

WEST VILLAGES
IMPROVEMENT DISTRICT

IRRIGATION WATER RATE STUDY

April 4, 2024

April 4, 2024

Board of Supervisors
West Villages Improvement District
2501 Burns Road, Suite A
Palm Beach Gardens, FL 33410

Subject: Irrigation Water Rate Study

GovRates, Inc. ("GovRates") has completed our review of the irrigation water rates for the irrigation system (the "System") for the West Villages Improvement District (the "District"), and has prepared this report which summarizes our analyses, findings, and recommendations. As discussed in this report, there are certain unknown factors at this time which limit our ability to provide rate recommendations beyond the initial year. The District should regularly review its irrigation water rates to ensure that the System is on a path to self-sustainability and that the rates remain equitable.

Communication activities for this study have included:

- Irrigation water rate study presentation to the Board of Supervisors (the "Board") and public on October 12, 2023. During this presentation, most of the study issues were communicated. The Board provided direction for billing irrigation water use for common areas and for sending representatives to discuss continued deficit funding with the developer.
- A public outreach meeting on March 21, 2024. During this meeting, the rate study issues were communicated and preliminary proposed irrigation water rates were presented.
- Two Zoom (virtual) meetings with communities on April 2, 2024 and April 3, 2024.

This rate study is the first formal rate review since September 2018. Developing a financial and rate plan for the System involves multiple considerations:

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness. Conforming with utility best management practices enables the utility to accomplish its mission while keeping rates affordable over the long term. The two most important financial metrics for determining financial sustainability and creditworthiness are cash reserves and debt service coverage.

- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational enhancements. The rates should also provide sufficient margins for capital reinvestment in the System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclicity of irrigation water sales.
- The irrigation water user rate structure should encourage conservation of water resources.

The financial and rate plan should reflect a reasonable balance of the aforementioned considerations. Following this letter is an executive summary that provides an overview of our analyses and conclusions.

We greatly appreciate the opportunity to be of service to the District and would like to thank the management and staff for their tremendous assistance and cooperation during the course of the irrigation water rate study.

Yours in government service,

GovRates, Inc.



Bryan A. Mantz, CMC, CGFM
President

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

EXECUTIVE SUMMARY AND RECOMMENDATIONS

ES-1: General

The West Villages Improvement District (the "District" or the "WVID") owns an irrigation water utility system (the "System" or the "Utility"). The System should have revenues equal to the costs of the services provided by the Utility, and the District should establish rates sufficient to cover the cost of operating, maintaining, repairing, and financing the System. There may also be rate covenants associated with the System's anticipated debt that require the District to establish the Utility's rates at certain levels to meet the debt obligations. To assist the District in reviewing the sufficiency of its rates, GovRates, Inc. ("GovRates") was retained to perform an irrigation water rate study. The last formal rate study was completed in September 2018.

ES-2: Costs Recovered Through Irrigation Water Rates

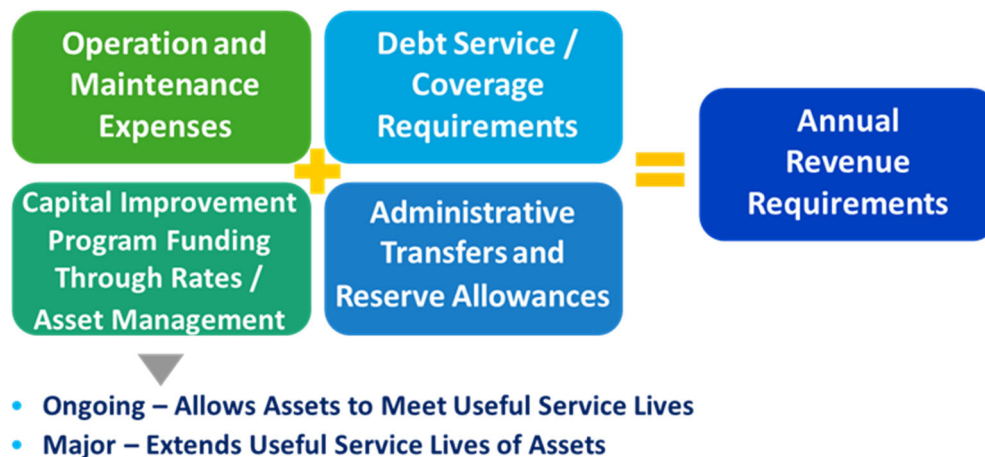
Costs recovered through the District's irrigation water rates include:

- Purchased reclaimed water costs from the City of North Port (the primary supplier) and Sarasota County. After March 2024, the Englewood Water District will no longer provide reclaimed water to the District. Based on current estimates from the District's engineer, reclaimed water can currently provide only 21% of the current irrigation water demand. The remainder of the demand must come from well water and stormwater / retained water.
- Electricity.
- Fuel/oil.
- System repairs.
- Engineering fees.
- Management fees (includes billing and accounting).
- Operations administration (includes field personnel).
- Legal fees.
- Audit.
- Well availability payments (currently being litigated).
- Capital improvement program – New infrastructure and renewals/replacements.
- In the future: Debt payments associated with paying off the developer for historical deficit funding and for financing capital improvements as needed.

ES-3: Revenue Requirements

As part of the current rate study, financial projections were prepared for the System through the Fiscal Year 2033 (the "Forecast Period"). The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered to be the revenue requirements of public utilities such as the District's. With respect to identifying revenue requirements for the Utility, the following Exhibit ES-1 shows the elements considered:

Exhibit ES-1: Revenue Requirement Components



The financial and rate plan should recognize the need to maintain appropriate debt service coverage ratios and adequate operating margins and reserves to fund ongoing capital needs and maintain the System's financial condition or "creditworthiness."

ES-4: Issues Identified

As of the date of this report, there are certain unknown factors at this time which limit our ability to provide rate recommendations beyond the initial year:

- Outcome of litigation or agreement among parties on future well availability charges.
- Willingness of developer to continue deficit funding.

A discussion of issues identified during the study follows.

Issue: Irrigation System Not Currently Self-Sustainable

The System currently relies on developer deficit funding that must eventually be repaid. Historical deficit funding as of September 30, 2023 totaled about \$3.8 million, which consisted of \$1.7 million for operating and \$2.1 million for capital. The details of this deficit funding are shown in the Appendix of this report. The Fiscal Year 2024 budgeted developer subsidy for capital / operating is \$517,876. Per the deficit funding agreement with the developer, the District is not charged interest for any deficit funding.

Future bond issues may be needed to pay off the deficit funding balance, and the timing of these bond issues depends on the developer's willingness to continue deficit funding. The longer the continued deficit funding, the more units over which to pay the debt, the more gradual the required irrigation water rate increases. District representatives have discussed continued deficit funding with the developer, but the developer has not yet made any commitment. Tax-exempt bonds are anticipated to be issued to pay off the capital improvements deficit funding, while taxable bonds are anticipated to be issued to pay off the deficit funding of operating costs.

Issue: Capital Funding

About \$13.5 million of capital needs have been identified through the Fiscal Year 2033. These needs are based on master plan cost estimates and renewal/replacement cost estimates provided by the District staff. The capital needs are considered necessary to meet irrigation demand and keep the System operationally sustainable. The System needs adequate infrastructure among the sources of water supply to ensure that all communities are able to receive irrigation water when needed. Approximately \$5.8 million (43%) of the capital needs are assumed to be funded by future unit bonds. All customers benefit from having more units over which to pay for System fixed costs.

Issue: Operating Expense Increases

Operating expenses have increased substantially and are projected to continue increasing. The local Tampa-St. Petersburg-Clearwater Consumer Price Index (CPI) has increased by about 31% since September 2018 when the last rate study was completed. There are many factors that affect the costs of operations over which the Utility has limited or no control. Factors such as cost increases from electric power providers, changes in fuel and oil prices resulting from global market changes, and competition for scarce resources such as concrete and building materials often result in cost increases that are greater than the change in the consumer price index (general inflation). Volatile market conditions have caused the supply costs of steel, PVC pipes, and other materials to increase substantially. Utility costs also typically increase at a higher rate than general inflation due to the regulatory environment.

Issue: Well Payments

Future well payments are uncertain pending the resolution of current litigation. The well availability charges represented in this study are simply those charged pursuant to the Irrigation Water Supply Agreement dated December 4, 2018 as amended. GovRates had no involvement in the establishment and amount of these charges. We are not water rights valuation experts and do not claim to have the expertise and experience to provide an expert opinion on the validity of the well availability charges and charge amounts. The valuation of water rights is typically determined based on the cost of replacement with another source. Per the easement agreement submitted with the water use permit application:

"Any rates for water charged by Grantee [Thomas Ranch Intangibles] will be competitive with prevailing rates charged by the City of North Port or other utility providers in the West Villages Improvement District."

The only alternative to well water currently available is potable water from the City of North Port. Our understanding is that the holder of the water rights / permit does have the option of cutting off the District's supply of well water and selling the well water to other entities. If this situation were to occur, the District would most likely need to secure a (more expensive) potable water source to handle a large portion of the irrigation demand. A bill comparison of the well availability charges with the City of North Port's Fiscal Year 2024 rates is shown in the following Exhibit ES-2.

Exhibit ES-2: Bill Comparison With City of North Port Fiscal Year 2024 Rates [*]

Description	Amount
City of North Port Bulk Reclaimed Water Rate Per 1,000 Gallons	\$0.31
Well Availability Charge Per 1,000 Gallons at Usage of 15,000 Gallons	\$0.28
Well Availability Charge Per 1,000 Gallons at Usage of 10,000 Gallons	\$0.42
Well Availability Charge Per 1,000 Gallons at Usage of 3,000 Gallons	\$1.39
City of North Port Bulk Potable Water Rate Per 1,000 Gallons	\$6.83
City of North Port Effective Retail Potable Water Rate Per 1,000 Gallons at Usage of 10,000 Gallons	\$10.13

[*] Reflects North Port water rates that became effective on December 1, 2023.

As shown in the preceding exhibit, the more water used, the lower the effective rate per 1,000 gallons of the well availability charge.

Issue: Differences in Per-Gallon Costs of Irrigation Water Among Customer Types

Based on decisions on how the irrigation system was structured, there are three basic customer types:

- Direct connection to master distribution system.
- Irrigation lakes with private irrigation pumps.
- Irrigation lakes with WVID irrigation pumps.

Customers with private irrigation pumps pay additional operating and maintenance costs for irrigation water. The District staff continues to collect data, but current estimates are at least \$0.20 per 1,000 gallons.

Issue: Billing of Common Area Irrigation Water

Per Board direction, GovRates has recognized the billing of common area irrigation water in Fiscal Year 2025. This policy equates to charging the District for the District's use of irrigation water, and these charges would be paid as operating costs from other District units. Based on recent history, the common area irrigation equates to about 114,920,000 gallons.

ES-5: Financial Forecast

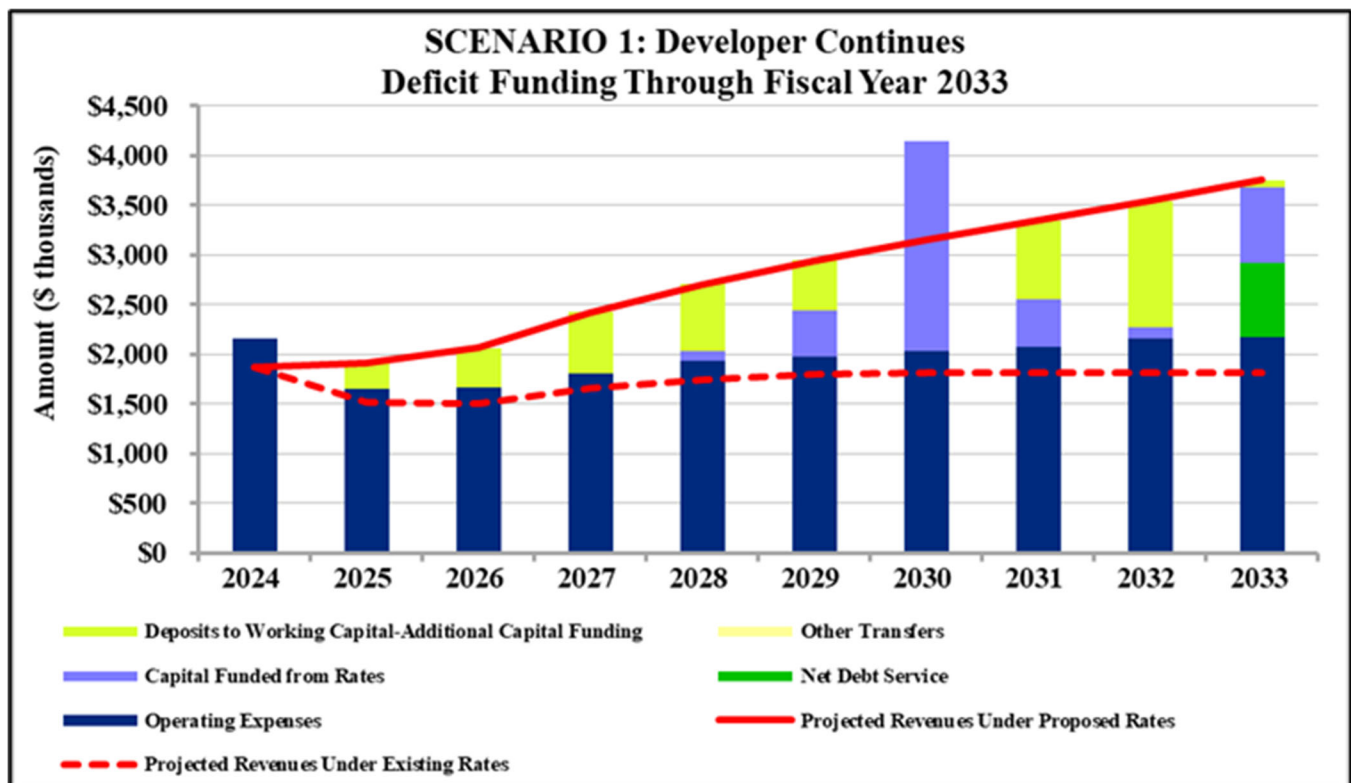
Without rate adjustments, the irrigation water system is on the path to bankruptcy. In the absence of future increases to the well availability charges and North Port bulk reclaimed water rates, GovRates has recognized the need for revenue increases under two scenarios:

