

NewGen Strategies & Solutions

www.newgenstrategies.net

WATER COST OF SERVICE AND RATE DESIGN STUDY

JANUARY 2023

Prepared for:
Wellborn Special Utility District

4118 Greens Prairie Road
College Station, TX 77845

© 2022 NEWGEN STRATEGIES AND SOLUTIONS, LLC



8140 North Mopac Expressway
Suite 1-240
Austin, TX 78759
Phone: (512) 806-7713

January 17, 2023

Mr. Stephen Cast
General Manager
Wellborn Special Utility District
4118 Greens Prairie Road
College Station, TX 77845

Re: Water Cost of Service and Rate Design Study

Mr. Cast:

NewGen Strategies & Solutions, LLC is pleased to provide Wellborn Special Utility District with the enclosed report summarizing our findings and recommendations from the water cost of service and rate design study.

We appreciate the opportunity to assist Wellborn Special Utility District in this engagement. In addition, we would like to acknowledge the excellent assistance we received from your staff. Without their support, this project could not have been completed. Please contact us if you have any questions concerning this report.

Sincerely,

NewGen Strategies and Solutions, LLC

DocuSigned by:

D0BBF3F379164C0...

Grant Rabon
Partner

Table of Contents

Section 1 INTRODUCTION	1-1
Background.....	1-1
Current Rates	1-1
Section 2 REVENUE REQUIREMENT	2-1
Revenue Requirement.....	2-1
Inflation Factors	2-1
Capital Spending.....	2-2
Debt 2-2	
New Personnel	2-3
Revenue Offsets	2-3
Section 3 Cost of Service by Class	3-1
Customer Classes	3-1
Base-Extra.....	3-1
Section 4 PROPOSED RATES	4-1
Proposed Retail Rates	4-1
Projected Revenue Recovery	4-2
Bill Impacts	4-3

List of Tables and Figures

Table 1-1 Current Fixed Charges.....	1-1
Table 1-2 Current Volumetric Charges	1-2
Table 2-1 Revenue Requirement Forecast	2-1
Table 2-2 Inflation Factors	2-2
Table 3-1 Base-Extra Revenue Requirement	3-1
Table 3-2 Revenue Requirement by Customer Class.....	3-2
Table 4-1 Current and Proposed Fixed Charges	4-1
Table 4-2 Current and Proposed Volumetric Charges	4-2
Table 4-3 Projected Revenue Recovery Under Proposed Rates.....	4-3
Table 4-4 Residential Bill Impacts.....	4-3

List of Schedules

Schedule 1 – General Inputs
Schedule 2 – Test Year
Schedule 3 – Revenue Requirement Forecast
Schedule 4 – Debt Service
Schedule 5 – Reserve Fund Balances
Schedule 6 – Capital Improvement Projects

Table of Contents

Schedule 7 – Water Production
Schedule 8 – Base-Extra Five Year Forecast
Schedule 9 – Base-Extra Customer Class Data
Schedule 10 – Base-Extra Results
Schedule 11 – Proposed Rates
Schedule 12 – Sample Bill Impacts

Section 1

INTRODUCTION

Wellborn Special Utility District (Wellborn) retained NewGen Strategies and Solutions, LLC (NewGen) to develop a comprehensive cost of service and rate design study to ensure the financial sustainability of the utility.

Background

Wellborn currently provides service to approximately 9,000 residential and 62 commercial retail connections.¹ To serve its customers, Wellborn owns and operates a number of groundwater wells and a surface water treatment plant. Wellborn also has purchase water and wheeling contracts with the City of Bryan, the City of College Station, and the Brazos River Authority.

Current Rates

Table 1-1 lists the current minimum bill, or fixed charges, for retail services. Consistent with industry best practices, the fixed charge is higher for larger meter sizes to reflect the ability of larger meters to demand exponentially more water from the system.

Table 1-1
Current Fixed Charges

Meter Size	Monthly Charge
Standard Meter Size	\$ 29.00
1 – inch Meter	58.00
1 ½ – inch Meter	145.00
2 – inch Meter	232.00
3 – inch Meter	522.00

Table 1-2 lists the current inclining block rate structure and rates for retail services. The current rates' absence of an allowance for "free" water is consistent with industry best practices and Texas Water Development Board best management practices for water conservation.² Further, the inclining block rate structure sends a strong price signal to avoid water waste and extend the adequacy of Wellborn's existing water capacity.

