoom.us/j/89292361310?pwd=HdQcH8boZu6wW5P3ob58wxWYPCEmwe.1>

Meeting ID: 892 9236 1310

Passcode: 520054

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1pm	Call to Order
	Approval of/ Additions to/ Deletions from/ the Agenda
	Discuss Funding and Revenue Options
2:30pm	Adjourn Meeting

perryparkwsd.colorado.gov

Memo

To: Diana Miller, District Manager, Perry Park Water and Sanitation District

From: Justin Rasor, Manager, Raftelis

Date: September 23, 2025

Re: Perry Park Water and Sanitation District Rate Study

SUMMARY

Perry Park Water and Sanitation District (District) retained Raftelis Financial Consultants, Inc. (Raftelis) to complete a Water and Wastewater Utility Rate Study (Study) to determine the necessary level of rate revenue required to meet annual operating expenses, payments on existing and proposed debt service, fund the capital improvement program while maintaining financial performance metrics. The primary Study objectives are:

- Analysis of the cost of providing water and wastewater service to each utility.
- Propose water and wastewater rate adjustments the five- year period from 2026 through 2030 to ensure sufficient revenue, healthy cash reserves, and debt service coverage.

BACKGROUND

To ensure sound financial management and to address the distinct capital needs of each utility, the rate study separated water and wastewater services. Each fund is structured to generate sufficient revenue to cover its respective operating expenses and capital improvement projects. Primary revenue sources include customer rates, capital improvement fees, tap fees, development fees, property taxes and interest income.

Water Utility Challenges: Radium Levels

The water utility has been addressing elevated radium levels in its drinking water, which exceeded federal maximum contaminant levels. The District has responded by adjusting treatment processes and increasing chemical dosing, alongside ongoing quarterly sampling, to comply with regulations. To cover the immediate costs associated with radium removal at the water treatment plant, a temporary radium removal fee has been implemented for the next three years (2025-2027).

Wastewater Utility Challenges: Aging Infrastructure

Wastewater service is provided through two District-owned and operated treatment plants: Waucondah and Sageport. Both plants, built in the 1970s, require significant upgrades to comply with current standards set by the Colorado Department of Public Health and Environment (CDPHE). CDPHE oversees wastewater treatment plants and ensures adherence to state and federal water quality standards, including those mandated by the EPA under the Clean Water Act.

Critical upgrades for the Waucondah and Sageport WWTPs are planned for the next 3-6 years. These projects, estimated at \$9 million for Waucondah and \$13.4 million for Sageport (2025 estimates, including inflation), were delayed due to rising costs and the immediate need to address radium mitigation.

The District's Financial Advisor, DA Davidson, presented two funding strategies for these upgrades:

1. Fund the \$9 million Waucondah upgrade immediately, deferring the Sageport project beyond the five-year study period.
2. Issue \$20 million in debt to fund both plants concurrently

Option 1 was chosen to reduce the immediate financial strain on the wastewater utility and avoid the much higher rate increases that would have been necessary to support the larger debt and coverage requirements of Option 2.

To fund the Waucondah WWTP, the Board then reviewed two debt scenarios: Scenario 1 proposed issuing \$9 million in debt for the entire project, while Scenario 2 called for issuing \$7 million in debt, supplementing the remainder with cash from a land sale. On August 20th the board gave DA Davidson the direction to proceed with Scenario 2. Looking at Scenario 2 using the Assumptions sections would not need rate increase for the Wastewater utility to fund the debt service required by the investment.

ASSUMPTIONS

Key Study Assumptions

Raftelis incorporated the following key assumptions into the Study. Changes in these assumptions could have a material effect on Study findings. The Study details for line item detail of O&M can be found in the appendix. The Summary of the assumptions included in both Scenarios are as follows:

Rates and Revenues:

- Radium Fee is allocated 100% to water, and is only in effect in 2025, 2026, and 2027
- The Capital Improvement Fee in the model is allocated 50% water and 50% wastewater

Operating and Maintenance (O&M) Expenses:

- Operations and Maintenance (O&M) escalated at 2% per year, expect sludge remove and chemical expense, which are increased by 5%.
- Administration O&M line items are allocated 60% Water and 40% Wastewater
- Customer Account growth is assumed 0.50% for 2025 and 0.25% for remaining study period.
- Capital Expenditures included in O&M include:
- Recurring maintenance and repair and replacement capital expenditures are approximately \$760K per year across the utility infrastructure.

Capital Improvement Plan (CIP) and Debt:

- Radium Program: \$1 million per year for three years, starting in 2025.
- Cash funding Smart Meters costs \$1 million per year for two years, starting in 2026.
- The Water utility includes 200k in water repair and replacement cost every year starting in 2026.
- Waucondah WWTP Debt: Funded by a \$7 million debt issuance at 5.25% interest 20-year term.

Financial Policy Requirements:

- The water and wastewater utility will maintain the following minimum reserves:
 - Operating reserve of 90 days of annual operation and maintenance expense (O&M).
 - Minimum debt service coverage is debt service coverage is 1.25X for the combined utilities.

Base Scenario: Addressing Waucondah While Deferring Sageport

Our initial analysis explored a scenario where the District moves forward with the critical Waucondah WWTP upgrades while postponing the Sageport WWTP project beyond the 2025-2030 planning period. This approach was carefully considered to balance immediate needs with financial prudence.

Under this scenario, no water or wastewater rate increases would be required for customers through fiscal year 2030. The District would also maintain robust financial health, projecting an impressive cash reserve by the end of FY2030. Furthermore, its Debt Service Coverage ratio would consistently remain above 1.62x throughout the planning period, comfortably exceeding the 1.25x policy requirement.

This strategy offers several immediate advantages: it eliminates the burden of rate increases on customers for the next five years, provides significant financial flexibility with approximately \$7.5 million available for future projects, and ensures strong cash reserves for any unforeseen emergencies or other infrastructure needs. It also keeps options open for the timing and funding of the Sageport project in the future.

However, this approach does come with a significant drawback: the essential infrastructure improvements for the Sageport WWTP would be deferred beyond 2030. This postponement carries the risk that when the project is eventually funded, it may face higher costs and potentially necessitate larger rate increases for customers at that time.

Financial Plan Findings and Recommendations

Having addressed the Waucondah WWTP upgrades, Raftelis was then asked to explore scenarios that would allow the District to fund the critical Sageport WWTP project within the five-year planning period (2026-2030). This section analyzes the financial implications and customer rate impacts of these funding options. For a detailed breakdown of all financials and metrics, please refer to the Appendix.