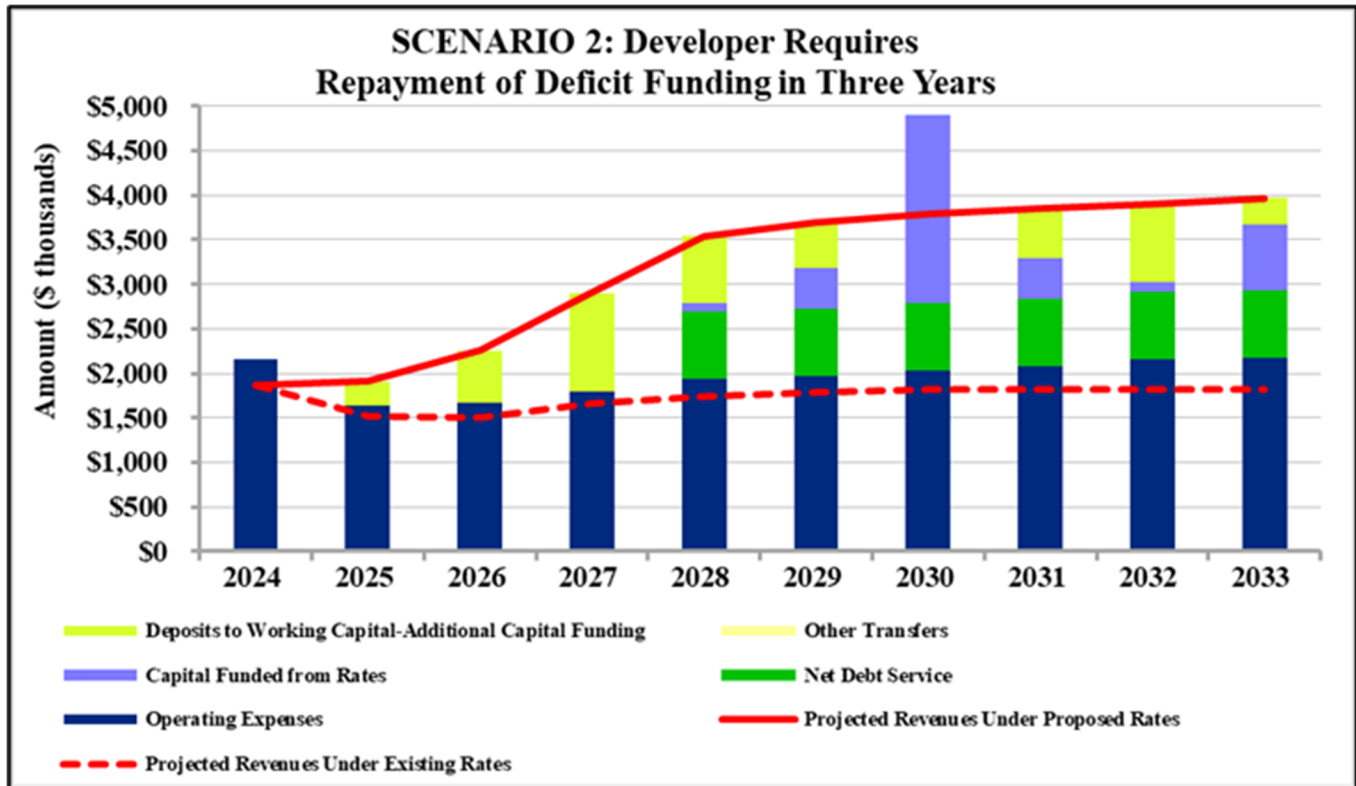
- The developer continues deficit funding through Fiscal Year 2033.
- The developer requires repayment of deficit funding in three years.

The increases under these two scenarios are summarized in the following Exhibit ES-3. Exhibit ES-3 also shows revenues vs. revenue requirements graphs for the two scenarios.

Exhibit ES-3: Two Rate Scenarios

	Scenario 1	Scenario 2
	Developer Continues Deficit Funding Through Fiscal Year 2033	Developer Requires Repayment of Deficit Funding in Three Years
Effective Date	Recognized Revenue Adjustment	Recognized Revenue Adjustment
As Soon As Practical	30.0%	30.0%
October 1, 2025	6.0%	16.0%
October 1, 2026	6.0%	16.0%
October 1, 2027	6.0%	16.0%
October 1, 2028	6.0%	1.5%
October 1, 2029	6.0%	1.5%
October 1, 2030	6.0%	1.5%
October 1, 2031	6.0%	1.5%
October 1, 2032	6.0%	1.5%





The initial adjustment is projected to eliminate the System's reliance on developer deficit funding for operating expenses. There would be continued developer deficit funding for capital needs. As shown in the preceding Exhibit ES-3, there are significant differences in the increase percentages between the two scenarios. GovRates recommends that rate adjustments beyond the initial adjustment be adopted after the District receives a commitment from the developer regarding future deficit funding.

ES-6: Proposed Monthly Irrigation Water Rates

Table ES-1 at the end of this Executive Summary shows the proposed monthly irrigation rates. The following Exhibit ES-4 shows a WVID irrigation water bill comparison under the well availability charges and North Port bulk reclaimed water rates effective in March 2024.

Exhibit ES-4: WVID Irrigation Water Bill Comparison

Description	Monthly Bill for One ERU Using 10,000 Gallons	Increase in Customer Monthly Bill	Total Cost Per 1,000 Gallons of Irrigation Water Service	Total Cost Per Gallon of Irrigation Water Service
Existing Rates	\$12.86		\$1.29	\$0.0013
Proposed Rates - Customers With Private Irrigation Pumps [*]	15.82	\$2.96	1.58	\$0.0016
Proposed Rates - All Other Customers	17.82	4.96	1.78	\$0.0018

[*] These customers pay additional operating and maintenance expenses for irrigation water.

Compare with City of North Port Potable Water Rates:

Description	Monthly Bill for One ERU Using 10,000 Gallons	Total Cost Per 1,000 Gallons of Potable Water Service	Total Cost Per Gallon of Potable Water Service
North Port Bulk Potable Water Rates	\$68.30	\$6.83	\$0.0068
North Port Retail Potable Water Rates	101.26	10.13	\$0.0101

Comparing the above cost per gallon of irrigation water service with the cost per gallon of other commodities communicates the value of the service.

Figures ES-1 and ES-2 at the end of this Executive Summary show graphical reclaimed water and potable water bill comparisons at a usage level of 10,000 gallons, the historical usage level used by the District for comparison purposes. Since only a portion of the District's irrigation demand can be met by reclaimed water, both reclaimed water and potable water bill comparisons are appropriate.

The proposed rates produce bills that are competitive with those of other utilities. Bill comparisons should not be considered a "report card" on how well a utility is performing because there are many reasons why rates differ among utilities, such as reclaimed water pricing strategies. For example, JEA (Jacksonville), Florida's largest water and wastewater utility, prices its reclaimed water the same as potable irrigation water. The justification for JEA's pricing strategy is that i) reclaimed water provides the same benefit / use as potable irrigation water; and ii) not everyone has access to reclaimed water, and it is unfair to pay a higher potable water rate just because reuse is unavailable.

ES-7: Recommendations

The recommendations for this study are:

- Adopt the first year / initial irrigation water rate adjustments, which are anticipated to eliminate the operating deficit funding and to start the System on a path toward self-sustainability.
- In one year, validate the need for rate adjustments for Fiscal Year 2026 and beyond. By that time, there may be possible resolution of some current issues / unknowns. The customer growth, usage, and expense projections should be updated.
- Update the financial and rate plan regularly to reflect changing conditions and preserve the ability to gradually phase-in irrigation water rate adjustments. The District has the potential for tremendous growth, and it is important to continually monitor actual vs. projected results. The multi-year plan is anticipated to remain affordable and competitive by utility industry standards.
- To promote the equitability of the irrigation water rates, continue to collect data regarding additional operating and maintenance costs paid by certain customers to receive irrigation water.

TABLE ES-1
Schedule of Proposed Irrigation Water Rates

Proposed Irrigation Quality Water Rates

<u>Rates per 1 Equivalent Residential Unit (ERU)</u>	<u>Tier 1</u>	<u>Tier 2⁴</u>
<i>Monthly Base Charge Rate¹</i>	\$2.35	n/a
<i>Well Availability Rate²</i>	\$4.17	n/a
<u>Volumetric Rate per 1,000 gallons</u>		
<i>Purchased Reclaimed Water Rate³</i>	\$0.25	n/a
<i>Volumetric Usage Rate¹</i>		
- <i>Customers with Private Irrigation Pumps</i>	\$0.68	\$2.04
- <i>All Other Customers</i>	\$0.88	\$2.64

Common area irrigation water use shall be billed at the effective Purchased Reclaimed Water Rate per 1,000 gallons plus the effective Tier 1 Volumetric Rate per 1,000 gallons for All Other Customers as referenced in the above table (i.e., customers without private irrigation pumps). For the purposes of irrigation water billing, common areas shall include District-owned roadway medians, between sidewalk and curb, entrance ways, any buffer areas, any common amenity such as a dog park, and any other areas determined by the Board.

¹ In the absence of a formal study recommendation or action by the Board, the Monthly Base Charge Rate and the Volumetric Usage Rate shall be automatically increased effective October 1st of each fiscal year. The percentage increase shall be the percentage increase, if any, in the Consumer Price Index (CPI) for the Tampa-St. Petersburg-Clearwater, Florida area, all items, all urban consumers, not seasonally adjusted (Series ID: CUURS35DSA0 accessed via <https://data.bls.gov/cgi-bin/srgate>) from January of the preceding calendar year to January of the current calendar year as published by the Bureau of Labor Statistics of the United States Department of Labor. The calculated rates shall be rounded up to the nearest cent. The first increases under these provisions, if any, shall become effective on October 1, 2025.

² Pursuant to the *Irrigation Water Supply Agreement*, dated December 4, 2018, as amended, the Well Availability Rate is \$4.17 as of March 2024 and may be increased at the beginning of each fiscal year by an amount not to exceed the greater of i) 5.5% (i.e., the 10-year average of the United States CPI-Water and Sewerage Maintenance Series at the time of adoption of these rates); or ii) the July-to-July change in the United States CPI-Water and Sewerage Maintenance Series without the need for a further public hearing.

³ The Purchased Reclaimed Water Rate shall be automatically increased based on the percentage increase, if any, in the City of North Port reclaimed water rate charged to the District (which is \$0.31/1,000 gallons as of March 2024) without the need for a further public hearing. The calculated rates shall be rounded up to the nearest cent.

⁴ To promote water conservation, Tier 2 volumetric rates are priced at three (3) times Tier 1 volumetric rates. Tier 2 volumetric rates will apply for those customers exceeding 1.5 times their monthly irrigation allocation (hereinafter the “Monthly Allocation”) based on AGMOD Demand Calculations, as determined by the District Manager or their designee. The Monthly Allocation shall be calculated by multiplying the AGMOD Reserved Annual Average Daily Quantity (expressed in gallons per day) by the number of days in a given month. Monthly Allocations will accommodate applicable grow-in practices for new construction, as determined to be appropriate by the District Manager or their designee. Tier 2 rates will only be applied to usage that exceeds the Monthly Allocation.

ERUs Per Customer Class

<u>Product Type</u>	<u>Metric</u>	<u>ERU</u>
Single-Family ¹ Residential Unit	1 unit	1
Multi-Family ² Residential Unit	1 unit	.33
Commercial Irrigable Acres ³	.075 irrigable acres	1
Recreational Irrigable Acres ⁴	.075 irrigable acres	1

¹ A single-family unit is defined as a building containing not more than two (2) dwellings.

² A multi-family unit is defined as a building containing more than two (2) dwellings.

³ Irrigable acreage for commercial property is calculated based on 16% of the net developable area (i.e. gross land area less major roadway right-of-way and wetland areas) for each parcel.

⁴ Irrigable acreage for recreational property (i.e. golf courses, parks, athletic facilities, etc.) is calculated based on an estimate of the irrigable area for the property as conducted by a Professional Engineer.

Figure ES-1
West Villages Improvement District

**Comparison of
Monthly Charges for Reclaimed Water Service for
Single Family Residential Customers Using 10,000 Gallons**