¹ Estimated number of connections in 2021

² Texas Water Development Board, Water Conservation Best Management Practices, Best Management Practices for Municipal Water Users, November 2013, Page 26.

**Table 1-2
Current Volumetric Charges**

Rate Blocks (in gallons)	Volumetric Rate (per 1,000 gallons)
0 - 2,000	\$ 3.55
2,001 - 10,000	3.85
10,001 - 20,000	4.30
20,001 - 30,000	4.80
30,001 - 40,000	5.95
40,001 - 50,000	6.65
> 50,000	7.35

Section 2

REVENUE REQUIREMENT

The revenue requirement was developed based on a cash needs basis, inclusive of operations and maintenance (O&M) costs, debt service, cash capital funding, and contributions to reserves, as needed. This requires an evaluation of the various financial obligations of the utility and the means to fund these obligations. This section of the report discusses various components of the revenue requirement.

Revenue Requirement

NewGen reviewed historical financial results from prior years and developed a “Test Year” for the study based on the FY 2022 approved budget. A Test Year is a common term in rate studies that refers to an adjusted budget that is used as a basis for setting rates. The Test Year should be representative of “typical” conditions, with adjustments for any unusual or one-time expenses. Furthermore, any projected non-recurring expenses or revenues are identified and removed. The development of the Test Year is shown in Schedule 2.

The Test Year was used to develop a five-year revenue requirement forecast for FY 2023 through FY 2027. The revenue requirement identifies the amount that should be recovered from rates in order to fully recover the cost of providing service. In addition to the Test Year, the revenue requirement forecast relies on inflation factors, a capital improvement plan, debt service, and reserves obligations. The five-year water revenue requirement forecast is provided in Schedule 3. Table 2-1 shows a summary of the revenue requirement forecast. Note the revenue requirement peaks in FY 2024. This is due to a balloon payment on the Series 2021 Revenue Note.

Table 2-1
Revenue Requirement Forecast

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Revenue Requirement	\$ 9,101,507	\$ 11,670,323	\$ 9,924,601	\$ 10,292,470	\$ 10,589,237
Year-Over-Year Change		28.2%	-15.0%	3.7%	2.9%

Inflation Factors

The Test Year revenue requirement was used as the basis for the five-year financial forecast. Certain expenses were directly identified (i.e., not inflated but, rather, based on a set payment schedule), such as debt service payments. However, the majority of expenses were O&M related costs, which were inflated based on historical averages, industry standards, or staff input as shown in Table 2-2. The more significant increases in FY 2023 are reflective of expectations for costs next year as compared with costs in the FY 2022 Budget.

**Table 2-2
Inflation Factors**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General Salary	5.00%	4.00%	4.00%	4.00%	4.00%
Benefits	5.00%	3.00%	3.00%	3.00%	3.00%
Chemicals	8.00%	4.00%	3.00%	3.00%	3.00%
Utilities	4.00%	3.00%	3.00%	3.00%	3.00%
General	3.00%	3.00%	3.00%	3.00%	3.00%
Supplies	5.00%	5.00%	5.00%	5.00%	5.00%
Repair & Maintenance	8.00%	4.00%	3.00%	3.00%	3.00%
Administrative Fees	3.00%	3.00%	3.00%	3.00%	3.00%
Fuel	15.00%	3.00%	3.00%	3.00%	3.00%
Services	3.00%	3.00%	3.00%	3.00%	3.00%
Credit Card Processing	3.0%	3.0%	3.0%	3.0%	3.0%
Professional Fees	3.0%	3.0%	3.0%	3.0%	3.0%
Capital Projects	8.0%	4.0%	4.0%	4.0%	4.0%
OSR Revenue	0.0%	-33.3%	-50.0%	-100%	0.0%

Capital Spending

Wellborn has a capital improvement plan that envisions spending approximately \$55 million on capital improvements over the next five years. The majority of this cost will be funded from the proceeds of a 2022 debt issue. However, there will also be the need to fund a portion of this cost from cash reserves and/or cash from rates. The revenue requirement assumes approximately \$1.65 million per year will be funded from rates.