Scenario 1: Full Debt Funding Sageport in 2028

This scenario considered funding the entire \$13.4 million Sageport WWTP upgrade solely through a new debt issuance in 2028. While this approach would preserve the District's existing cash reserves, it would necessitate substantial rate adjustments for customers.

Under this full-debt funding model, sewer rates would require significant increases: 15% annually from 2026 through 2029, followed by a 5% increase in 2030. These adjustments are primarily driven by the need to generate sufficient revenue to meet the increased annual debt service payments and maintain the District's debt service coverage ratio policy. A consequence of meeting these high coverage requirements is a projected high ending cash balance of \$8.2 million by FY2030, representing over 1,000 days of cash on hand. While this ensures maximum financial flexibility for future large projects, it also means that ratepayers would be contributing significantly more than immediately necessary, essentially building a large cash reserve due to stringent debt coverage requirements. This approach results in higher overall rate increases for customers compared to other options.

A summary of combined utility financial metrics and customer impacts are provided below in Table 1 and Table 2.

Table 1: Scenario 1: Combined Financial Plan

	2025	2026	2027	2028	2029	2030
Operating Fund Cash Flow						
Total: Revenues	\$ 5,409,274	\$ 5,564,576	\$ 5,629,436	\$ 4,944,912	\$ 5,178,842	\$ 5,281,605
Operating Expenses						
Admin	\$ 617,290	\$ 579,116	\$ 591,202	\$ 603,555	\$ 616,182	\$ 629,089
Operations	1,855,008	1,906,748	1,960,255	2,015,601	2,072,860	2,132,113
Total: Expenses	\$ 2,472,298	\$ 2,485,864	\$ 2,551,457	\$ 2,619,156	\$ 2,689,043	\$ 2,761,202
Net Revenues for Debt Service	\$ 2,936,976	\$ 3,078,712	\$ 3,077,979	\$ 2,325,756	\$ 2,489,800	\$ 2,520,403
Debt Service						
Existing Debt Service	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Proposed Debt Service	89,595	358,380	598,380	596,500	1,736,736	1,735,005
Total: Debt Service	\$ 313,035	\$ 581,697	\$ 821,896	\$ 820,020	\$ 1,960,065	\$ 1,958,430
Capital						
Total: Cash Funded Capital	2,000,000	2,266,000	1,273,080	218,545	225,102	231,855
Annual Surplus (Deficiency)	\$ 623,941	\$ 231,015	\$ 983,003	\$ 1,287,191	\$ 304,633	\$ 330,118
Beginning Balance	\$ 4,784,231	\$ 5,408,172	\$ 5,639,187	\$ 6,622,190	\$ 7,909,381	\$ 8,214,014
Ending Balance	\$ 5,408,172	\$ 5,639,187	\$ 6,622,190	\$ 7,909,381	\$ 8,214,014	\$ 8,544,131
Metrics						
Days Cash on Hand	798	828	947	1,102	1,115	1,129
Debt Service Coverage	9.38	5.29	3.74	2.84	1.27	1.29

Table 2: Scenario 1: Customer Impacts (11 kgal Customers)

	2025	2026	2027	2028	2029	2030
Bill Impacts						
Average Bill (11 kgal) Excludes Radium Fee)	\$ 332.87	\$ 354.24	\$ 378.81	\$ 407.07	\$ 439.57	\$ 452.03
Difference (\$)		\$ 21.37	\$ 24.57	\$ 28.26	\$ 32.50	\$ 12.46
Annual Increase %		6.4%	6.9%	7.5%	8.0%	2.8%
Water Bill	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27
Sewer Bill	142.46	163.83	188.40	216.66	249.16	261.62
Capital improvement fees	86.14	86.14	86.14	86.14	86.14	86.14
Radium	92.00	92.00	92.00	-	-	-
Total Bill	\$ 424.87	\$ 446.24	\$ 470.81	\$ 407.07	\$ 439.57	\$ 452.03
Total Bill Annual Increase %		5.0%	5.5%	-13.5%	8.0%	2.8%
Water Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Capital Recovery Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Wastewater Increase		15.0%	15.0%	15.0%	15.0%	5.0%
Rate Adjustments						
	2025	2026	2027	2028	2029	2030
Water Rate Increase	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Capital Improvement Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Radium WTP Upgrade Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Wastewater Rate Increase	N/A	15.00%	15.00%	15.00%	15.00%	5.00%

Scenario 2: Sageport with 40% Cash Funding

Alternatively, Raftelis explored a hybrid funding approach for the Sageport WWTP. This scenario proposes a strategic combination of cash contributions and a smaller debt issuance. Specifically, it involves a total cash contribution of \$6.3 million in 2028, supplemented by an \$8.0 million debt issuance. This approach leverages available cash to reduce the overall borrowing amount and, consequently, the long-term debt service obligations.

This hybrid funding model results in a more moderate impact on customer rates. Sewer rates would increase by 15% in FY2026, followed by 10% in FY2027-2028, and then 5% in FY2029-2030. Additionally, the Capital Improvement Fee would see a 3.5% increase in 2026. This equates to a total rate increase of 45% over the five-year period, significantly lower than the 65% increase required under the full debt funding scenario. While this approach leads to a lower projected ending cash balance of \$1.9 million by 2030, it represents a more efficient utilization of the District's cash resources by reducing overall borrowing. This scenario also requires a lower debt service coverage, making it less burdensome on future revenues. The primary drawback of this approach is a comparatively lower ending cash balance, which could be perceived as a higher risk profile for unexpected utility operations if not carefully managed.

A summary of combined utility financial metrics and customer impacts are provided below in Table 3 and Table 4.