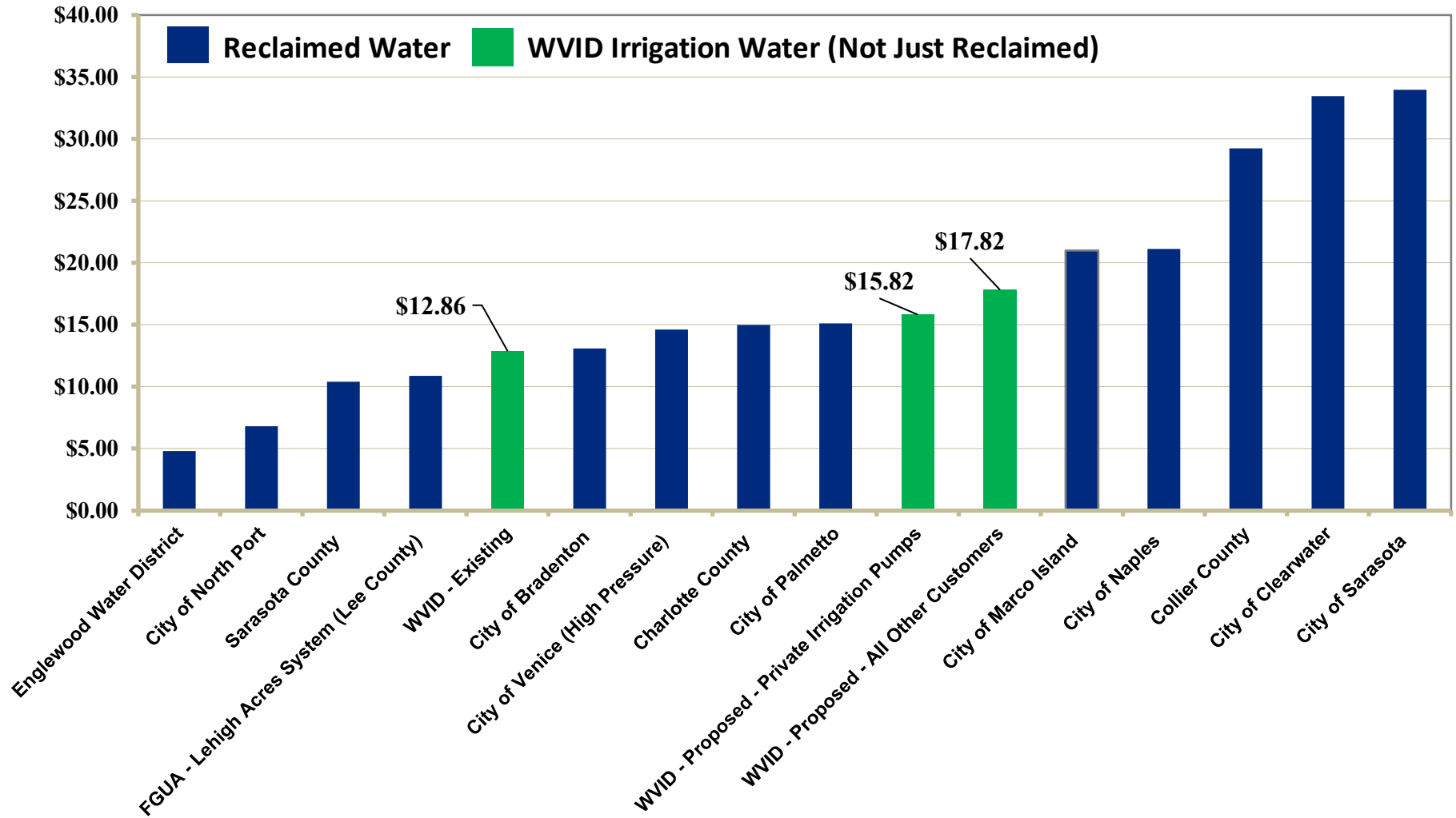
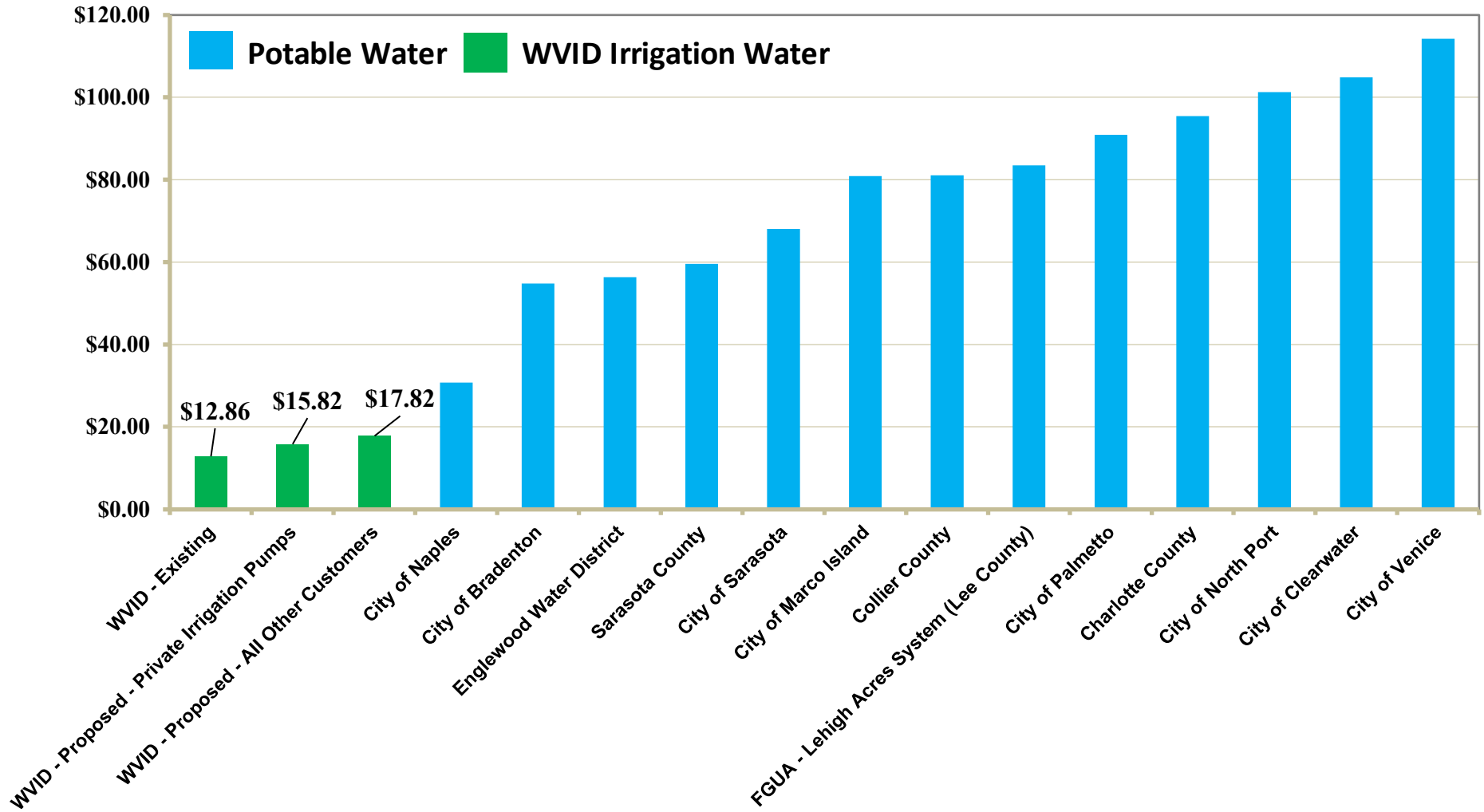


Figure ES-2
West Villages Improvement District
Comparison of
Monthly Charges for Potable Water Service for
Single Family Residential Customers Using 10,000 Gallons



SECTION 1

Financial Forecast

SECTION 1:

FINANCIAL FORECAST

1-1: General

This section of the report reflects Scenario 1: Developer Continues Deficit Funding Through Fiscal Year 2033 as referenced in the Executive Summary of this report.

1-2: Existing Monthly Irrigation Water Rates

The District's existing monthly irrigation water rates are summarized in the following Exhibit 1-1.

**Exhibit 1-1: Existing Irrigation Water Rates
Per Equivalent Residential Unit (ERU)**

Description	Amount
Well Availability Charge Per ERU	\$4.17
Capital Recovery Fee Per ERU	\$1.39
<u>Volumetric Rate Per 1,000 Gallons</u>	
Tier 1	\$0.73
Tier 2	\$1.39

1-3: Irrigation Water System Customer Statistics

The District has the potential for tremendous growth. The number of billable equivalent residential units (ERU's) has doubled over the past years – 2,958 ERU's in Fiscal Year 2021 to 5,926 ERU's in Fiscal Year 2023. A similar growth rate is projected to continue over the next few years.

A summary of the historical and projected customer statistics is shown in Table 1-1 at the end of this section. The growth projections were based on estimated absorption schedules and discussions with the District staff.

1-4: Revenues Under Existing Monthly Irrigation Water Rates

The forecast of revenues from existing irrigation water rates was based on i) the projection of System accounts and corresponding irrigation water usage as shown in Table 1-1; and ii) the existing rates for irrigation water service. A summary of the projected irrigation water rate revenues derived under existing rates is included in Table 1-2 at the end of this section.

1-5: Revenue Requirements – Principal Assumptions and Considerations

The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered as the revenue requirements of a public utility such as the District's System. The sum of these costs, after adjusting for other operating and non-operating (e.g., interest income) revenues available to the utility, represents the net revenue requirements of a utility system that must be funded from the monthly user charges or rates. The following is a summary of the net revenue requirements derivation:

- + Cost of Operation and Maintenance
- + Debt Service Payments (Senior and Subordinate)
- + Transfers and Administration Payments
- + Capital Project Financing
- + Working Capital Reserves / Financial Compliance
- Other Operating Revenue and Other Funding Sources
- Interest Income
- = Net Revenue Requirements (Funded from User Rates)

Net revenue requirements signify the expenditure levels required to be recovered from monthly user fees or rates. The development of the net revenue requirements of the System is a critical component of the analysis since utility rates should be designed to fully recover the cost of providing service.

The financial evaluation contained in this utility rate study covered projections through the Fiscal Year ending September 30, 2033 (previously defined as the "Forecast Period"). A forecast of System operations was prepared to i) assess the adequacy of utility rates in the near future; ii) recognize potential cost recovery strategies based on the phase-in of any required rate adjustments to meet the projected revenue requirements and finance identified capital expenditure requirements; and iii) examine the financial implications of alternatives to funding the System's multi-year capital improvement program.

The projected revenue requirements are shown in Table 1-3 at the end of this section. In the preparation of the financial projections contained in this report and the conclusions that follow, GovRates has made certain assumptions with respect to conditions that may occur in the future. While we believe the assumptions are reasonable and based on the best available information for the purpose of this report, they are dependent upon future events, and actual conditions may differ from those assumed. We recommend that the District continue to compare actual results with the projections contained in this report to ensure that the System's rates continue to be sufficient.

For the purposes of the financial projections, the principal considerations and assumptions were either made by us or provided to us by others. These considerations and assumptions include the following:

1. Projected revenues from current rates and charges for the District's System have been based on the schedule of rates and charges currently in effect. Such rates were applied to the customer and sales usage forecast discussed previously.

2. Projected operating expenditures were based on discussions with the District staff and are summarized in Table 1-4 at the end of this section.
3. The System currently has no debt outstanding. It was assumed that the Utility would issue two 20-year senior lien bond issues in Fiscal Year 2033 to repay the developer for assumed deficit funding during Forecast Period. The assumptions for these bond issues are:

Tax-Free Bond Issue for Capital Deficit Funding

Fiscal Year of issuance:	2033
Principal amount of bonds:	\$5,930,000
Bond term:	20 years
Interest rate:	7.0%
Issuance costs as percent of principal:	2.5%
Annual payment:	\$559,750

Taxable Bond Issue for Operating Deficit Funding

Fiscal Year of issuance:	2033
Principal amount of bonds:	\$1,720,000
Bond term:	20 years
Interest rate:	9.33%
Issuance costs as percent of principal:	2.5%
Annual payment:	\$192,916

4. The projected capital expenditures through the Fiscal Year 2033 for the irrigation water system were based on discussions with the District staff. Table 1-5 at the end of this section provides a detailed listing of the capital projects for the System as well as projected funding sources for such projects within the analysis period.
5. The District has levied assessments to pay for the extraordinary expenses resulting from the current litigation (e.g., engineering, legal, rate consultants, etc.) during the initial years of the Forecast Period. These assessments have been treated as other revenues in this analysis.