In addition to the capital spending associated with the capital improvement plan, the revenue requirement also includes depreciation expense. While depreciation is a non-cash item, and the revenue requirement was developed on the cash needs basis, the inclusion of depreciation is intended to account for annual capital renewals and replacements on the system to keep the system in good working condition. This includes capital projects not contemplated within the capital improvement plan, such as routine replacement of equipment operating beyond its estimated useful life. This would also be the presumed source of funding for required line relocations. NewGen would stress the importance of properly funding capital renewals and replacements to prevent system failures and expensive emergency repairs.

Debt

The revenue requirement includes Wellborn's existing debt and the associated principal and interest payments. The current annual principal and interest payments are approximately \$3.3 million for FY 2023, but peak at approximately \$5.5 million in FY 2024. The principal and interest schedule for each debt issue over the next five years is shown in Schedule 4.

Wellborn does not plan to fund any new capital improvement projects through the issuance of debt over the five-year forecast period. The revenue requirement assumes approximately \$2.2 million per year of

debt service will be paid for from the proceeds of impact fees, reducing the obligation for existing ratepayers. Finally, the 2022 debt issue has an obligation to fund a reserve. The revenue requirement includes approximately \$0.55 million per year to fund this required reserve.

New Personnel

Based on direction by staff, NewGen planned for new personnel costs over the five-year forecast. This includes a new operator in FY 2023, a new operator in FY 2024, and a new office administration position in FY 2025. The costs associated with these new positions are shown in Schedule 1.

Revenue Offsets

In order to isolate the revenues that are required to be recovered through rates, it is necessary to subtract other miscellaneous utility related revenues. The revenue offsets align with the budgeted values in the FY 2022 budget, and remain constant throughout the five-year forecast, to be conservative. Examples of these revenue offsets include revenues from serving City of Bryan customers in the OSR area, non-standard service to the Union Pacific Railroad, tower leases, and other miscellaneous revenues. Revenues from the OSR area are forecasted to decrease over time and cease by FY 2026.

Section 3 COST OF SERVICE BY CLASS

Customer Classes

Wellborn currently has only one set of rates applicable to all customers. However, there are commercial customers in addition to residential customers on Wellborn’s water system and these two groups place different demands on the water system. As a group, the residential customers have a greater peak-to-average month consumption ratio than commercial customers, as shown on Schedule 9. The peak-to-average month consumption ratio is simply the maximum month consumption for the year divided by the average monthly consumption for the year. The higher the ratio, the more the class is relying on extra capacity in the system to meet their water demands. The residential customers presumably have a higher peak-to-average month consumption ratio due to proportionally greater irrigation demands in the summer as compared with commercial customers.

Base-Extra

Under the Base-Extra methodology, the revenue requirement can be allocated to base costs, extra capacity costs, and customer costs. Base costs represent the cost of providing service to customers under average load conditions, without the cost incurred to meet peaks in demand. Extra capacity costs represent the cost of meeting peak-demand rate-of-use requirements in excess of average (base) use. Customer costs represent costs associated with serving customers, irrespective of water use.

The previously developed revenue requirement was allocated to these three categories based, in part, on the daily water production data shown in Schedule 7, which was used to calculate a peaking ratio³ for the water system. The allocation of each line-item in the revenue requirement is shown in Schedule 8, and the results are shown in Table 3-1.

**Table 3-1
Base-Extra Revenue Requirement**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Base	\$ 4,667,488	\$ 5,895,270	\$ 5,102,369	\$ 5,297,989	\$ 5,461,369
Extra	4,262,281	5,605,369	4,638,351	4,805,436	4,934,170
Customer	171,738	169,683	183,882	189,046	193,698
Revenue Requirement	\$ 9,101,507	\$ 11,670,323	\$ 9,924,601	\$ 10,292,470	\$ 10,589,237

As shown on Schedule 10, the base, extra, and customer costs can be allocated to customer classes. The result of this allocation is shown in Table 3-2.

³ The peaking ratio is based on maximum day water production divided by the average day water production.

