

West Villages  
Improvement District  
Unit 6 - Master Irrigation Utility

**Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

**WEST VILLAGES IMPROVEMENT DISTRICT - UNIT 6  
MASTER IRRIGATION UTILITY BUDGET  
FISCAL YEAR 2023/2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Well Availability Charge	\$ 214,861.11	\$ 260,212.86	\$ 260,212.86	Rate = \$4.40 per Unit
Capital Recovery	\$ 71,620.39	\$ 86,916.44	\$ 86,916.44	Rate = \$1.47 per Unit
Water Usage	\$ 357,991.99	\$ 605,324.00	\$ 605,324.00	Rate = Tier 1 = \$0.77, Tier 2 = \$1.54 (both per 1,000 gallons)
Interest / Other Income	\$ 23.51	\$ -	\$ -	
Special Assessment			\$ 904,255.00	Special Assessment for Gran Paradiso HOA Irrigation Lawsuit
<b>Total Revenues</b>	<b>\$ 644,497.00</b>	<b>\$ 952,453.30</b>	<b>\$ 1,856,708.30</b>	
Developer Subsidy for Capital / Operating	\$ 1,619,570.54	\$ 422,875.00	\$ 517,876.00	
<b>Total Funds Available</b>	<b>\$ 2,264,067.54</b>	<b>\$ 1,375,328.30</b>	<b>\$ 2,374,584.30</b>	
<b>EXPENDITURES</b>				
Engineering	\$ 184,408.97	\$ 150,000.00	\$ 100,000.00	
Engineering - Extraordinary	\$ -	\$ -	\$ 35,000.00	2023 Rate Study per GovRates agreement
Management	\$ 34,605.00	\$ 39,999.00	\$ 40,000.00	
Operations Administration	\$ 138,600.00	\$ 148,000.00	\$ 148,000.00	
Legal	\$ 9,577.53	\$ 10,000.00	\$ 10,000.00	
Legal - Extraordinary FY 22/23	\$ -	\$ -	\$ 400,000.00	Gran Paradiso Irrigation Lawsuit 2022/2023- Reimburse Unit 3
Legal - Extraordinary FY 23/24	\$ -	\$ -	\$ 350,000.00	Gran Paradiso Irrigation Lawsuit 2023/2024- Anticipated Expenses
Audit	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
Miscellaneous	\$ 272.60	\$ 5,000.00	\$ 5,000.00	
Misc - Extraordinary Cost FY 22/23	\$ -	\$ -	\$ 35,000.00	Gran Paradiso Irrigation Lawsuit 2022/2023 (Stantec, Progressive, Urban Economics etc)- Reimburse Unit 3
Misc - Extraordinary Cost FY 23/24	\$ -	\$ -	\$ 30,000.00	Gran Paradiso Irrigation Lawsuit 2023/2024 Anticipated Expenses
Utility System - Repairs & Maintenance	\$ 203,844.24	\$ 260,000.00	\$ 280,000.00	\$81,000 per Nathan, current and stations coming online next year
Electricity	\$ 105,683.03	\$ 137,200.00	\$ 262,200.00	Additional pump stations for Palmyra, Brightmore, Everly, Lakespur, PIL 4, PIL 2
Water	\$ 80,231.11	\$ 145,000.00	\$ 145,000.00	\$45,000 for reclaimed water from CONP
Fuel & Oil	\$ -	\$ 5,000.00	\$ 5,000.00	Generators, if needed
Well Availability Payment	\$ 191,124.02	\$ 260,212.86	\$ 260,212.86	Collected, but being held in escrow per Board direction
Capital Recovery Payment	\$ -	\$ 86,916.44	\$ 86,916.44	
Infrastructure Improvements	\$ 1,371,965.24	\$ 125,000.00	\$ 125,000.00	
<b>Total Expenditures</b>	<b>\$ 2,323,311.74</b>	<b>\$ 1,375,328.30</b>	<b>\$ 2,320,329.30</b>	
County Appraiser & Tax Collector Fee	\$ -	\$ -	\$ (18,085.00)	2% County Collection Fee
Discounts for Early Payments	\$ -	\$ -	\$ (36,170.00)	4% Early Payment to County Discount
<b>Excess / (Shortfall)</b>	<b>\$ (59,244.20)</b>	<b>\$ -</b>	<b>\$ -</b>	

Estimated 2023/2024 Assessable Entities = 4,591

Per Unit Gross Special Assessment Rate = \$196.96