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Gran Paradiso (Village A)</u>																
Growth																
1	Single Family / Villas or Equivalents					-	105	105	22	-	-	-	-	-	-	-
2	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
3	Total Growth					-	105	105	22	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
4	Single Family / Villas or Equivalents	1,025	1,301	1,423	1,423	1,423	1,528	1,633	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655
5	Multi-Family	225	396	512	512	512	512	512	512	512	512	512	512	512	512	512
6	Total Accounts or ERUs - Average Monthly	1,250	1,697	1,935	1,935	1,935	2,040	2,145	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167
ERUs Per Customer																
7	Estimated Annual ERUs	1,099	1,432	1,592	1,592	1,592	1,697	1,802	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824
8	Average Monthly Use Per ERU	16,569	15,998	10,159	12,311	14,072	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435
Sales																
9	Tier 1 Water Sales	218,509	274,902	194,080	235,195	256,670	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
10	Tier 2 Water Sales	-	-	-	-	12,165	-	-	-	-	-	-	-	-	-	-
11	Total Annual Water Sales (kgal)	218,509	274,902	194,080	235,195	268,835	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
12	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
13	Adjusted Water Sales (kgal)	218,509	274,902	194,080	235,195	268,835	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
<u>Grand Living (Village D)</u>																
Growth																
14	Single Family / Villas or Equivalents					12	150	150	150	150	17	-	-	-	-	-
15	Multi-Family					173	-	-	-	-	-	-	-	-	-	-
16	Total Growth					185	150	150	150	150	17	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
17	Single Family / Villas or Equivalents	-	-	-	-	12	162	312	462	612	629	629	629	629	629	629
18	Multi-Family	-	-	-	-	173	173	173	173	173	173	173	173	173	173	173
19	Total Accounts or ERUs - Average Monthly	-	-	-	-	185	335	485	635	785	802	802	802	802	802	802
ERUs Per Customer																
20	Estimated Annual ERUs	-	-	-	-	69	219	369	519	669	686	686	686	686	686	686
21	Average Monthly Use Per ERU	-	-	-	-	3,047	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508
Sales																
22	Tier 1 Water Sales	-	-	-	-	2,076	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644
23	Tier 2 Water Sales	-	-	-	-	447	-	-	-	-	-	-	-	-	-	-
24	Total Annual Water Sales (kgal)	-	-	-	-	2,523	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644
25	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
26	Adjusted Water Sales (kgal)	-	-	-	-	2,523	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Publix (Village D)</u>																
Growth																
27	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
28	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
29	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
30	Single Family / Villas or Equivalents	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
31	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Total Accounts or ERUs - Average Monthly	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
ERUs Per Customer																
33	Estimated Annual ERUs	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
34	Average Monthly Use Per ERU	-	11,219	11,151	10,371	16,128	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099
Sales																
35	Tier 1 Water Sales	-	7,135	7,092	6,596	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
36	Tier 2 Water Sales	-	-	-	-	654	-	-	-	-	-	-	-	-	-	-
37	Total Annual Water Sales (kgal)	-	7,135	7,092	6,596	10,257	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
38	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
39	Adjusted Water Sales (kgal)	-	7,135	7,092	6,596	10,257	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
<u>Tropia (Village D)</u>																
Growth																
40	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
41	Multi-Family					223	64	-	-	-	-	-	-	-	-	-
42	Total Growth					223	64	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
43	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Multi-Family	-	-	-	-	223	287	287	287	287	287	287	287	287	287	287
45	Total Accounts or ERUs - Average Monthly	-	-	-	-	223	287	287	287	287	287	287	287	287	287	287
ERUs Per Customer																
46	Estimated Annual ERUs	-	-	-	-	74	95	95	95	95	95	95	95	95	95	95
47	Average Monthly Use Per ERU	-	-	-	-	4,545	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092
Sales																
48	Tier 1 Water Sales	-	-	-	-	3,634	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665
49	Tier 2 Water Sales	-	-	-	-	402	-	-	-	-	-	-	-	-	-	-
50	Total Annual Water Sales (kgal)	-	-	-	-	4,036	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665
51	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
52	Adjusted Water Sales (kgal)	-	-	-	-	4,036	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Davis 2 (Apartments and Townhomes - Village D)</u>																
Growth																
53	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
54	Multi-Family					-	100	100	159	-	-	-	-	-	-	-
55	Total Growth					-	100	100	159	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
56	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
57	Multi-Family	-	-	-	-	-	100	200	359	359	359	359	359	359	359	359
58	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	100	200	359	359	359	359	359	359	359	359
ERUs Per Customer																
59	Estimated Annual ERUs	-	-	-	-	-	33	66	118	118	118	118	118	118	118	118
60	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
61	Tier 1 Water Sales	-	-	-	-	-	3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
62	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
63	Total Annual Water Sales (kgal)						3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
64	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
65	Adjusted Water Sales (kgal)	-	-	-	-	-	3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
<u>Hospital Property Phase 1 (Village D)</u>																
Growth																
66	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
67	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
68	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
69	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERUs Per Customer																
72	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
74	Tier 1 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	Total Annual Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
77	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
78	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Public Safety Building (Village D)</u>																
Growth																
79	Single Family / Villas or Equivalents					16	-	-	-	-	-	-	-	-	-	-
80	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
81	Total Growth					16	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
82	Single Family / Villas or Equivalents	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
83	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	Total Accounts or ERUs - Average Monthly	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
ERUs Per Customer																
85	Estimated Annual ERUs	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
86	Average Monthly Use Per ERU	-	-	-	13,815	8,058	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055
Sales																
87	Tier 1 Water Sales	-	-	-	3,813	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
88	Tier 2 Water Sales	-	-	-	-	469	-	-	-	-	-	-	-	-	-	-
89	Total Annual Water Sales (kgal)	-	-	-	3,813	3,771	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
90	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
91	Adjusted Water Sales (kgal)	-	-	-	3,813	3,771	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
<u>Solea Age-Restricted Apartments (Village D)</u>																
Growth																
92	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
93	Multi-Family					-	204	-	-	-	-	-	-	-	-	-
94	Total Growth					-	204	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
95	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96	Multi-Family	-	-	-	-	-	204	204	204	204	204	204	204	204	204	204
97	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	204	204	204	204	204	204	204	204	204	204
ERUs Per Customer																
98	Estimated Annual ERUs	-	-	-	-	-	67	67	67	67	67	67	67	67	67	67
99	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
100	Tier 1 Water Sales	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337
101	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102	Total Annual Water Sales (kgal)	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337
103	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
104	Adjusted Water Sales (kgal)	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Antigua (Village E)</u>																
Growth																
105	Single Family / Villas or Equivalents					53	72	50	-	-	-	-	-	-	-	-
106	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
107	Total Growth					53	72	50	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
108	Single Family / Villas or Equivalents	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
109	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
110	Total Accounts or ERUs - Average Monthly	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
ERUs Per Customer																
111	Estimated Annual ERUs	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
112	Average Monthly Use Per ERU	-	-	-	-	16,684	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
113	Tier 1 Water Sales	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
114	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Total Annual Water Sales (kgal)	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
116	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
117	Adjusted Water Sales (kgal)	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
<u>Stillwell (Village E)</u>																
Growth																
118	Single Family / Villas or Equivalents					-	50	224	-	-	-	-	-	-	-	-
119	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
120	Total Growth					-	50	224	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
121	Single Family / Villas or Equivalents	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
122	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
123	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
ERUs Per Customer																
124	Estimated Annual ERUs	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
125	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
126	Tier 1 Water Sales	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003
127	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Total Annual Water Sales (kgal)	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003
129	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
130	Adjusted Water Sales (kgal)	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Academy at Wellen Park</u>																
Growth																
131	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	1
132	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
133	Total Growth					-	-	-	-	-	-	-	-	-	-	1
Total Accounts or ERUs - Average Monthly																
134	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
135	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
136	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
ERUs Per Customer																
137	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
138	Average Monthly Use Per ERU	-	-	-	-	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900
Sales																
139	Tier 1 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131
140	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
141	Total Annual Water Sales (kgal)															131
142	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
143	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131
<u>60-Acre Parcel - Coach Homes (Village E)</u>																
Growth																
144	Single Family / Villas or Equivalents					-	-	-	100	100	100	100	-	-	-	-
145	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
146	Total Growth					-	-	-	100	100	100	100	-	-	-	-
Total Accounts or ERUs - Average Monthly																
147	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
148	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
149	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
ERUs Per Customer																
150	Estimated Annual ERUs	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
151	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
152	Tier 1 Water Sales	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800
153	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
154	Total Annual Water Sales (kgal)	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800
155	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
156	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Avelina (Village F)</u>																
Growth																
157	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
158	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
159	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
160	Single Family / Villas or Equivalents	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
161	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
162	Total Accounts or ERUs - Average Monthly	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
ERUs Per Customer																
163	Estimated Annual ERUs	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
164	Average Monthly Use Per ERU	-	-	6,057	9,444	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985
Sales																
165	Tier 1 Water Sales	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
166	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
167	Total Annual Water Sales (kgal)	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
168	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
169	Adjusted Water Sales (kgal)	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
<u>Wysteria (Village F)</u>																
Growth																
170	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
171	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
172	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
173	Single Family / Villas or Equivalents	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
174	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
175	Total Accounts or ERUs - Average Monthly	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
ERUs Per Customer																
176	Estimated Annual ERUs	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
177	Average Monthly Use Per ERU	-	-	2,734	7,205	15,424	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904
Sales																
178	Tier 1 Water Sales	-	-	1,673	13,229	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857
179	Tier 2 Water Sales	-	-	-	-	6,461	-	-	-	-	-	-	-	-	-	-
180	Total Annual Water Sales (kgal)	-	-	1,673	13,229	28,318	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857
181	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
182	Adjusted Water Sales (kgal)	-	-	1,673	13,229	28,318	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Solstice (Village F)</u>																
Growth																
183	Single Family / Villas or Equivalents					16	-	-	-	-	-	-	-	-	-	-
184	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
185	Total Growth					16	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
186	Single Family / Villas or Equivalents	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
187	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
188	Total Accounts or ERUs - Average Monthly	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
ERUs Per Customer																
189	Estimated Annual ERUs	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
190	Average Monthly Use Per ERU	-	-	-	104	5,664	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179
Sales																
191	Tier 1 Water Sales	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
192	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
193	Total Annual Water Sales (kgal)	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
194	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
195	Adjusted Water Sales (kgal)	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
<u>Sunstone (Village F)</u>																
Growth																
196	Single Family / Villas or Equivalents					52	100	100	100	100	100	30	-	-	-	-
197	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
198	Total Growth					52	100	100	100	100	100	30	-	-	-	-
Total Accounts or ERUs - Average Monthly																
199	Single Family / Villas or Equivalents	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
200	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	Total Accounts or ERUs - Average Monthly	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
ERUs Per Customer																
202	Estimated Annual ERUs	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
203	Average Monthly Use Per ERU	-	-	-	5,333	18,920	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
204	Tier 1 Water Sales	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008
205	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206	Total Annual Water Sales (kgal)	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008
207	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
208	Adjusted Water Sales (kgal)	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Gran Place (Village F)</u>																
Growth																
209	Single Family / Villas or Equivalents					31	-	-	-	-	-	-	-	-	-	-
210	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
211	Total Growth					31	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
212	Single Family / Villas or Equivalents	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
213	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
214	Total Accounts or ERUs - Average Monthly	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
ERUs Per Customer																
215	Estimated Annual ERUs	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
216	Average Monthly Use Per ERU	-	-	-	1,644	12,305	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
217	Tier 1 Water Sales	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
218	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
219	Total Annual Water Sales (kgal)	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
220	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
221	Adjusted Water Sales (kgal)	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
<u>BB Living (Village G)</u>																
Growth																
222	Single Family / Villas or Equivalents					-	100	100	-	-	-	-	-	-	-	-
223	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
224	Total Growth					-	100	100	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
225	Single Family / Villas or Equivalents	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
226	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
227	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
ERUs Per Customer																
228	Estimated Annual ERUs	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
229	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
230	Tier 1 Water Sales	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
231	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
232	Total Annual Water Sales (kgal)	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
233	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
234	Adjusted Water Sales (kgal)	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Brightmore (Village G)</u>																
Growth																
235	Single Family / Villas or Equivalents					13	120	120	120	120	120	-	-	-	-	-
236	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
237	Total Growth					13	120	120	120	120	120	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
238	Single Family / Villas or Equivalents	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613
239	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
240	Total Accounts or ERUs - Average Monthly	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613
ERUs Per Customer																
241	Estimated Annual ERUs	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613
242	Average Monthly Use Per ERU	-	-	-	-	9,399	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
243	Tier 1 Water Sales	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492
244	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
245	Total Annual Water Sales (kgal)	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492
246	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
247	Adjusted Water Sales (kgal)	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492
<u>Braves (Village G)</u>																
Growth																
248	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
249	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
250	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
251	Single Family / Villas or Equivalents	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458
252	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
253	Total Accounts or ERUs - Average Monthly	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458
ERUs Per Customer																
254	Estimated Annual ERUs	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458
255	Average Monthly Use Per ERU	7,612	7,484	6,199	5,652	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808
Sales																
256	Tier 1 Water Sales	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920
257	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
258	Total Annual Water Sales (kgal)	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920
259	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
260	Adjusted Water Sales (kgal)	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Palmera Single Family Homes (Village I)</u>																
Growth																
261	Single Family / Villas or Equivalents					-	20	155	150	150	150	150	150	-	-	-
262	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
263	Total Growth					-	20	155	150	150	150	150	150	-	-	-
Total Accounts or ERUs - Average Monthly																
264	Single Family / Villas or Equivalents	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
265	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
266	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
ERUs Per Customer																
267	Estimated Annual ERUs	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
268	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
269	Tier 1 Water Sales	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
270	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
271	Total Annual Water Sales (kgal)	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
272	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
273	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
<u>Palmera Coach Homes (Village I)</u>																
Growth																
274	Single Family / Villas or Equivalents					-	20	50	50	50	50	50	-	-	-	-
275	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
276	Total Growth					-	20	50	50	50	50	50	-	-	-	-
Total Accounts or ERUs - Average Monthly																
277	Single Family / Villas or Equivalents	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
278	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
279	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
ERUs Per Customer																
280	Estimated Annual ERUs	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
281	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
282	Tier 1 Water Sales	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680
283	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
284	Total Annual Water Sales (kgal)	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680
285	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
286	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>WP Golf & CC (Village J)</u>																
Growth																
287	Single Family / Villas or Equivalents					637	-	-	-	-	-	-	-	-	-	-
288	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
289	Total Growth					637	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
290	Single Family / Villas or Equivalents	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
291	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
292	Total Accounts or ERUs - Average Monthly	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
ERUs Per Customer																
293	Estimated Annual ERUs	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
294	Average Monthly Use Per ERU	-	-	-	7,311	6,107	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493
Sales																
295	Tier 1 Water Sales	-	-	-	69,598	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
296	Tier 2 Water Sales	-	-	-	8,568	11,252	-	-	-	-	-	-	-	-	-	-
297	Total Annual Water Sales (kgal)	-	-	-	78,166	111,979	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
298	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
299	Adjusted Water Sales (kgal)	-	-	-	78,166	111,979	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
<u>WP Golf & CC HOA (Village J)</u>																
Growth																
300	Single Family / Villas or Equivalents					190	262	262	262	-	-	-	-	-	-	-
301	Multi-Family					134	-	-	-	-	-	-	-	-	-	-
302	Total Growth					324	262	262	262	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
303	Single Family / Villas or Equivalents	-	-	-	-	190	452	714	977	977	977	977	977	977	977	977
304	Multi-Family	-	-	-	-	134	134	134	134	134	134	134	134	134	134	134
305	Total Accounts or ERUs - Average Monthly	-	-	-	-	324	586	849	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111
ERUs Per Customer																
306	Estimated Annual ERUs	-	-	-	-	234	496	759	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021
307	Average Monthly Use Per ERU	-	-	-	-	12,062	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
308	Tier 1 Water Sales	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764
309	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Annual Water Sales (kgal)	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764
311	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
312	Adjusted Water Sales (kgal)	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Landspur - Single Family (Village K)</u>																
Growth																
313	Single Family / Villas or Equivalents					-	20	120	88	-	-	-	-	-	-	-
314	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
315	Total Growth					-	20	120	88	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
316	Single Family / Villas or Equivalents	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228
317	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
318	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228
ERUs Per Customer																
319	Estimated Annual ERUs	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228
320	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
321	Tier 1 Water Sales	-	-	-	-	-	1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
322	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
323	Total Annual Water Sales (kgal)						1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
324	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
325	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
<u>Landspur - Coach Homes (Village K)</u>																
Growth																
326	Single Family / Villas or Equivalents					-	50	50	50	100	75	-	-	-	-	-
327	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
328	Total Growth					-	50	50	50	100	75	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
329	Single Family / Villas or Equivalents	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325
330	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325
ERUs Per Customer																
332	Estimated Annual ERUs	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325
333	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
334	Tier 1 Water Sales	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300
335	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
336	Total Annual Water Sales (kgal)	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300
337	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
338	Adjusted Water Sales (kgal)	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Everly - Single Family (Village K)</u>																
Growth																
339	Single Family / Villas					-	15	50	50	50	50	26	-	-	-	-
340	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
341	Total Growth					-	15	50	50	50	50	26	-	-	-	-
Total Accounts or ERUs - Average Monthly																
342	Single Family / Villas or Equivalents	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241
343	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
344	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241
ERUs Per Customer																
345	Estimated Annual ERUs	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241
346	Average Monthly Use Per ERU	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
347	Tier 1 Water Sales	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244
348	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
349	Total Annual Water Sales (kgal)	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244
350	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
351	Adjusted Water Sales (kgal)	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244
<u>Renaissance (Phase 1 & 2)</u>																
Growth																
352	Single Family / Villas or Equivalents					242	11	-	-	-	-	-	-	-	-	-
353	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
354	Total Growth					242	11	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
355	Single Family / Villas or Equivalents	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682
356	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357	Total Accounts or ERUs - Average Monthly	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682
ERUs Per Customer																
358	Estimated Annual ERUs	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682
359	Average Monthly Use Per ERU	6,780	8,360	9,551	10,470	8,677	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
360	Tier 1 Water Sales	24,734	43,035	49,166	52,877	62,920	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679
361	Tier 2 Water Sales	-	-	-	1,020	6,949	-	-	-	-	-	-	-	-	-	-
362	Total Annual Water Sales (kgal)	24,734	43,035	49,166	53,897	69,869	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679
363	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
364	Adjusted Water Sales (kgal)	24,734	43,035	49,166	53,897	69,869	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Preserve (Not Part of WUP Permit)</u>																
Growth																
365	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
366	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
367	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
368	Single Family / Villas or Equivalents	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
369	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
370	Total Accounts or ERUs - Average Monthly	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
ERUs Per Customer																
371	Estimated Annual ERUs	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
372	Average Monthly Use Per ERU	5,078	6,392	6,883	6,321	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044
Sales																
373	Tier 1 Water Sales	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
374	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
375	Total Annual Water Sales (kgal)	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
376	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
377	Adjusted Water Sales (kgal)	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
<u>Oasis (Not Part of WUP Permit)</u>																
Growth																
378	Single Family / Villas or Equivalents					68	18	-	-	-	-	-	-	-	-	-
379	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
380	Total Growth					68	18	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
381	Single Family / Villas or Equivalents	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
382	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
383	Total Accounts or ERUs - Average Monthly	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
ERUs Per Customer																
384	Estimated Annual ERUs	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
385	Average Monthly Use Per ERU	10,366	12,320	12,341	18,343	10,134	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
386	Tier 1 Water Sales	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863
387	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
388	Total Annual Water Sales (kgal)	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863
389	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
390	Adjusted Water Sales (kgal)	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Tortuga (Not Part of WUP Permit)</u>																
Growth																
391	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
392	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
393	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
394	Single Family / Villas or Equivalents	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
395	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
396	Total Accounts or ERUs - Average Monthly	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
ERUs Per Customer																
397	Estimated Annual ERUs	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
398	Average Monthly Use Per ERU	-	-	3,423	6,809	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771
Sales																
399	Tier 1 Water Sales	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
400	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
401	Total Annual Water Sales (kgal)	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
402	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
403	Adjusted Water Sales (kgal)	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
<u>Grand Lake</u>																
Growth																
404	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
405	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
406	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
407	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
408	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
409	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERUs Per Customer																
410	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
411	Average Monthly Use Per ERU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales																
412	Tier 1 Water Sales	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401
413	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
414	Total Annual Water Sales (kgal)	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401
415	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
416	Adjusted Water Sales (kgal)	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
<u>Downtown WP</u>																
Growth																
417	Single Family / Villas or Equivalents					39	8	-	-	-	-	-	-	-	-	-
418	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
419	Total Growth					39	8	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
420	Single Family / Villas or Equivalents	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
421	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
422	Total Accounts or ERUs - Average Monthly	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
ERUs Per Customer																
423	Estimated Annual ERUs	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
424	Average Monthly Use Per ERU	-	-	-	-	5,220	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226
Sales																
425	Tier 1 Water Sales	-	-	-	-	1,978	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
426	Tier 2 Water Sales	-	-	-	-	465	-	-	-	-	-	-	-	-	-	-
427	Total Annual Water Sales (kgal)	-	-	-	-	2,443	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
428	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
429	Adjusted Water Sales (kgal)	-	-	-	-	2,443	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
<u>Other Customers (Master Plan Year 2023)</u>																
Growth																
430	Single Family / Villas or Equivalents					-	208	208	209	-	-	-	-	-	-	-
431	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
432	Total Growth					-	208	208	209	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
433	Single Family / Villas or Equivalents	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
434	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
435	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
ERUs Per Customer																
436	Estimated Annual ERUs	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
437	Average Monthly Use Per ERU	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Sales																
438	Tier 1 Water Sales	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250
439	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
440	Total Annual Water Sales (kgal)	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250
441	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
442	Adjusted Water Sales (kgal)	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
	Total Irrigation Water - Subtotal															
443	Total ERUs for Base Charges	2,340	2,663	2,958	4,382	5,926	7,376	9,154	10,557	11,377	12,039	12,395	12,545	12,545	12,545	12,546
444	Total Annual Water Sales (kgal)	326,271	393,360	319,789	480,813	708,361	770,965	931,966	1,051,111	1,117,005	1,176,797	1,210,016	1,222,616	1,222,616	1,222,616	1,222,746
445														-	-	1
446	Base ERU Growth for Fiscal Year					1,544	1,450	1,778	1,403	820	662	356	150	-	-	1
	<u>Mattamy Unit Closings</u>															
447	October to December															
448	January to March															
449	April to June															
450	July to September															
451																
452	Effective ERU Growth for Fiscal Year					729	653	800	631	369	298	160	68	-	-	0
453	Additional Effective ERU's from Prior Year					-	815	798	978	772	451	364	196	83	-	-
454	Total ERU Growth					729	1,468	1,598	1,609	1,141	749	524	263	83	-	0
455																
456	<u>ERU Adjustments to Be Conservative</u>															
457	Estimated Annual ERUs	-	-	-	-	-	-	(400)	(400)	-	-	-	-	-	-	-
458																
459	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
460																
461	Sales															
462	Tier 1 Water Sales	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
463	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
464	Total Annual Water Sales (kgal)	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
465	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
466	Adjusted Water Sales (kgal)	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
	<u>Common Area Usage</u>															
	Sales															
467	Tier 1 Water Sales	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
468	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
469	Total Annual Water Sales (kgal)	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
470	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
471	Adjusted Water Sales (kgal)	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
	Total Irrigation Water															
472	Total ERUs for Base Charges	2,340	2,663	2,958	4,382	5,926	7,376	8,754	10,157	11,377	12,039	12,395	12,545	12,545	12,545	12,546
473	Change in ERUs		323	295	1,424	1,544	1,450	1,378	1,403	1,220	662	356	150	-	-	1
	Total Annual Water Sales without Common Area Usage (kgal)	326,271	393,360	319,789	480,813	708,361	770,965	888,166	1,007,311	1,117,005	1,176,797	1,210,016	1,222,616	1,222,616	1,222,616	1,222,746
	Total Annual Water Sales with Common Area Usage (kgal)	326,271	393,360	319,789	480,813	708,361	770,965	1,003,086	1,122,231	1,231,925	1,291,717	1,324,936	1,337,536	1,337,536	1,337,536	1,337,666
475	Total Annual Water Sales (gpd)	893,893	1,077,699	876,134	1,317,296	1,940,715	2,112,233	2,748,182	3,074,606	3,375,137	3,538,950	3,629,961	3,664,481	3,664,481	3,664,481	3,664,840
476	Total Annual Water Sales - Peak (gpd)	2,800,865	3,376,789	2,745,221	4,127,527	6,080,908	6,618,332	8,610,969	9,633,765	10,575,430	11,088,709	11,373,877	11,482,041	11,482,041	11,482,041	11,483,164
477																