Table 3: Scenario 2: Combined Financial Plan

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
2025 Financial Plan						
Operating Fund Cash Flow						
Total: Revenues	\$ 5,409,274	\$ 5,593,023	\$ 5,594,733	\$ 4,830,876	\$ 4,889,269	\$ 4,975,364
<u>Operating Expenses</u>						
Admin	\$ 617,290	\$ 579,116	\$ 591,202	\$ 603,555	\$ 616,182	\$ 629,089
Operations	1,855,008	1,906,748	1,960,255	2,015,601	2,072,860	2,132,113
Total: Expenses	\$ 2,472,298	\$ 2,485,864	\$ 2,551,457	\$ 2,619,156	\$ 2,689,043	\$ 2,761,202
Net Revenues for Debt Service	\$ 2,936,976	\$ 3,107,160	\$ 3,043,276	\$ 2,211,720	\$ 2,200,226	\$ 2,214,162
<u>Debt Service</u>						
Existing Debt Service	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Proposed Debt Service	114,469	457,875	762,875	762,778	1,201,938	1,429,790
Total: Debt Service	\$ 337,909	\$ 681,192	\$ 986,391	\$ 986,298	\$ 1,425,267	\$ 1,653,215
<u>Capital</u>						
Total: Capital	2,000,000	2,266,000	1,273,080	218,545	6,525,102	231,855
Annual Surplus (Deficiency)	\$ 599,067	\$ 159,968	\$ 783,805	\$ 1,006,877	\$ (5,750,142)	\$ 329,092
Beginning Balance	\$ 4,784,231	\$ 5,383,298	\$ 5,543,266	\$ 6,327,071	\$ 7,333,948	\$ 1,583,805
Ending Balance	\$ 5,383,298	\$ 5,543,266	\$ 6,327,071	\$ 7,333,948	\$ 1,583,805	\$ 1,912,898
Metrics						
Days Cash on Hand	795	814	905	1,022	215	253
Debt Service Coverage	8.69	4.56	3.09	2.24	1.54	1.34

Table 4: Scenario 2: Customer Impacts (11 kgal Customers)

	2025	2026	2027	2028	2029	2030
Bill Impacts						
	2025	2026	2027	2028	2029	2030
Average Bill (11 kgal) Excludes Radium Fee)	\$ 332.87	\$ 357.25	\$ 373.63	\$ 391.65	\$ 401.56	\$ 411.97
Difference (\$)		\$ 24.38	\$ 16.38	\$ 18.02	\$ 9.91	\$ 10.41
Annual Increase %		7.3%	4.6%	4.8%	2.5%	2.6%
Water Bill	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27
Sewer Bill	142.46	163.83	180.21	198.23	208.14	218.55
Capital improvement fees	86.14	89.15	89.15	89.15	89.15	89.15
Radium	92.00	92.00	92.00	-	-	-
Total Bill	\$ 424.87	\$ 449.25	\$ 465.63	\$ 391.65	\$ 401.56	\$ 411.97
Total Bill Annual Increase %		5.7%	3.6%	-15.9%	2.5%	2.6%
Water Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Capital Recovery Increase		3.5%	0.0%	0.0%	0.0%	0.0%
Wastewater Increase		15.0%	10.0%	10.0%	5.0%	5.0%
Rate Adjustments						
	2025	2026	2027	2028	2029	2030
Water Rate Increase	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Capital Improvement Fee	N/A	3.50%	0.00%	0.00%	0.00%	0.00%
Radium WTP Upgrade Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Wastewater Rate Increase	N/A	15.00%	10.00%	10.00%	5.00%	5.00%

Recommendation

Based on a comprehensive review of the financial projections and impacts, **Raftelis recommends proceeding with Scenario 2: Sageport with 40% Cash Funding.**

This recommendation is driven by several key factors. First, Scenario 2 represents the most efficient and fiscally responsible use of the District's available cash. By contributing a significant portion of cash towards the Sageport project, the District can reduce its reliance on debt, thereby minimizing the total cost of the project over the long term and avoiding the necessity of building an excessive cash pile solely to meet high debt service coverage requirements.

Second, and crucially for the District's ratepayers, this approach results in significantly lower cumulative rate increases over the five-year period (45% vs. 65% in Scenario 1). This helps alleviate the financial burden on customers while still ensuring the critical Sageport infrastructure upgrades are completed in a timely manner.

Finally, while Scenario 2 projects a lower ending cash balance by 2030 compared to the full debt option, it is still projected to maintain a healthy and sufficient cash position. The \$1.9 million ending balance, combined with the underlying operating reserve policy of 90 days of O&M, ensures the District retains ample liquidity for day-to-day operations, unforeseen emergencies, and continued financial flexibility without unduly relying on future rate increases to cover past debt obligations. This balanced approach provides the ultimate flexibility by allowing the District to fund essential capital improvements responsibly while keeping rates as stable as possible for its customers.

APPENDIX:
**SCENARIO 1: FINANCIAL
PLAN DETAIL**

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
Scenario 1						
Operating Fund Cash Flow						
<u>Utility Revenues</u>						
User Charge Revenue						
Rate Revenue	\$ 2,251,718	\$ 2,421,901	\$ 2,617,621	\$ 2,842,862	\$ 3,102,105	\$ 3,206,768
Capital Improvement Fee	812,076	814,106	816,142	818,182	820,228	822,278
Radium WTP Upgrade Fee	864,316	866,477	868,643	-	-	-
Development & Tap Fees	370,000	294,883	172,481	139,561	101,154	101,154
Miscellaneous Revenue	1,111,163	1,167,209	1,154,550	1,144,307	1,155,355	1,151,404
Total: Revenues	\$ 5,409,274	\$ 5,564,576	\$ 5,629,436	\$ 4,944,912	\$ 5,178,842	\$ 5,281,605
<u>Operating Expenses</u>						
Admin	\$ 617,290	\$ 579,116	\$ 591,202	\$ 603,555	\$ 616,182	\$ 629,089
Operations	1,855,008	1,906,748	1,960,255	2,015,601	2,072,860	2,132,113
Total: Expenses	\$ 2,472,298	\$ 2,485,864	\$ 2,551,457	\$ 2,619,156	\$ 2,689,043	\$ 2,761,202
Net Revenues for Debt Service	\$ 2,936,976	\$ 3,078,712	\$ 3,077,979	\$ 2,325,756	\$ 2,489,800	\$ 2,520,403
<u>Debt Service</u>						
Existing Debt Service	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Proposed Debt Service	89,595	358,380	598,380	596,500	1,736,736	1,735,005
Total: Debt Service	\$ 313,035	\$ 581,697	\$ 821,896	\$ 820,020	\$ 1,960,065	\$ 1,958,430
<u>Capital</u>						
Capital Outlay	2,000,000	2,266,000	1,273,080	218,545	225,102	231,855
Total: Cash Funded Capital	2,000,000	2,266,000	1,273,080	218,545	225,102	231,855
Annual Surplus (Deficiency)	\$ 623,941	\$ 231,015	\$ 983,003	\$ 1,287,191	\$ 304,633	\$ 330,118
Beginning Balance	\$ 4,784,231	\$ 5,408,172	\$ 5,639,187	\$ 6,622,190	\$ 7,909,381	\$ 8,214,014
Ending Balance	\$ 5,408,172	\$ 5,639,187	\$ 6,622,190	\$ 7,909,381	\$ 8,214,014	\$ 8,544,131
Metrics						
Days Cash on Hand	798	828	947	1,102	1,115	1,129
Debt Service Coverage	9.38	5.29	3.74	2.84	1.27	1.29

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
Scenario 1						
Water Financial Plan						
<u>Water Revenues</u>	2025	2026	2027	2028	2029	2030
User Charge Revenue						
Rate Revenue	\$ 1,157,482	\$ 1,160,376	\$ 1,163,277	\$ 1,166,185	\$ 1,169,101	\$ 1,172,023
Capital Improvement Fee	406,038	407,053	408,071	409,091	410,114	411,139
Radium WTP Upgrade Fee	864,316	866,477	868,643	-	-	-
Development & Tap Fees	185,000	147,442	86,240	69,780	50,577	50,577
Water Miscellaneous Revenue	621,832	660,741	647,068	643,214	650,341	646,874
Total: Revenues	\$ 3,234,668	\$ 3,242,089	\$ 3,173,299	\$ 2,288,270	\$ 2,280,132	\$ 2,280,614
<u>Revenue Requirements</u>						
Admin	\$ 370,374	\$ 347,469	\$ 354,721	\$ 362,133	\$ 369,709	\$ 377,454
Operations	1,005,405	1,031,237	1,057,872	1,085,340	1,113,673	1,142,904
Capital Outlay	2,000,000	2,266,000	1,273,080	218,545	225,102	231,855
Debt Service	111,720	111,659	111,758	111,760	111,665	111,713
Total: Revenue Requirements	\$ 3,487,499	\$ 3,756,365	\$ 2,797,431	\$ 1,777,779	\$ 1,820,149	\$ 1,863,925
Current Revenue Surplus/(Deficit)	\$ (252,831)	\$ (514,276)	\$ 375,868	\$ 510,492	\$ 459,984	\$ 416,689
Sewer Financial Plan						
<u>Sewer Revenues</u>	2025	2026	2027	2028	2029	2030
User Charge Revenue						
Rate Revenue	\$ 1,094,236	\$ 1,261,525	\$ 1,454,344	\$ 1,676,677	\$ 1,933,005	\$ 2,034,745
Capital Improvement Fee	406,038	407,053	408,071	409,091	410,114	411,139
Radium WTP upgrade Fee	-	-	-	-	-	-
Development & Tap Fees	185,000	147,442	86,240	69,780	50,577	50,577
Sewer Miscellaneous Revenue	489,332	506,468	507,482	501,094	505,014	504,530
Total: Revenues	\$ 2,174,606	\$ 2,322,487	\$ 2,456,137	\$ 2,656,642	\$ 2,898,710	\$ 3,000,991
<u>Revenue Requirements</u>						
Admin	\$ 246,916	\$ 231,646	\$ 236,481	\$ 241,422	\$ 246,473	\$ 251,636
Operations	849,603	875,511	902,383	930,261	959,187	989,209
Capital Outlay	-	-	-	-	-	-
Debt Service	201,315	470,039	710,138	708,260	1,848,401	1,846,718
Total: Revenue Requirements	\$ 1,297,834	\$ 1,577,196	\$ 1,849,002	\$ 1,879,943	\$ 3,054,061	\$ 3,087,562
Current Revenue Surplus/(Deficit)	\$ 876,772	\$ 745,291	\$ 607,135	\$ 776,699	\$ (155,351)	\$ (86,571)

	2025	2026	2027	2028	2029	2030
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Perry Park Water Sanitation District

Scenario 1

Bill Impacts

	2025	2026	2027	2028	2029	2030
Average Bill (11 kgal) Excludes Radium Fee)	\$ 332.87	\$ 354.24	\$ 378.81	\$ 407.07	\$ 439.57	\$ 452.03
Difference (\$)		\$ 21.37	\$ 24.57	\$ 28.26	\$ 32.50	\$ 12.46
Annual Increase %		6.4%	6.9%	7.5%	8.0%	2.8%
Water Bill	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27
Sewer Bill	142.46	163.83	188.40	216.66	249.16	261.62
Capital improvement fees	86.14	86.14	86.14	86.14	86.14	86.14
Radium	92.00	92.00	92.00	-	-	-
Total Bill	\$ 424.87	\$ 446.24	\$ 470.81	\$ 407.07	\$ 439.57	\$ 452.03
Total Bill Annual Increase %		5.0%	5.5%	-13.5%	8.0%	2.8%
Water Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Capital Recovery Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Wastewater Increase		15.0%	15.0%	15.0%	15.0%	5.0%

Rate Adjustments

	2025	2026	2027	2028	2029	2030
Water Rate Increase	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Capital Improvement Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Radium WTP Upgrade Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Wastewater Rate Increase	N/A	15.00%	15.00%	15.00%	15.00%	5.00%