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line		Fiscal Year Ending September 30,									
No.	Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
IRRIGATION RATE REVENUE											
Gran Paradiso (Village A)											
1	Well Availability Charges	\$ 85,001	\$ 90,255	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356
2	Capital Recovery Charges	28,313	30,065	30,432	30,432	30,432	30,432	30,432	30,432	30,432	30,432
3	Usage / Volume Charges	199,727	212,085	214,674	214,674	214,674	214,674	214,674	214,674	214,674	214,674
4	Total	\$ 313,042	\$ 332,405	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462
Grand Living (Village D)											
5	Well Availability Charges	\$ 10,992	\$ 18,498	\$ 26,004	\$ 33,510	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361
6	Capital Recovery Charges	3,657	6,159	8,661	11,163	11,447	11,447	11,447	11,447	11,447	11,447
7	Usage / Volume Charges	4,811	8,106	11,401	14,696	15,070	15,070	15,070	15,070	15,070	15,070
8	Total	\$ 19,460	\$ 32,763	\$ 46,066	\$ 59,370	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877
Publix (Village D)											
9	Well Availability Charges	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652
10	Capital Recovery Charges	884	884	884	884	884	884	884	884	884	884
11	Usage / Volume Charges	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010
12	Total	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546
Tropia (Village D)											
13	Well Availability Charges	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787
14	Capital Recovery Charges	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584
15	Usage / Volume Charges	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405
16	Total	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777
Davis 2 (Apartments and Townhomes - Village D)											
17	Well Availability Charges	\$ 1,668	\$ 3,336	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988
18	Capital Recovery Charges	552	1,104	1,982	1,982	1,982	1,982	1,982	1,982	1,982	1,982
19	Usage / Volume Charges	2,638	5,276	9,432	9,432	9,432	9,432	9,432	9,432	9,432	9,432
20	Total	\$ 4,858	\$ 9,716	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402
Hospital Property Phase 1 (Village D)											
21	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	-
23	Usage / Volume Charges	-	-	-	-	-	-	-	-	-	-
24	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,										
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
	Public Safety Building (Village D)											
25	Well Availability Charges	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	
26	Capital Recovery Charges	651	651	651	651	651	651	651	651	651	651	
27	Usage / Volume Charges	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	
28	Total	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	
	Solea Age-Restricted Apartments (Village D)											
29	Well Availability Charges	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	
30	Capital Recovery Charges	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	
31	Usage / Volume Charges	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	
32	Total	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	
	Antigua (Village E)											
33	Well Availability Charges	\$ 6,255	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	
34	Capital Recovery Charges	2,085	2,919	2,919	2,919	2,919	2,919	2,919	2,919	2,919	2,919	
35	Usage / Volume Charges	9,992	13,989	13,989	13,989	13,989	13,989	13,989	13,989	13,989	13,989	
36	Total	\$ 18,332	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	
	Stillwell (Village E)											
37	Well Availability Charges	\$ 2,502	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	
38	Capital Recovery Charges	834	4,570	4,570	4,570	4,570	4,570	4,570	4,570	4,570	4,570	
39	Usage / Volume Charges	3,997	21,902	21,902	21,902	21,902	21,902	21,902	21,902	21,902	21,902	
40	Total	\$ 7,333	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	
	Academy at Wellen Park											
41	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	
42	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	17	
43	Usage / Volume Charges	-	-	-	-	-	-	-	-	-	95	
44	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	
	60-Acre Parcel - Coach Homes (Village E)											
45	Well Availability Charges	\$ -	\$ -	\$ 5,004	\$ 10,008	\$ 15,012	\$ 20,016	\$ 20,016	\$ 20,016	\$ 20,016	\$ 20,016	
46	Capital Recovery Charges	-	-	1,668	3,336	5,004	6,672	6,672	6,672	6,672	6,672	
47	Usage / Volume Charges	-	-	7,994	15,987	23,981	31,974	31,974	31,974	31,974	31,974	
48	Total	\$ -	\$ -	\$ 14,666	\$ 29,331	\$ 43,997	\$ 58,662	\$ 58,662	\$ 58,662	\$ 58,662	\$ 58,662	

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line		Fiscal Year Ending September 30,									
No.	Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Avelina (Village F)										
49	Well Availability Charges	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804
50	Capital Recovery Charges	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601
51	Usage / Volume Charges	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284
52	Total	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689
	Wysteria (Village F)										
53	Well Availability Charges	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656
54	Capital Recovery Charges	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552
55	Usage / Volume Charges	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955
56	Total	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164
	Solstice (Village F)										
57	Well Availability Charges	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357
58	Capital Recovery Charges	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119
59	Usage / Volume Charges	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123
60	Total	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599
	Sunstone (Village F)										
61	Well Availability Charges	\$ 12,760	\$ 17,764	\$ 22,768	\$ 27,772	\$ 32,776	\$ 34,277	\$ 34,277	\$ 34,277	\$ 34,277	\$ 34,277
62	Capital Recovery Charges	4,253	5,921	7,589	9,257	10,925	11,426	11,426	11,426	11,426	11,426
63	Usage / Volume Charges	20,383	28,377	36,370	44,364	52,357	54,755	54,755	54,755	54,755	54,755
64	Total	\$ 37,397	\$ 52,063	\$ 66,728	\$ 81,394	\$ 96,059	\$ 100,459	\$ 100,459	\$ 100,459	\$ 100,459	\$ 100,459
	Gran Place (Village F)										
65	Well Availability Charges	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102
66	Capital Recovery Charges	701	701	701	701	701	701	701	701	701	701
67	Usage / Volume Charges	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357
68	Total	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160
	BB Living (Village G)										
69	Well Availability Charges	\$ 5,004	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008
70	Capital Recovery Charges	1,668	3,336	3,336	3,336	3,336	3,336	3,336	3,336	3,336	3,336
71	Usage / Volume Charges	6,132	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264
72	Total	\$ 12,804	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Brightmore (Village G)										
73	Well Availability Charges	\$ 6,655	\$ 12,660	\$ 18,665	\$ 24,670	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675
74	Capital Recovery Charges	2,218	4,220	6,222	8,223	10,225	10,225	10,225	10,225	10,225	10,225
75	Usage / Volume Charges	8,156	15,514	22,872	30,231	37,589	37,589	37,589	37,589	37,589	37,589
76	Total	\$ 17,029	\$ 32,394	\$ 47,759	\$ 63,124	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489
	Braves (Village G)										
77	Well Availability Charges	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918
78	Capital Recovery Charges	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639
79	Usage / Volume Charges	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301
80	Total	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859
	Palmera Single Family Homes (Village I)										
81	Well Availability Charges	\$ 1,001	\$ 8,757	\$ 16,263	\$ 23,769	\$ 31,275	\$ 38,781	\$ 46,287	\$ 46,287	\$ 46,287	\$ 46,287
82	Capital Recovery Charges	334	2,919	5,421	7,923	10,425	12,927	15,429	15,429	15,429	15,429
83	Usage / Volume Charges	1,226	10,731	19,929	29,127	38,325	47,523	56,721	56,721	56,721	56,721
84	Total	\$ 2,561	\$ 22,407	\$ 41,613	\$ 60,819	\$ 80,025	\$ 99,231	\$ 118,437	\$ 118,437	\$ 118,437	\$ 118,437
	Palmera Coach Homes (Village I)										
85	Well Availability Charges	\$ 1,001	\$ 3,503	\$ 6,005	\$ 8,507	\$ 11,009	\$ 13,511	\$ 13,511	\$ 13,511	\$ 13,511	\$ 13,511
86	Capital Recovery Charges	334	1,168	2,002	2,836	3,670	4,504	4,504	4,504	4,504	4,504
87	Usage / Volume Charges	1,226	4,292	7,358	10,424	13,490	16,556	16,556	16,556	16,556	16,556
88	Total	\$ 2,561	\$ 8,963	\$ 15,365	\$ 21,767	\$ 28,169	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,571
	WP Golf & CC (Village J)										
89	Well Availability Charges	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461
90	Capital Recovery Charges	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487
91	Usage / Volume Charges	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531
92	Total	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479
	WP Golf & CC HOA (Village J)										
93	Well Availability Charges	\$ 24,860	\$ 37,987	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114
94	Capital Recovery Charges	8,281	12,657	17,033	17,033	17,033	17,033	17,033	17,033	17,033	17,033
95	Usage / Volume Charges	30,415	46,542	62,608	62,608	62,608	62,608	62,608	62,608	62,608	62,608
96	Total	\$ 63,556	\$ 97,186	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Landspur - Single Family (Village K)										
97	Well Availability Charges	\$ 1,001	\$ 7,006	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409
98	Capital Recovery Charges	334	2,335	3,803	3,803	3,803	3,803	3,803	3,803	3,803	3,803
99	Usage / Volume Charges	1,226	8,585	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981
100	Total	\$ 2,561	\$ 17,926	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193
	Landspur - Coach Homes (Village K)										
101	Well Availability Charges	\$ 2,502	\$ 5,004	\$ 7,506	\$ 12,510	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263
102	Capital Recovery Charges	834	1,668	2,502	4,170	5,421	5,421	5,421	5,421	5,421	5,421
103	Usage / Volume Charges	3,066	6,132	9,198	15,330	19,929	19,929	19,929	19,929	19,929	19,929
104	Total	\$ 6,402	\$ 12,804	\$ 19,206	\$ 32,010	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613
	Everly - Single Family (Village K)										
105	Well Availability Charges	\$ 751	\$ 3,253	\$ 5,755	\$ 8,257	\$ 10,759	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,060
106	Capital Recovery Charges	250	1,084	1,918	2,752	3,586	4,020	4,020	4,020	4,020	4,020
107	Usage / Volume Charges	920	3,986	7,052	10,118	13,184	14,778	14,778	14,778	14,778	14,778
108	Total	\$ 1,921	\$ 8,323	\$ 14,725	\$ 21,127	\$ 27,529	\$ 30,858	\$ 30,858	\$ 30,858	\$ 30,858	\$ 30,858
	Renaissance (Phase 1 & 2)										
109	Well Availability Charges	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127
110	Capital Recovery Charges	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376
111	Usage / Volume Charges	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516
112	Total	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019
	Preserve (Not Part of WUP Permit)										
113	Well Availability Charges	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159
114	Capital Recovery Charges	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720
115	Usage / Volume Charges	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807
116	Total	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685
	Oasis (Not Part of WUP Permit)										
117	Well Availability Charges	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706
118	Capital Recovery Charges	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569
119	Usage / Volume Charges	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310
120	Total	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Tortuga (Not Part of WUP Permit)										
121	Well Availability Charges	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554
122	Capital Recovery Charges	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851
123	Usage / Volume Charges	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446
124	Total	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852
	Grand Lake										
125	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	-
127	Usage / Volume Charges	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673
128	Total	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673
	Downtown WP										
129	Well Availability Charges	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352
130	Capital Recovery Charges	784	784	784	784	784	784	784	784	784	784
131	Usage / Volume Charges	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
132	Total	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876
	Other Customers (Master Plan Year 2023)										
133	Well Availability Charges	\$ 10,408	\$ 20,817	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275
134	Capital Recovery Charges	3,469	6,939	10,425	10,425	10,425	10,425	10,425	10,425	10,425	10,425
135	Usage / Volume Charges	13,666	27,331	41,063	41,063	41,063	41,063	41,063	41,063	41,063	41,063
136	Total	\$ 27,543	\$ 55,087	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763
	ERU Adjustments to Be Conservative										
137	Well Availability Charges	\$ -	\$ (20,016)	\$ (20,016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
138	Capital Recovery Charges	-	(6,672)	(6,672)	-	-	-	-	-	-	-
139	Usage / Volume Charges	-	(31,974)	(31,974)	-	-	-	-	-	-	-
140	Total	\$ -	\$ (58,662)	\$ (58,662)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Common Area Usage										
141	Usage / Volume Charges	\$ -	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892
142	Total	\$ -	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Total Irrigation Water Rate Revenue										
143	Well Availability Charges	\$ 369,352	\$ 438,291	\$ 508,563	\$ 569,612	\$ 602,739	\$ 620,553	\$ 628,059	\$ 628,059	\$ 628,059	\$ 628,109
144	Capital Recovery Charges	123,061	146,036	169,454	189,804	200,846	206,784	209,286	209,286	209,286	209,303
145	Usage / Volume Charges	562,805	732,253	819,229	899,305	942,953	967,203	976,401	976,401	976,401	976,496
146	Total	<u>\$ 1,055,218</u>	<u>\$ 1,316,580</u>	<u>\$ 1,497,247</u>	<u>\$ 1,658,722</u>	<u>\$ 1,746,538</u>	<u>\$ 1,794,540</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,908</u>
147	Base Charge Recovery Percentage	46.7%	44.4%	45.3%	45.8%	46.0%	46.1%	46.2%	46.2%	46.2%	46.2%

Table 1-3

**West Villages Improvement District
Irrigation Rate Study**

Development of Net Revenue Requirements from User Rates and Projected Revenue Adjustments - Irrigation System

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Operating Expenses										
1	Unit 6 Master Irrigation Utility Expenditures	\$ 2,124,494	\$ 1,621,874	\$ 1,638,161	\$ 1,776,471	\$ 1,906,776	\$ 1,944,213	\$ 2,000,205	\$ 2,045,210	\$ 2,127,016	\$ 2,140,810
2	Contingency and Bad Debt Expense	31,867	24,328	24,572	26,647	28,602	29,163	30,003	30,678	31,905	32,112
3	Total Operating Expenses	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 1,935,377	\$ 1,973,376	\$ 2,030,208	\$ 2,075,888	\$ 2,158,922	\$ 2,172,922
	Debt Service										
4	Additional Senior Lien Debt 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,750
5	Additional Senior Lien Debt 2	-	-	-	-	-	-	-	-	-	192,916
6	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 752,666
	Other Revenue Requirements										
7	Capital Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 464,000	\$ 2,116,960	\$ 472,486	\$ 116,986	\$ 751,665
8	Transfer to Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	-
9	Total Other Revenue Requirements	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 464,000	\$ 2,116,960	\$ 472,486	\$ 116,986	\$ 751,665
10	Gross Revenue Requirements	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 2,035,377	\$ 2,437,376	\$ 4,147,168	\$ 2,548,374	\$ 2,275,907	\$ 3,677,254
	Less Income and Funds from Other Sources										
11	Other Operating Revenue	\$ 815,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Net Revenue Requirements	\$ 1,341,362	\$ 1,446,202	\$ 1,662,733	\$ 1,803,118	\$ 2,035,377	\$ 2,437,376	\$ 4,147,168	\$ 2,548,374	\$ 2,275,907	\$ 3,677,254
	Revenue from Existing Rates										
13	Irrigation System Rate Revenue	\$ 1,055,218	\$ 1,316,580	\$ 1,497,247	\$ 1,658,722	\$ 1,746,538	\$ 1,794,540	\$ 1,813,746	\$ 1,813,746	\$ 1,813,746	\$ 1,813,908
14	Prior Year Rate Adjustment	-	-	449,200	627,000	804,600	984,000	1,163,000	1,341,600	1,530,900	1,731,800
15	Total Applicable Rate Revenue	\$ 1,055,218	\$ 1,316,580	\$ 1,946,447	\$ 2,285,722	\$ 2,551,138	\$ 2,778,540	\$ 2,976,746	\$ 3,155,346	\$ 3,344,646	\$ 3,545,708
16	Rate Adjustments	0.00%	30.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
17	Effective Months	12	12	12	12	12	12	12	12	12	12
18	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
19	Revenue from Current Rate Adjustment	\$ -	\$ 395,000	\$ 116,800	\$ 137,100	\$ 153,100	\$ 166,700	\$ 178,600	\$ 189,300	\$ 200,700	\$ 212,700
20	Total Rate Revenue	\$ 1,055,218	\$ 1,711,580	\$ 2,063,247	\$ 2,422,822	\$ 2,704,238	\$ 2,945,240	\$ 3,155,346	\$ 3,344,646	\$ 3,545,346	\$ 3,758,408
21	Revenue Surplus/(Deficiency) Under Proposed Rates	\$ (286,144)	\$ 265,378	\$ 400,514	\$ 619,703	\$ 668,861	\$ 507,864	\$ (991,822)	\$ 796,272	\$ 1,269,439	\$ 81,154

Table 1-4

**West Villages Improvement District
Irrigation Rate Study**

Projected Operating Expenses - Irrigation System

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Unit 6 Master Irrigation Utility Expenditures										
1	Engineering	\$ 100,000	\$ 100,000	\$ 104,000	\$ 108,160	\$ 112,486	\$ 116,986	\$ 121,665	\$ 126,532	\$ 131,593	\$ 136,857
2	Engineering - Extraordinary	49,000	-	-	-	35,000	-	-	-	35,000	-
3	Management	40,000	41,600	43,264	44,995	46,794	48,666	50,613	52,637	54,743	56,932
4	Operations Administration	125,000	130,000	135,200	140,608	146,232	152,082	158,165	164,491	171,071	177,914
5	Additional Personnel	-	-	-	-	-	-	-	-	-	-
6	Legal	10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686	14,233
7	Legal - Extraordinary FY22/23	400,000	53,333	-	-	-	-	-	-	-	-
8	Legal - Extraordinary FY 23/24	350,000	46,667	-	-	-	-	-	-	-	-
9	Audit	3,000	3,120	3,245	3,375	3,510	3,650	3,796	3,948	4,106	4,270
10	Miscellaneous	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
11	Misc - Extraordinary Cost FY 22/23	35,000	16,154	-	-	-	-	-	-	-	-
12	Misc - Extraordinary Cost FY 23/24	30,000	13,846	-	-	-	-	-	-	-	-
13	Utility System - Repairs and Maintenance	150,000	156,000	162,240	168,730	175,479	182,498	189,798	197,390	205,285	213,497
14	Electricity	262,200	354,788	412,807	471,283	513,924	548,226	575,577	598,600	622,544	647,509
15	Water	191,199	247,516	247,516	247,516	247,516	247,516	247,516	247,516	247,516	247,516
16	Fuel and Oil	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757
17	Well Availablitiy Payment	369,095	438,050	508,256	569,305	602,432	620,246	627,752	627,752	627,752	627,802
18	Total Unit 6 Master Irrigation Utility Expenditures	\$ 2,124,494	\$ 1,621,874	\$ 1,638,161	\$ 1,776,471	\$ 1,906,776	\$ 1,944,213	\$ 2,000,205	\$ 2,045,210	\$ 2,127,016	\$ 2,140,810
	Contingency and Bad Debt Expense										
19	Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Contingency Allowance	31,867	24,328	24,572	26,647	28,602	29,163	30,003	30,678	31,905	32,112
21	Total Contingency and Bad Debt Expense	\$ 31,867	\$ 24,328	\$ 24,572	\$ 26,647	\$ 28,602	\$ 29,163	\$ 30,003	\$ 30,678	\$ 31,905	\$ 32,112
22	TOTAL IRRIGATION SYSTEM OPERATING EXPE	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 1,935,377	\$ 1,973,376	\$ 2,030,208	\$ 2,075,888	\$ 2,158,922	\$ 2,172,922

Table 1-5

**West Villages Improvement District
Irrigation Rate Study**

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,											Total
			Adjusted 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
CAPITAL IMPROVEMENT PROGRAM														
Capital Projects														
1	Future Wells Supply Lines	DEV	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000
2	Future Wells Supply Lines	REV	-	-	-	-	-	-	-	270,000	-	-	270,000	540,000
3	16" PVC, C-905 Reclaimed Water Line (Engl. WWTP)	REV	-	-	-	-	-	-	-	928,800	-	-	-	928,800
4	West Villages Parkway Pond Irrigation Delivery	DEV	90,054	-	-	-	-	-	-	-	-	-	-	90,054
5	6" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	-	-	-	-	-	643,500	643,500	-	1,287,000
6	12" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	1,700,200	-	-	-	817,767	-	-	-	-	-	2,517,967
7	12" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	-	-	-	-	817,767	-	817,767	-	1,635,533
8	16" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	378,000	-	-	-	-	-	-	-	378,000
9	PIL2A Pump Station	DEV	-	690,000	-	-	-	-	-	-	-	-	-	690,000
10	PIL4 Pump Station	DEV	168,000	-	-	-	-	-	-	-	-	-	-	168,000
11	PIL5 Pump Station	REV	-	-	-	-	-	-	-	450,000	-	-	-	450,000
12	97	DEV	-	-	-	360,000	-	-	-	-	-	-	-	360,000
13	98	DEV	-	-	-	360,000	-	-	-	-	-	-	-	360,000
14	100	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
15	101	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
16	128	REV	-	-	-	-	-	-	-	360,000	-	-	-	360,000
17	129	REV	-	-	-	-	-	-	-	-	360,000	-	-	360,000
18	130	REV	-	-	-	-	-	-	-	-	-	-	360,000	360,000
19	187	DEV	-	-	-	-	360,000	-	-	-	-	-	-	360,000
20	188	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
21	189	REV	-	-	-	-	-	-	360,000	-	-	-	-	360,000
22	Infrastructure Improvements and Maintenance	REV	-	-	-	-	-	100,000	104,000	108,160	112,486	116,986	121,665	663,298
23	Subtotal - Capital Projects		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652
24	TOTAL IRRIGATION WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652
FUNDING SOURCES														
IRRIGATION WATER SYSTEM														
25	Developer Deficit Funding	DEV	\$ 258,054	\$ 960,000	\$ -	\$ 720,000	\$ 630,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,648,054
26	Funded By Future Unit Bonds	UnitBonds	-	1,700,200	-	378,000	-	817,767	-	817,767	643,500	1,461,267	-	5,818,500
27	User Rate Revenue	REV	-	-	-	-	-	100,000	464,000	2,116,960	472,486	116,986	751,665	4,022,098
28	TOTAL IRRIGATION WATER SYSTEM FUNDING SOURCES		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652

SECTION 2

User Rate Design

SECTION 2:

USER RATE DESIGN

2-1: User Rate Design - General

User rate design involves the calculation of monthly rates and charges for each customer classification. As noted in the transmittal letter of this report, developing a financial and rate plan for the System involves multiple considerations:

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness. Conforming with utility best management practices enables the utility to accomplish its mission while keeping rates affordable over the long term. The two most important financial metrics for determining financial sustainability and creditworthiness are cash reserves and debt service coverage.
- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational enhancements. The rates should also provide sufficient margins for capital reinvestment in the System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclicity of irrigation water sales.
- The irrigation water user rate structure should encourage conservation of water resources.