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
2025 Financial Plan						
O&M Detail	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Description						
Accounting	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Audit	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	\$ 13,249
Bank Charges	\$ 4,200	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	\$ 4,637
Community Relations	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312
Computer Software & Support	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Consultants	\$ 100,000	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408
Contract Labor	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204
Development/Core Fee Rebate	\$ 17,700	\$ 18,054	\$ 18,415	\$ 18,783	\$ 19,159	\$ 19,542
Directors Fees	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Dues and Subscriptions	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Election Expense	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Insurance	\$ 65,000	\$ 66,300	\$ 67,626	\$ 68,979	\$ 70,358	\$ 71,765
Legal Fees	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204
Miscellaneous Exepense	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520
Office Supplies and Postage	\$ 21,000	\$ 21,420	\$ 21,848	\$ 22,285	\$ 22,731	\$ 23,186
Payroll - Administrative (includes Tax & Benefit)	\$ 122,890	\$ 125,348	\$ 127,855	\$ 130,412	\$ 133,020	\$ 135,680
Perry Park Water News Letter	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Perry Park Website Design & Maintenance	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Profesional Communication	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Rate Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Mainanence, Misc	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Travel and Education	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104
Treasurers Fees (Douglas County)	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 8,118	\$ 8,281
Utilites - Office	\$ 16,000	\$ 16,800	\$ 17,640	\$ 18,522	\$ 19,448	\$ 20,421
Capital Improvement Plan	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
Chemical Expense	\$ 58,000	\$ 60,900	\$ 63,945	\$ 67,142	\$ 70,499	\$ 74,024
Cyber Security	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041
Feasibility Study Expense & Reimbursement	\$ 60,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946	\$ 66,245
Generator & Cathodic Maintenance	\$ 23,000	\$ 23,460	\$ 23,929	\$ 24,408	\$ 24,896	\$ 25,394
Hydrant Replacement	\$ 26,000	\$ 26,520	\$ 27,050	\$ 27,591	\$ 28,143	\$ 28,706
Operations Additional Services	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	\$ 13,249
Operations Contractor	\$ 438,291	\$ 447,057	\$ 455,998	\$ 465,118	\$ 474,420	\$ 483,909
Parts and Minor Equipment Expense	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163
Payroll - Operations (includes Tax & Benefit)	\$ 146,417	\$ 149,345	\$ 152,332	\$ 155,379	\$ 158,486	\$ 161,656
Permits	\$ 7,300	\$ 7,446	\$ 7,595	\$ 7,747	\$ 7,902	\$ 8,060
Repair & Maintenance - Infastructure	\$ 210,000	\$ 214,200	\$ 218,484	\$ 222,854	\$ 227,311	\$ 231,857
Risk Mitigations	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204
Rules and Regulations	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473	\$ 33,122
Service Line Locates	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Sewer Cleaning	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163
Sludge Disposal	\$ 170,000	\$ 178,500	\$ 187,425	\$ 196,796	\$ 206,636	\$ 216,968
Testing - Water & Sewer	\$ 27,000	\$ 27,540	\$ 28,091	\$ 28,653	\$ 29,226	\$ 29,810
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unscheduled/Emergency Repairs	\$ 200,000	\$ 204,000	\$ 208,080	\$ 212,242	\$ 216,486	\$ 220,816
Utlities - Infastructure	\$ 260,000	\$ 273,000	\$ 286,650	\$ 300,983	\$ 316,032	\$ 331,833
Vehicle Expenses	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520
Water Meter, PRV, Yokes, Ren	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Clearing Account (temporary)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M	\$ 745,000	\$ 716,700	\$ 739,224	\$ 762,608	\$ 786,890	\$ 812,108

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
2025 Financial Plan						
Miscellaneous Operating Revenue						
	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
Construction Water Sales	\$ 115,000	\$ 139,617	\$ 123,206	\$ 125,941	\$ 129,588	\$ 126,245
Leased Water Sales	\$ 2,500	\$ 2,157	\$ 2,214	\$ 2,290	\$ 2,220	\$ 2,241
Other Income, Permit Fees	\$ 17,000	\$ 19,292	\$ 17,764	\$ 18,019	\$ 18,358	\$ 18,047
Reimbursements, Feasibility Studies	\$ 50,000	\$ 141,819	\$ 104,606	\$ 98,809	\$ 115,078	\$ 106,164
Service Calls	\$ 7,000	\$ 5,517	\$ 6,072	\$ 6,196	\$ 5,928	\$ 6,066
Service Late Charges	\$ 4,500	\$ 1,500	\$ 2,000	\$ 2,667	\$ 2,056	\$ 2,241
Stub Out and Lift Station Fees	\$ 5,500	\$ 5,967	\$ 5,889	\$ 5,785	\$ 5,880	\$ 5,851
Water Meter Sales	\$ 15,000	\$ 12,500	\$ 14,167	\$ 13,889	\$ 13,519	\$ 13,858
Interest Earned	\$ 168,273	\$ 167,961	\$ 168,169	\$ 168,134	\$ 168,088	\$ 168,130
Property Tax	\$ 679,390	\$ 623,912	\$ 663,474	\$ 655,592	\$ 647,659	\$ 655,575
Specific Ownership Tax	\$ 47,000	\$ 46,968	\$ 46,989	\$ 46,986	\$ 46,981	\$ 46,985
Total Misc Revenue	\$ 1,111,163	\$ 1,167,209	\$ 1,154,550	\$ 1,144,307	\$ 1,155,355	\$ 1,151,404
Water Allocation	\$ 621,832	\$ 660,741	\$ 647,068	\$ 643,214	\$ 650,341	\$ 646,874
Sewer Allocation	\$ 489,332	\$ 506,468	\$ 507,482	\$ 501,094	\$ 505,014	\$ 504,530
Non Operating Revenue						
Development/Core Fees	\$ 215,000	\$ 169,471	\$ 99,912	\$ 80,731	\$ 58,352	\$ 58,352
Tap Fees	\$ 155,000	\$ 125,412	\$ 72,569	\$ 58,830	\$ 42,802	\$ 42,802
Total Non Operating Revenue	\$ 370,000	\$ 294,883	\$ 172,481	\$ 139,561	\$ 101,154	\$ 101,154
Water Allocation	\$ 185,000	\$ 147,442	\$ 86,240	\$ 69,780	\$ 50,577	\$ 50,577
Sewer Allocation	\$ 185,000	\$ 147,442	\$ 86,240	\$ 69,780	\$ 50,577	\$ 50,577

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Perry Park Water Sanitation District

2025 Financial Plan

CIP by Project Line Item

	2025	2026	2027	2028	2029	2030
	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
Radium	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
Water Meter Upgrades (smart meters)	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Water R&R	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	0%	3%	3%	3%	3%	3%
	100%	103%	106%	109%	113%	116%
Total	\$ 2,000,000	\$ 2,266,000	\$ 1,273,080	\$ 218,545	\$ 225,102	\$ 231,855
Water/Sewer CIP Allocation	2025	2026	2027	2028	2029	2030
Water	\$ 2,000,000	\$ 2,266,000	\$ 1,273,080	\$ 218,545	\$ 225,102	\$ 231,855
Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CIP Funding

	2025	2026	2027	2028	2029	2030
Bond Issuance	\$ -	\$ -	\$ -	\$ -		

Debt Summary (Existing and Proposed)

Total Debt Service

	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
Lease Agreement	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Series 2025 LPA	\$ 89,595	\$ 358,380	\$ 598,380	\$ 596,500	\$ 594,125	\$ 596,255
Series 2028	\$ -	\$ -	\$ -	\$ -	\$ 1,142,611	\$ 1,138,750
Total	\$ 313,035	\$ 581,697	\$ 821,896	\$ 820,020	\$ 1,960,065	\$ 1,958,430

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Perry Park Water Sanitation District