2-2: Proposed Monthly Irrigation Water Rate Design

The proposed irrigation water rates are shown in Table ES-1 of the Executive Summary of this report. The detailed rate design is shown in Table 2-1 at the end of this section. Key aspects of the rate design include:

- Fixed charge recovery of 40%. Most System costs are fixed (e.g., management fees, operations administration, etc.) and must be paid regardless of whether water is used. Higher fixed charge recovery is favored by credit rating agencies since it provides more revenue stability. However, the utility industry generally considers that greater than 40% fixed charge recovery does not promote water conservation.

- Well availability charges / payments based on the effective agreement at the time. The well availability charges are being litigated, but the effective agreement remains the Irrigation Water Supply Agreement dated December 4, 2018, as amended. GovRates had no involvement in the establishment and amount of these charges. We are not water rights valuation experts. The existing agreement may be amended in the future. 100% of the well availability charge collections = 100% of the well payments operating expense. The well availability charge could be adjusted and all other rate components would remain the same.
- Purchased reclaimed water component of the volumetric rate that would be adjusted automatically based on the percentage increases in the North Port reclaimed water rate charged to the District (rounded up to nearest cent). Future reclaimed water rate increases from North Port are unknown, and there are no limitations on the amount of the increases. The purchased reclaimed water component helps the System maintain its financial position when reclaimed water rate increases occur. Per the rate design, revenues collected under the purchased reclaimed water component = 100% of the projected reclaimed water expense.
- Lower volumetric rate for customers with private irrigation pumps. Based on decision on how the System was structured, customers with private irrigation pumps pay additional operating and maintenance costs for irrigation water. These extra costs were not a choice made by the customers.
- In the absence of a formal rate study recommendation, automatic rate indexing for rate structure components – other than purchased reclaimed water volumetric rates and well availability charges – based on increases the local Tampa-St. Petersburg-Clearwater Consumer Price Index. Automatic indexing is common among utilities in Florida and is a best financial management practice. Smaller rate increases over time help prevent large future rate increases and "rate shock." This practice is favored by credit rating agencies since the indexing provides more assurance that rates will keep up with inflation.
- Consistent with the practices of most utilities, there are no limitations on what the collected revenues can be used for as long as the spending is authorized by the Board (e.g., adopted budget).

2-3: Bill Comparisons – Neighboring Utilities

Tables 2-2 and 2-3 at the end of this section contain reclaimed water and potable water bill comparisons respectively. Since only a portion of the District's irrigation demand can be met by reclaimed water, both reclaimed water and potable water bill comparisons are appropriate. These comparisons show how bills under the existing and proposed WVID irrigation water rates at different usage levels compare with bills under the rates of other utilities. Graphical comparisons at a usage level of 10,000 gallons, the historical usage level used by the District for comparison purposes, are shown in Figures 2-1 and 2-2 in the Executive Summary section.

It should be noted that a bill comparison is not a "report card" on how well a utility is performing, as there are several factors that have an effect on the level of rates charged. For potable water service, these factors may include, but are not limited to, the following:

1. Source of water supply and level of treatment required before the distribution of water to the ultimate customer, including how much of water supply is purchased from other utilities.
2. Plant capacity utilization, age and assistance in the funding of such plant capacity by federal grants, impact fees, etc.
3. Overall size of the customer base (economies of scale) served as well as the type of customer served (certain customers may have higher usage requirements which may dampen per unit rates which is common for high commercial or industrialized customer bases for utilities).
4. Geographic density of the customer base (utilities with many high-density multifamily customers may have lower unit costs).
5. General fund and administrative fee transfers made by municipal and county systems which may account for differences in the level of rates charged.
6. Bond covenants and funding requirements of the rates.
7. Level of capital improvements required to meet regulatory requirements and service area needs, including the construction of growth-related assets in relation to service area expansion.

Different utilities have different reclaimed water pricing strategies. If reclaimed water were set at the cost of service, they might be higher than potable water rates and would discourage reuse consumption. There are two typical reclaimed water pricing strategies:

- Reclaimed water priced lower than potable water to encourage customers to hook up to the system. Utilities have a need to dispose of treated wastewater. Without the reclaimed water system, a utility needs to invest in an expensive deep injection well or other disposal alternative. The reclaimed water system provides an alternative water supply – the utility does not need to invest in expensive new water treatment capacity.
- Reclaimed water priced the same as potable irrigation water. The justification for this pricing strategy is that i) reclaimed water provides the same benefit / use as potable irrigation water; and ii) not everyone has access to reclaimed water, and it is unfair to pay a higher potable water rate just because reuse is unavailable. JEA (Jacksonville), Florida's largest water and wastewater utility, has this pricing strategy.

For the utilities included in the rate comparisons on Tables 2-2 and 2-3 at the end of this section, no analysis has been made of the above-mentioned factors. However, the proposed irrigation water rates produce bills that are comparable with bills under the reclaimed water rates of neighboring utilities and lower than bills under the potable water rates of the other utilities.

Table 2-1

**West Villages Improvement District
Irrigation Rate Study**

Irrigation Water User Rate Design - Fiscal Year 2025

Line No.	Description	FY 2025 Billing Determinants			Equivalent Factor	Location Factor	Combined Factor	Adjustment For Partial Year Implementation	ERUs for Well Availability Charge	ERUs for Base Charge	Well Availability Charge	Proposed Base Charge (Rounded)	Proposed Purchased Reclaimed Water Rate (kgal)	Proposed Volumetric Rate (kgal)	Revenue Check	
		Unadjusted	Adjustment	2025 Adjusted												
FIXED CHARGES																
ALL ERUs																
1	All ERUs	8,754	0	8,754	1.00	1.00	1.00	100.0%	8,754	8,754	\$ 4.17	\$ 2.35			\$ 684,913	
2	Total ERUs	8,754	0	8,754					8,754	8,754					\$ 684,913	
3	Total Billing Units	8,754	0	8,754					8,754	8,754						
	Check (should be zero):	0														
4									Well Availability Charge							
5									\$ 438,050	\$ 246,582						
6									Classified Costs For Rate Design							
7									Costs From (To) Usage Charge	0	0					
8									Subtotal	\$ 438,050	\$ 246,582					
9									Revenue Adjustment Factor	0.00%	0.00%					
10									Adjusted Classified Costs for Rate Design	\$ 438,050	\$ 246,582	Total: \$ 684,913				
									Rate Per Equivalent Unit	\$ 4.1700	\$ 2.3473					
									Rounded Rate Per Equivalent Unit	\$ 4.17	\$ 2.35					

Table 2-1

**West Villages Improvement District
Irrigation Rate Study**

Irrigation Water User Rate Design - Fiscal Year 2025

Line No.	Description	FY 2025 Billing Determinants			Equivalent Factor	Location Factor	Combined Factor	Adjustment For Partial Year Implementation	ERUs for Well Availability Charge	ERUs for Base Charge	Well Availability Charge	Proposed Base Charge (Rounded)	Proposed Purchased Reclaimed Water Rate (kgal)	Proposed Volumetric Rate (kgal)	Revenue Check
		Unadjusted	Adjustment	2025 Adjusted											
USAGE CHARGE PER 1,000 GALLONS															
	Customers	Service Type	Assumed Additional Cost Per 1,000 Gallons That Customer Must Pay Due to Service Type												
11	Gran Paradiso (Village A)	Other	\$ -	290,528	0	290,528	1.00	1.00	1.00	100.0%	290,528	290,528	\$ 0.25	\$ 0.88	\$ 328,296
12	Grand Living (Village D)	Other	-	11,104	0	11,104	1.00	1.00	1.00	100.0%	11,104	11,104	0.25	0.88	12,548
13	Publix (Village D)	Other	-	9,603	0	9,603	1.00	1.00	1.00	100.0%	9,603	9,603	0.25	0.88	10,851
14	Tropia (Village D)	Other	-	4,665	0	4,665	1.00	1.00	1.00	100.0%	4,665	4,665	0.25	0.88	5,271
15	Davis 2 (Apartments and Townhomes - Village D)	Other	-	7,227	0	7,227	1.00	1.00	1.00	100.0%	7,227	7,227	0.25	0.88	8,167
16	Hospital Property Phase 1 (Village D)	Other	-	0	0	0	1.00	1.00	1.00	100.0%	0	0	0.25	0.88	-
17	Public Safety Building (Village D)	Other	-	3,302	0	3,302	1.00	1.00	1.00	100.0%	3,302	3,302	0.25	0.88	3,731
18	Sokea Age-Restricted Apartments (Village D)	Other	-	7,337	0	7,337	1.00	1.00	1.00	100.0%	7,337	7,337	0.25	0.88	8,290
19	Antigua (Village E)	Private Pump Station	0.20	19,163	0	19,163	0.77	1.00	0.77	100.0%	14,807	14,807	0.25	0.68	17,821
20	Stillwell (Village E)	Private Pump Station	0.20	30,003	0	30,003	0.77	1.00	0.77	100.0%	23,184	23,184	0.25	0.68	27,903
21	Academy at Wellen Park	Other	-	0	0	0	1.00	1.00	1.00	100.0%	0	0	0.25	0.88	-
22	60-Acre Parcel - Coach Homes (Village E)	Private Pump Station	0.20	0	0	0	0.77	1.00	0.77	100.0%	0	0	0.25	0.68	-
23	Avelina (Village F)	Private Pump Station	0.20	19,567	0	19,567	0.77	1.00	0.77	100.0%	15,120	15,120	0.25	0.68	18,197
24	Wysteria (Village F)	Private Pump Station	0.20	21,857	0	21,857	0.77	1.00	0.77	100.0%	16,889	16,889	0.25	0.68	20,327
25	Solstice (Village F)	Private Pump Station	0.20	13,866	0	13,866	0.77	1.00	0.77	100.0%	10,715	10,715	0.25	0.68	12,896
26	Sunstone (Village F)	Private Pump Station	0.20	38,873	0	38,873	0.77	1.00	0.77	100.0%	30,038	30,038	0.25	0.68	36,151
27	Gran Place (Village F)	Private Pump Station	0.20	4,599	0	4,599	0.77	1.00	0.77	100.0%	3,554	3,554	0.25	0.68	4,277
28	BB Living (Village G)	Private Pump Station	0.20	16,800	0	16,800	0.77	1.00	0.77	100.0%	12,982	12,982	0.25	0.68	15,624
29	Brightmore (Village G)	Private Pump Station	0.20	21,252	0	21,252	0.77	1.00	0.77	100.0%	16,422	16,422	0.25	0.68	19,764
30	Braves (Village G)	Private Pump Station	0.20	31,920	0	31,920	0.77	1.00	0.77	100.0%	24,665	24,665	0.25	0.68	29,685
31	Palmera Single Family Homes (Village I)	Private Pump Station	0.20	14,700	0	14,700	0.77	1.00	0.77	100.0%	11,359	11,359	0.25	0.68	13,671
32	Palmera Coach Homes (Village I)	Private Pump Station	0.20	5,880	0	5,880	0.77	1.00	0.77	100.0%	4,544	4,544	0.25	0.68	5,468
33	WP Golf & CC (Village J)	Private Pump Station	0.20	100,727	0	100,727	0.77	1.00	0.77	100.0%	77,835	77,835	0.25	0.68	93,676
34	WP Golf & CC HOA (Village J)	Private Pump Station	0.20	63,756	0	63,756	0.77	1.00	0.77	100.0%	49,266	49,266	0.25	0.68	59,293
35	Landspur - Single Family (Village K)	Private Pump Station	0.20	11,760	0	11,760	0.77	1.00	0.77	100.0%	9,087	9,087	0.25	0.68	10,937
36	Landspur - Coach Homes (Village K)	Private Pump Station	0.20	8,400	0	8,400	0.77	1.00	0.77	100.0%	6,491	6,491	0.25	0.68	7,812
37	Everly - Single Family (Village K)	Private Pump Station	0.20	5,460	0	5,460	0.77	1.00	0.77	100.0%	4,219	4,219	0.25	0.68	5,078
38	Renaissance (Phase 1 & 2)	Private Pump Station	0.20	74,679	0	74,679	0.77	1.00	0.77	100.0%	57,707	57,707	0.25	0.68	69,451
39	Preserve (Not Part of WUP Permit)	Other	-	16,174	0	16,174	1.00	1.00	1.00	100.0%	16,174	16,174	0.25	0.88	18,276
40	Oasis (Not Part of WUP Permit)	Other	-	16,863	0	16,863	1.00	1.00	1.00	100.0%	16,863	16,863	0.25	0.88	19,055
41	Tortuga (Not Part of WUP Permit)	Other	-	15,679	0	15,679	1.00	1.00	1.00	100.0%	15,679	15,679	0.25	0.88	17,717
42	Grand Lake	Other	-	6,401	0	6,401	1.00	1.00	1.00	100.0%	6,401	6,401	0.25	0.88	7,233
43	Downtown WP	Other	-	2,384	0	2,384	1.00	1.00	1.00	100.0%	2,384	2,384	0.25	0.88	2,694
44	Other Customers (Master Plan Year 2023)	Other	-	37,440	0	37,440	1.00	1.00	1.00	100.0%	37,440	37,440	0.25	0.88	42,307
45	ERU Adjustments to Be Conservative	Other	-	(43,800)	0	(43,800)	1.00	1.00	1.00	100.0%	(43,800)	(43,800)	0.25	0.88	(49,494)
46	Common Area Usage		-	114,920	0	114,920	1.00	1.00	1.00	100.0%	114,920	114,920	0.25	0.88	129,860
47	Total			1,003,086	0	1,003,086					888,709	888,709			\$ 1,032,835
48	Total Water System Usage			1,003,086	0	1,003,086					888,709	888,709			
Check (should be zero):			0												
49	Classified Costs For Rate Design								Purchased Reclaimed Water	Base Capacity + Variable					
50	Costs From (To) Usage Charge								\$ 247,516	\$ 779,432					
51	Subtotal								\$ 247,516	779,432					
52	Revenue Adjustment Factor								0.00%	0.00%					
53	Adjusted Classified Costs for Rate Design								\$ 247,516	\$ 779,432	Total: \$ 1,032,835				
54	Rate Per Equivalent Unit								\$ 0.2468	\$ 0.8770	0.6%				
55	Rounded Rate Per Equivalent Unit								\$ 0.25	\$ 0.88					
56	Revenues Under Proposed Rates:														
57	Base Charges												\$ 684,913		
58	Usage Charges												1,032,835		
59	Total Revenues												\$ 1,717,748		
60	Revenue Adjustment												0		
61	Adjusted Revenue												\$ 1,717,748		
Revenue Requirements												\$ 1,711,580			
62	Difference:														
63	Amount												\$6,168		
	Percent												0.36%		
64	Base Charge Recovery												40%		
65	Volumetric Charge Recovery												60%		