Scenario 1

Rate Schedule

		2024	2025	2026	2027	2028	2029	2030
Water Base Rate	<i>Billing Cycle</i>	<u>2024</u> <i>Actual</i>	<u>2025</u> <i>Budget</i>	<u>2026</u> <i>Projected</i>	<u>2027</u> <i>Projected</i>	<u>2028</u> <i>Projected</i>	<u>2029</u> <i>Projected</i>	<u>2030</u> <i>Projected</i>
Residential	Bimonthly	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04
Commercial	Monthly	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04

Sewer Base Rate

Residential	Bimonthly	\$ 142.46	\$ 142.46	\$ 163.83	\$ 188.40	\$ 216.66	\$ 249.16	\$ 261.62
Commercial	Monthly	\$ 75.89	\$ 75.89	\$ 87.27	\$ 100.36	\$ 115.41	\$ 132.72	\$ 139.36
Restaurant	Monthly	\$ 75.89	\$ 75.89	\$ 87.27	\$ 100.36	\$ 115.41	\$ 132.72	\$ 139.36

Capital Improvement Fee

Residential	Bimonthly	\$ 71.78	\$ 86.14	\$ 86.14	\$ 86.14	\$ 86.14	\$ 86.14	\$ 86.14
Commercial	Monthly	\$ 57.49	\$ 68.99	\$ 68.99	\$ 68.99	\$ 68.99	\$ 68.99	\$ 68.99

Radium WTP Upgrade Fee

Residential	Bimonthly		\$ 92.00	\$ 92.00	\$ 92.00	\$ -	\$ -	\$ -
Commercial	Monthly		\$ 46.00	\$ 46.00	\$ 46.00	\$ -	\$ -	\$ -
Municipal				\$ -	\$ -	\$ -	\$ -	\$ -

Water Volumetric Charge

<i>Residential</i>	Start	End						
Tier 1	1	10	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68
Tier 2	11	33	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43
Tier 3	34	66	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56
Tier 4	67	133	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17
Tier 5	133	+	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23
Minimum Daily Water Rate			\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17

Commercial

Tier 1	1	9	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68
Tier 2	10	45	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38
Tier 3	46	100	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76
Tier 4	101	200	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72
Tier 5	200	+	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27

Sewer Volumetric Charge

Residential															
No volume charges		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Commercial															
Rate	Per 1K Gal	\$	6.63	\$	6.63	\$	7.62	\$	8.76	\$	10.07	\$	11.58	\$	12.16
Restaurant															
Rate	Per 1K Gal	\$	11.33	\$	11.33	\$	13.03	\$	14.98	\$	17.23	\$	19.81	\$	20.80

APPENDIX:
**SCENARIO 2: FINANCIAL
PLAN DETAIL**

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
Scenario 2						
Operating Fund Cash Flow						
<u>Utility Revenues</u>						
User Charge Revenue						
Rate Revenue	\$ 2,251,718	\$ 2,421,901	\$ 2,554,399	\$ 2,700,236	\$ 2,783,871	\$ 2,871,794
Capital Improvement Fee	812,076	842,554	844,660	846,772	848,889	851,011
Radium WTP Upgrade Fee	864,316	866,477	868,643	-	-	-
Development & Tap Fees	370,000	294,883	172,481	139,561	101,154	101,154
Miscellaneous Revenue	1,111,163	1,167,209	1,154,550	1,144,307	1,155,355	1,151,404
Total: Revenues	\$ 5,409,274	\$ 5,593,023	\$ 5,594,733	\$ 4,830,876	\$ 4,889,269	\$ 4,975,364
<u>Operating Expenses</u>						
Admin	\$ 617,290	\$ 579,116	\$ 591,202	\$ 603,555	\$ 616,182	\$ 629,089
Operations	1,855,008	1,906,748	1,960,255	2,015,601	2,072,860	2,132,113
Total: Expenses	\$ 2,472,298	\$ 2,485,864	\$ 2,551,457	\$ 2,619,156	\$ 2,689,043	\$ 2,761,202
		-	-	-	-	-
Net Revenues for Debt Service	\$ 2,936,976	\$ 3,107,160	\$ 3,043,276	\$ 2,211,720	\$ 2,200,226	\$ 2,214,162
<u>Debt Service</u>						
Existing Debt Service	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Proposed Debt Service	114,469	457,875	762,875	762,778	1,201,938	1,429,790
Total: Debt Service	\$ 337,909	\$ 681,192	\$ 986,391	\$ 986,298	\$ 1,425,267	\$ 1,653,215
<u>Capital</u>						
Capital Outlay	2,000,000	2,266,000	1,273,080	218,545	6,525,102	231,855
Total: Capital	2,000,000	2,266,000	1,273,080	218,545	6,525,102	231,855
Annual Surplus (Deficiency)	\$ 599,067	\$ 159,968	\$ 783,805	\$ 1,006,877	\$ (5,750,142)	\$ 329,092
Beginning Balance	\$ 4,784,231	\$ 5,383,298	\$ 5,543,266	\$ 6,327,071	\$ 7,333,948	\$ 1,583,805
Ending Balance	\$ 5,383,298	\$ 5,543,266	\$ 6,327,071	\$ 7,333,948	\$ 1,583,805	\$ 1,912,898
Metrics						
Days Cash on Hand	795	814	905	1,022	215	253
Debt Service Coverage	8.69	4.56	3.09	2.24	1.54	1.34

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
Scenario 2						
Water Financial Plan						
<u>Water Revenues</u>	2025	2026	2027	2028	2029	2030
User Charge Revenue						
Rate Revenue	\$ 1,157,482	\$ 1,160,376	\$ 1,163,277	\$ 1,166,185	\$ 1,169,101	\$ 1,172,023
Capital Improvement Fee	406,038	421,277	422,330	423,386	424,444	425,505
Radium WTP Upgrade Fee	864,316	866,477	868,643	-	-	-
Development & Tap Fees	185,000	147,442	86,240	69,780	50,577	50,577
Water Miscellaneous Revenue	621,832	660,741	647,068	643,214	650,341	646,874
Total: Revenues	\$ 3,234,668	\$ 3,256,313	\$ 3,187,559	\$ 2,302,565	\$ 2,294,463	\$ 2,294,980
<u>Revenue Requirements</u>						
Admin	\$ 370,374	\$ 347,469	\$ 354,721	\$ 362,133	\$ 369,709	\$ 377,454
Operations	1,005,405	1,031,237	1,057,872	1,085,340	1,113,673	1,142,904
Capital Outlay	2,000,000	2,266,000	1,273,080	218,545	225,102	231,855
Debt Service	111,720	111,659	111,758	111,760	111,665	111,713
Total: Revenue Requirements	\$ 3,487,499	\$ 3,756,365	\$ 2,797,431	\$ 1,777,779	\$ 1,820,149	\$ 1,863,925
Current Revenue Surplus/(Deficit)	\$ (252,831)	\$ (500,052)	\$ 390,128	\$ 524,786	\$ 474,314	\$ 431,055
Sewer Financial Plan						
<u>Sewer Revenues</u>	2025	2026	2027	2028	2029	2030
User Charge Revenue						
Rate Revenue	\$ 1,094,236	\$ 1,261,525	\$ 1,391,122	\$ 1,534,051	\$ 1,614,770	\$ 1,699,771
Capital Improvement Fee	406,038	421,277	422,330	423,386	424,444	425,505
Radium WTP upgrade Fee	-	-	-	-	-	-
Development & Tap Fees	185,000	147,442	86,240	69,780	50,577	50,577
Sewer Miscellaneous Revenue	489,332	506,468	507,482	501,094	505,014	504,530
Total: Revenues	\$ 2,174,606	\$ 2,336,711	\$ 2,407,175	\$ 2,528,311	\$ 2,594,806	\$ 2,680,383
<u>Revenue Requirements</u>						
Admin	\$ 246,916	\$ 231,646	\$ 236,481	\$ 241,422	\$ 246,473	\$ 251,636
Operations	849,603	875,511	902,383	930,261	959,187	989,209
Capital Outlay	-	-	-	-	6,300,000	-
Debt Service	226,189	569,534	874,633	874,538	1,313,602	1,541,502
Total: Revenue Requirements	\$ 1,322,708	\$ 1,676,691	\$ 2,013,497	\$ 2,046,220	\$ 8,819,262	\$ 2,782,346
Current Revenue Surplus/(Deficit)	\$ 851,898	\$ 660,020	\$ 393,677	\$ 482,091	\$ (6,224,457)	\$ (101,963)

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
Scenario 2						
Bill Impacts						
	2025	2026	2027	2028	2029	2030
Average Bill (11 kgal) Excludes Radium Fee)	\$ 332.87	\$ 357.25	\$ 373.63	\$ 391.65	\$ 401.56	\$ 411.97
Difference (\$)		\$ 24.38	\$ 16.38	\$ 18.02	\$ 9.91	\$ 10.41
Annual Increase %		7.3%	4.6%	4.8%	2.5%	2.6%
Water Bill	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27
Sewer Bill	142.46	163.83	180.21	198.23	208.14	218.55
Capital improvement fees	86.14	89.15	89.15	89.15	89.15	89.15
Radium	92.00	92.00	92.00	-	-	-
Total Bill	\$ 424.87	\$ 449.25	\$ 465.63	\$ 391.65	\$ 401.56	\$ 411.97
Total Bill Annual Increase %		5.7%	3.6%	-15.9%	2.5%	2.6%
Water Increase		0.0%	0.0%	0.0%	0.0%	0.0%
Capital Recovery Increase		3.5%	0.0%	0.0%	0.0%	0.0%
Wastewater Increase		15.0%	10.0%	10.0%	5.0%	5.0%

Rate Adjustments

	2025	2026	2027	2028	2029	2030
Water Rate Increase	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Capital Improvement Fee	N/A	3.50%	0.00%	0.00%	0.00%	0.00%
Radium WTP Upgrade Fee	N/A	0.00%	0.00%	0.00%	0.00%	0.00%
Wastewater Rate Increase	N/A	15.00%	10.00%	10.00%	5.00%	5.00%

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
2025 Financial Plan						
O&M Detail	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Description						
Accounting	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Audit	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	\$ 13,249
Bank Charges	\$ 4,200	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	\$ 4,637
Community Relations	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312
Computer Software & Support	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Consultants	\$ 100,000	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408
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Rate Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Operations Additional Services	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	\$ 13,249
Operations Contractor	\$ 438,291	\$ 447,057	\$ 455,998	\$ 465,118	\$ 474,420	\$ 483,909
Parts and Minor Equipment Expense	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163
Payroll - Operations (includes Tax & Benefit)	\$ 146,417	\$ 149,345	\$ 152,332	\$ 155,379	\$ 158,486	\$ 161,656
Permits	\$ 7,300	\$ 7,446	\$ 7,595	\$ 7,747	\$ 7,902	\$ 8,060
Repair & Maintenance - Infastructure	\$ 210,000	\$ 214,200	\$ 218,484	\$ 222,854	\$ 227,311	\$ 231,857
Risk Mitigations	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204
Rules and Regulations	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473	\$ 33,122
Service Line Locates	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208
Sewer Cleaning	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163
Sludge Disposal	\$ 170,000	\$ 178,500	\$ 187,425	\$ 196,796	\$ 206,636	\$ 216,968
Testing - Water & Sewer	\$ 27,000	\$ 27,540	\$ 28,091	\$ 28,653	\$ 29,226	\$ 29,810
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unscheduled/Emergency Repairs	\$ 200,000	\$ 204,000	\$ 208,080	\$ 212,242	\$ 216,486	\$ 220,816
Utlities - Infastructure	\$ 260,000	\$ 273,000	\$ 286,650	\$ 300,983	\$ 316,032	\$ 331,833
Vehicle Expenses	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520
Water Meter, PRV, Yokes, Ren	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082
Clearing Account (temporary)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M	\$ 745,000	\$ 716,700	\$ 739,224	\$ 762,608	\$ 786,890	\$ 812,108