Table 2-2

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Bills for Reclaimed Water Service

Line No.	Description	One Equivalent Residential Unit or 5/8" or 3/4" Meter [1]							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
NOTE: Reclaimed water rates of other utilities may reflect different levels of service or may not fully recover costs of providing service.									
West Villages Improvement District									
(Not Just Reclaimed)									
1	Existing Irrigation Water Rates	\$5.56	\$9.21	\$12.86	\$16.51	\$20.16	\$23.81	\$42.06	\$78.56
2	Proposed Irrigation Water Rates - Effective As Soon As Practical	6.52	12.17	17.82	23.47	29.12	34.77	63.02	119.52
3	Difference - Amount	0.96	2.96	4.96	6.96	8.96	10.96	20.96	40.96
4	Difference - Percent	17.3%	32.1%	38.6%	42.2%	44.4%	46.0%	49.8%	52.1%
5	Proposed Irrigation Water Rates - Customers With Private Irrigation Pumps	6.52	11.17	15.82	20.47	25.12	29.77	53.02	99.52
6	Difference - Amount	0.96	1.96	2.96	3.96	4.96	5.96	10.96	20.96
7	Difference - Percent	17.3%	21.3%	23.0%	24.0%	24.6%	25.0%	26.1%	26.7%
Other Florida Utilities:									
8	City of Bradenton	\$6.08	\$9.58	\$13.08	\$16.58	\$20.08	\$23.23	\$38.98	\$70.48
9	Charlotte County	3.07	9.02	14.97	20.92	26.87	32.82	62.57	122.07
10	City of Clearwater	18.24	25.84	33.44	41.04	48.64	56.24	94.24	170.24
11	Collier County	11.73	20.48	29.23	37.98	46.73	55.48	99.23	186.73
12	Englewood Water District	0.00	2.40	4.80	7.20	9.60	12.00	24.00	48.00
13	FGUA - Lehigh Acres System (Lee County)	3.86	7.36	10.86	14.36	17.86	21.36	38.86	73.86
14	City of Marco Island	3.00	12.00	21.00	30.00	39.00	48.00	93.00	183.00
15	City of Naples	12.72	16.92	21.12	25.32	29.52	33.72	54.72	96.72

Table 2-2

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Bills for Reclaimed Water Service

Line No.	Description	One Equivalent Residential Unit or 5/8" or 3/4" Meter [1]							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
16	City of North Port [2]	0.00	3.40	6.80	10.20	13.60	17.00	34.00	68.00
17	City of Palmetto	15.10	15.10	15.10	15.10	15.10	15.10	15.10	15.10
18	City of Sarasota	19.86	26.91	33.96	41.01	45.51	50.01	72.51	117.51
19	Sarasota County	5.49	7.94	10.39	12.84	15.29	17.74	29.99	54.49
20	City of Venice (High Pressure)	0.00	7.30	14.60	23.73	34.08	44.43	96.18	199.68
21	Surveyed Other Florida Utilities' Average	\$7.63	\$12.63	\$17.64	\$22.79	\$27.84	\$32.86	\$57.95	\$108.14
22	Maximum	19.86	26.91	33.96	41.04	48.64	56.24	99.23	199.68
23	Minimum	0.00	2.40	4.80	7.20	9.60	12.00	15.10	15.10

NOTE: Reclaimed water rates of other utilities may reflect different levels of service or may not fully recover costs of providing service.

Footnotes:

[1] Rates effective as of March 2024.

Table 2-3

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Residential Bills for Potable Water Service

Residential Service for a 5/8" or 3/4" Meter [1]									
Line No.	Description	WATER USAGE							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
West Villages Improvement District									
1	Existing Irrigation Water Rates	\$ 5.56	\$ 9.21	\$ 12.86	\$ 16.51	\$ 20.16	\$ 23.81	\$ 42.06	\$ 78.56
Proposed Irrigation Water Rates - Effective As									
2	Soon As Practical	6.52	12.17	17.82	23.47	29.12	34.77	63.02	119.52
3	Difference - Amount	0.96	2.96	4.96	6.96	8.96	10.96	20.96	40.96
4	Difference - Percent	17.3%	32.1%	38.6%	42.2%	44.4%	46.0%	49.8%	52.1%
Proposed Irrigation Water Rates - Customers With									
5	Private Irrigation Pumps	6.52	11.17	15.82	20.47	25.12	29.77	53.02	99.52
6	Difference - Amount	0.96	1.96	2.96	3.96	4.96	5.96	10.96	20.96
7	Difference - Percent	17.3%	21.3%	23.0%	24.0%	24.6%	25.0%	26.1%	26.7%
Other Florida Utilities:									
8	City of Bradenton [2]	\$ 16.93	\$ 33.45	\$ 54.80	\$ 76.15	\$ 97.50	\$ 118.85	\$ 225.60	\$ 439.10
9	Charlotte County [2]	29.10	60.40	95.46	138.94	189.29	240.89	536.82	1,131.82
10	City of Clearwater [2]	26.58	48.14	104.84	172.74	240.64	308.54	648.04	1,327.04
11	Collier County [2]	30.08	50.43	81.08	121.78	162.48	213.33	508.38	1,320.88
12	FGUA - Lehigh Acres System (Lee County) [2]	17.29	48.94	83.47	121.78	165.40	212.80	449.80	923.80
13	Englewood Water District [2]	21.15	33.70	56.31	103.17	171.51	258.66	694.41	1,565.91
14	City of Marco Island [2]	35.96	58.41	80.86	103.31	125.76	157.21	366.21	815.71
15	City of Naples [2]	10.06	18.76	30.71	45.91	67.56	91.39	221.39	481.39
16	City of North Port [2]	25.12	54.59	101.26	168.99	261.28	395.48	1,066.48	2,408.48
17	City of Palmetto [2]	10.38	48.68	90.92	146.96	216.96	286.96	636.96	1,336.96
18	City of Sarasota [2]	19.86	40.63	68.06	111.03	160.58	215.59	599.84	1,368.34
19	Sarasota County [2]	20.18	35.64	59.58	104.28	165.78	239.88	610.38	1,351.38
20	City of Venice [2]	28.33	63.34	114.24	177.74	241.24	304.74	622.24	1,257.24
21	Other Florida Utilities Average	\$ 22.39	\$ 45.78	\$ 78.58	\$ 122.52	\$ 174.31	\$ 234.18	\$ 552.81	\$ 1,209.85
22	Minimum	10.06	18.76	30.71	45.91	67.56	91.39	221.39	439.10
23	Maximum	35.96	63.34	114.24	177.74	261.28	395.48	1,066.48	2,408.48

Table 2-3

***West Villages Improvement District
Irrigation Rate Study***

Comparison of Typical Monthly Residential Bills for Potable Water Service

Footnotes:

- [1] Amounts reflect bills under single family residential user rates in effect March 2024 and do not include any taxes, franchise fees, or water restriction surcharges, if any. These bills also reflect rates charged to customers within the municipal borders (e.g., no outside-municipality surcharges, if applied, are included in the bill comparison).
- [2] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date.

APPENDIX
Details on Historical Developer
Deficit Funding as of September 30, 2023

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Electrical Service power to reclaimed PLC PIL 1/wastewater reclaimed line project	\$ 4,598.45
West Villages LLLP	Electrical Service power to reclaimed PLC PIL 1/wastewater reclaimed line project	5,400.00
West Villages LLLP	Hoover flowguard POC- Renaissance Ph. 1	23,937.86
West Villages LLLP	Hoover flowguard POC- Renaissance Ph. 2/3	37,636.60
West Villages LLLP	Hoover Inv- Tortuga pump station	12,995.47
West Villages LLLP	Tortuga pump station	63,579.54
West Villages LLLP	Upcoming Extraordinary expense for new recharge well	5,000.00
West Villages LLLP	Applied Drilling and Engineering - 16 inch well construction and testing	161,270.00
West Villages LLLP	Tortuga Pump Station	63,500.00
West Villages LLLP	Control Hookup for Tortuga pump station	13,000.00
West Villages LLLP	Tortuga well	12,500.00
West Villages LLLP	Applied Drilling Engineering Inc inv# 833 pump for new well 80	26,667.84
West Villages LLLP	Well 80 Electrical Hook-Up	13,000.00
West Villages LLLP	Well 80 Meter Assembly	26,000.00
West Villages LLLP	Well 80 Transformer (FPL)	8,000.00
West Villages LLLP	Meter assemblies (Wysteria, Gran Place, Solstice, Sunstone, & Wellen Park Golf and Country	130,000.00
West Villages LLLP	New Quad pump PIL 2	312,000.00
West Villages LLLP	Public Safety Building Pump Station, final payment, electrical work, bore	155,000.00
West Villages LLLP	Four POC meters- PIL2, Sunstone, Village J, Grand Place	109,000.00
West Villages LLLP	Hoover transfer quad #2	389,787.72
West Villages LLLP	Shippis- New Connection to Existing Reclaim Main	310,933.01
West Villages LLLP	Village G pump station	87,311.14
West Villages LLLP	Big Sky Electric inv# 1886 - Pump Station Quad Transfer #2	5,055.75
West Villages LLLP	Nostalgic Lampposts inv# 10481 - electrical for West Villages Parkway Pump Station	28,964.84
West Villages LLLP	Shippis Excavating inv# 22-1820- utility location and power for 6" irrigation line	5,100.00
West Villages LLLP	Hoover inv# 170225 Village K Pump station and POC	29,769.77
West Villages LLLP	Big Sky Electric inv# 1912 Village G electrical hook up	28,471.07
West Villages LLLP	Nostalgic invoice # 10617- Directional bore for well 91	3,295.00
West Villages LLLP	Hoover inv# 173728- Village K POC 1	10,628.83
West Villages LLLP	Hoover inv# 173743-Village K additional HDPE pipe installed	7,014.45
West Villages LLLP	All American Fencing LLC inv# 1146 -Village J station fencing	8,450.00

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Hoover inv# 170552 - new meter assembly Gran Paradiso Well 77	27,548.21
West Villages LLLP	Ferguson Inv. 2047028 - 3" meter assembly Village K	3,763.97
Capital Developer Deficit Funding (Tax-Exempt)		\$ 2,129,179.52
West Villages LLLP	Developer Contribution to Irrigation Fund	\$ 35,000.00
West Villages LLLP	Developer Contribution to Irrigation Fund	24,107.92
West Villages LLLP	Developer Contribution to Irrigation Fund	109,846.25
West Villages LLLP	Shortfall 2nd quarter 2020	20,000.00
West Villages LLLP	ECT Invoice # 203753	82,225.92
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit	6,513.97
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-1120	3,938.19
West Villages LLLP	Developer Contribution to Irrigation Fund	75,000.00
West Villages LLLP	ECT inv# 205327 for irrigation general services	19,481.23
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-1220	2,675.15
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0121	9,563.06
West Villages LLLP	Hoover Annual Maintenance	25,000.00
West Villages LLLP	Additional operating funds	75,000.00
West Villages LLLP	Cardno 10 year water supply plan	35,000.00
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0221	6,166.17
West Villages LLLP	Additional Operating Funds	125,000.00
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0421	1,480.09
West Villages LLLP	Cardno WVID 10-year water supply plan inv# 312207	7,787.50
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0521	1,093.07
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0321	3,540.71
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0621	3,556.40
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0721	3,919.89
West Villages LLLP	Additional Operating Funds	200,000.00
West Villages LLLP	Kimley Horn inv# 148844019-0921	2,562.70
West Villages LLLP	Kimley Horn inv# 148844019-1021	3,671.46

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Kimley Horn inv# 148844019-1121	3,870.20
West Villages LLLP	Hoover Annual Maintenance	35,550.00
West Villages LLLP	Kimley Horn inv# 148844019-1221	7,573.25
West Villages LLLP	Additional operating funds	150,000.00
West Villages LLLP	Kimley Horn inv# 148844019-1221	7,573.25
West Villages LLLP	Kimley Horn inv# 148844019-0122	3,488.53
West Villages LLLP	Kimley Horn inv# 148844019-0222	4,204.92
West Villages LLLP	Kimley Horn inv# 148844019-0322	2,343.04
West Villages LLLP	Kimley Horn inv# 148844019-0422	4,288.60
West Villages LLLP	Operating shortfall	126,268.86
West Villages LLLP	Developer Contribution to Irrigation Fund Operating funds	40,000.00
West Villages LLLP	Kimley Horn inv# 148844019-0123	24,745.75
West Villages LLLP	Hoover Pumping Systems Annual maintenance contract	56,748.25
West Villages LLLP	Additional Operating funds	75,000.00
West Villages LLLP	Additional operating funds	75,000.00
West Villages LLLP	Developer Contribution - additional operating funds	175,000.00
Operating Developer Deficit Funding (Taxable)		\$ 1,673,784.33
Total Developer Deficit Funding		<u>\$ 3,802,963.85</u>

2024

WEST VILLAGES IMPROVEMENT DISTRICT Irrigation Water Rate Study



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