	2025	2026	2027	2028	2029	2030
Perry Park Water Sanitation District						
2025 Financial Plan						
Miscellaneous Operating Revenue						
	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
Construction Water Sales	\$ 115,000	\$ 139,617	\$ 123,206	\$ 125,941	\$ 129,588	\$ 126,245
Leased Water Sales	\$ 2,500	\$ 2,157	\$ 2,214	\$ 2,290	\$ 2,220	\$ 2,241
Other Income, Permit Fees	\$ 17,000	\$ 19,292	\$ 17,764	\$ 18,019	\$ 18,358	\$ 18,047
Reimbursements, Feasibility Studies	\$ 50,000	\$ 141,819	\$ 104,606	\$ 98,809	\$ 115,078	\$ 106,164
Service Calls	\$ 7,000	\$ 5,517	\$ 6,072	\$ 6,196	\$ 5,928	\$ 6,066
Service Late Charges	\$ 4,500	\$ 1,500	\$ 2,000	\$ 2,667	\$ 2,056	\$ 2,241
Stub Out and Lift Station Fees	\$ 5,500	\$ 5,967	\$ 5,889	\$ 5,785	\$ 5,880	\$ 5,851
Water Meter Sales	\$ 15,000	\$ 12,500	\$ 14,167	\$ 13,889	\$ 13,519	\$ 13,858
Interest Earned	\$ 168,273	\$ 167,961	\$ 168,169	\$ 168,134	\$ 168,088	\$ 168,130
Property Tax	\$ 679,390	\$ 623,912	\$ 663,474	\$ 655,592	\$ 647,659	\$ 655,575
Specific Ownership Tax	\$ 47,000	\$ 46,968	\$ 46,989	\$ 46,986	\$ 46,981	\$ 46,985
Total Misc Revenue	\$ 1,111,163	\$ 1,167,209	\$ 1,154,550	\$ 1,144,307	\$ 1,155,355	\$ 1,151,404
Water Allocation	\$ 621,832	\$ 660,741	\$ 647,068	\$ 643,214	\$ 650,341	\$ 646,874
Sewer Allocation	\$ 489,332	\$ 506,468	\$ 507,482	\$ 501,094	\$ 505,014	\$ 504,530
Non Operating Revenue						
Development/Core Fees	\$ 215,000	\$ 169,471	\$ 99,912	\$ 80,731	\$ 58,352	\$ 58,352
Tap Fees	\$ 155,000	\$ 125,412	\$ 72,569	\$ 58,830	\$ 42,802	\$ 42,802
Total Non Operating Revenue	\$ 370,000	\$ 294,883	\$ 172,481	\$ 139,561	\$ 101,154	\$ 101,154
Water Allocation	\$ 185,000	\$ 147,442	\$ 86,240	\$ 69,780	\$ 50,577	\$ 50,577
Sewer Allocation	\$ 185,000	\$ 147,442	\$ 86,240	\$ 69,780	\$ 50,577	\$ 50,577

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Perry Park Water Sanitation District

Scenario 2

CIP & Debt Service

	2025	2026	2027	2028	2029	2030
	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
Radium	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
Water Meter Upgrades (smart meters)	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Sageport Cash Funding	\$ -	\$ -		\$ 6,300,000	\$ -	\$ -
Water R&R	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	0%	3%	3%	3%	3%	3%
	100%	103%	106%	109%	113%	116%
Total	\$ 2,000,000	\$ 2,266,000	\$ 1,273,080	\$ 7,102,726	\$ 225,102	\$ 231,855
Water/Sewer CIP Allocation	2025	2026	2027	2028	2029	2030
Water	\$ 2,000,000	\$ 2,266,000	\$ 1,273,080	\$ 218,545	\$ 225,102	\$ 231,855
Sewer	\$ -	\$ -	\$ -	\$ 6,300,000	\$ -	\$ -
CIP Funding						
	<i>Budget</i>	<i>Projected</i>	<i>Projected</i>	<i>60%</i>		
Bond Issuance	\$ -	\$ -	\$ -	\$ 8,000,000		
Debt Summary (Existing and Proposed)						
Total Debt Service	2025	2026	2027	2028	2029	2030
Lease Agreement	\$ 223,440	\$ 223,317	\$ 223,516	\$ 223,520	\$ 223,329	\$ 223,425
Series 2025	\$ 114,469	\$ 457,875	\$ 762,875	\$ 762,778	\$ 761,938	\$ 760,355
Series 2028	\$ -	\$ -	\$ -	\$ -	\$ 440,000	\$ 669,435
Total	\$ 337,909	\$ 681,192	\$ 986,391	\$ 986,298	\$ 1,425,267	\$ 1,653,215

	2024	2025	2026	2027	2028	2029	2030
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Perry Park Water Sanitation District

Scenario 2

Rate Schedule

	Billing Cycle	2024 Actual	2025 Budget	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Water Base Rate								
Residential	Bimonthly	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04
Commercial	Monthly	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04

Sewer Base Rate

Residential	Bimonthly	\$ 142.46	\$ 142.46	\$ 163.83	\$ 180.21	\$ 198.23	\$ 208.14	\$ 218.55
Commercial	Monthly	\$ 75.89	\$ 75.89	\$ 87.27	\$ 96.00	\$ 105.60	\$ 110.88	\$ 116.42
Restaurant	Monthly	\$ 75.89	\$ 75.89	\$ 87.27	\$ 96.00	\$ 105.60	\$ 110.88	\$ 116.42

Capital Improvement Fee

Residential	Bimonthly	\$ 71.78	\$ 86.14	\$ 89.15	\$ 89.15	\$ 89.15	\$ 89.15	\$ 89.15
Commercial	Monthly	\$ 57.49	\$ 68.99	\$ 71.40	\$ 71.40	\$ 71.40	\$ 71.40	\$ 71.40

Radium WTP Upgrade Fee

Residential	Bimonthly		\$ 92.00	\$ 92.00	\$ 92.00	\$ -	\$ -	\$ -
Commercial	Monthly		\$ 46.00	\$ 46.00	\$ 46.00	\$ -	\$ -	\$ -
Municipal				\$ -	\$ -	\$ -	\$ -	\$ -

Water Volumetric Charge

<i>Residential</i>	Start	End						
Tier 1	1	10	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68
Tier 2	11	33	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43	\$ 7.43
Tier 3	34	66	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56	\$ 9.56
Tier 4	67	133	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17	\$ 12.17
Tier 5	133	+	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23	\$ 16.23
Minimum Daily Water Rate			\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17	\$ 1.17

<i>Commercial</i>								
Tier 1	1	9	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68	\$ 2.68
Tier 2	10	45	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38	\$ 8.38
Tier 3	46	100	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76	\$ 10.76
Tier 4	101	200	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72	\$ 13.72
Tier 5	200	+	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27	\$ 18.27

Sewer Volumetric Charge

Residential															
No volume charges		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Commercial															
Rate	Per 1K Gal	\$	6.63	\$	6.63	\$	7.62	\$	8.38	\$	9.22	\$	9.68	\$	10.16
Restaurant															
Rate	Per 1K Gal	\$	11.33	\$	11.33	\$	13.03	\$	14.33	\$	15.76	\$	16.55	\$	17.38