**Table 3-2
Revenue Requirement by Customer Class**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Residential	\$ 8,876,438	\$ 11,382,473	\$ 9,678,959	\$ 10,037,612	\$ 10,326,869
Commercial	225,069	287,850	245,643	254,859	262,368
Revenue Requirement	\$ 9,101,507	\$ 11,670,323	\$ 9,924,601	\$ 10,292,470	\$ 10,589,237

Section 4 PROPOSED RATES

Proposed Retail Rates

Wellborn charges for water service based on a monthly fixed charge and increasing volumetric rates associated with increased water consumption, as discussed in Section 1. The fixed charges currently increase with meter size based on flow capacities for standard meter types. Wellborn’s volumetric rates currently have multiple tiers, or blocks, wherein a customer pays more, per 1,000 gallons of consumption, as more water is consumed and the customer moves from one tier to a higher tier associated with increased consumption.

The current and proposed fixed charges are shown in Table 4-1. The proposed fixed charges recover nearly 50 percent of the overall revenue requirement, leaving the remaining portion of the revenue requirement to be collected through the volumetric charges.

**Table 4-1
Current and Proposed Fixed Charges**

Meter Size	Current	Proposed
	Fixed Charge (per month)	
Standard Meter Size	\$ 29.00	\$ 37.50
1 – inch Meter	58.00	75.00
1 ½ – inch Meter	145.00	187.50
2 – inch Meter	232.00	300.00
3 – inch Meter	522.00	675.00

As shown in Table 4-2, the proposed rates introduce a new tier of consumption from 50,001 gallons to 90,000 gallons per month. Further, the proposed rates reflect different volumetric rates for residential customers as compared to commercial customers. The volumetric rates for the commercial customers are similar in structure to the current rate tiers, but all consumption in excess of 40,000 gallons per month is charge the same volumetric rate under the proposal. This is an accommodation in recognition of the fact that the commercial customers, as a group, do not place as significant peak demands on the water system compared with their average monthly demands (i.e., lower peak-to-average month consumption ratio).

The volumetric rates for the residential customers are similar in structure to the current rate tiers, except the proposed rates reflect a new tier for consumption between 50,001 gallons to 90,000 gallons per month and then a new rate for consumption above to 90,000 gallons per month. The rationale for the new delineation at 90,000 gallons is loosely based on irrigation limits. There are a small number of residential customers using a disproportionate amount of water for irrigation, which represents a significant proportion of the utility’s peak demand. The levels of water consumption represented by this group of residential customers is at odds with the utility's watering restrictions, which limit irrigation to two days per week for eight hours per day under the drought contingency plan. Consumption in excess of 90,000 gallons per month suggests excess irrigation even allowing for a generous amount of indoor

water use. Thus, the new rate for consumption in excess of 90,000 gallons is intended to send a stronger pricing signal to these residential customers to avoid water waste and comply with watering restrictions.

It is important to note that the proposed volumetric rates assume perfectly inelastic demand. The level of response to price increases are difficult to quantify. Thus, the revenue forecast assumes customers will not change consumption behavior in response to the proposed rates. However, as shown in Table 4-3, the proposed rates are forecasted to slightly over-recover the revenue requirement in all years except FY 2024, which has a balloon debt payment. Thus, the proposed rates have a small amount of buffer to absorb some limited reduction in water demand in response to the proposed rates.

**Table 4-2
Current and Proposed Volumetric Charges**

Rate Blocks (in gallons)	Current	Proposed
	Volumetric Rate (per 1,000 gallons)	
Residential		
0 - 2,000	\$ 3.55	\$ 4.40
2,001 - 10,000	3.85	4.80
10,001 - 20,000	4.30	5.30
20,001 - 30,000	4.80	6.10
30,001 - 40,000	5.95	7.00
40,001 - 50,000	6.65	8.10
50,001 - 90,000	7.35	9.30
> 90,000	7.35	14.00
Commercial		
0 - 2,000	\$ 3.55	\$ 4.40
2,001 - 10,000	3.85	4.80
10,001 - 20,000	4.30	5.30
20,001 - 30,000	4.80	6.10
30,001 - 40,000	5.95	7.00
40,001 - 50,000	6.65	7.70
50,001 - 90,000	7.35	7.70
> 90,000	7.35	7.70

Projected Revenue Recovery

If the proposed rates are implemented and effective as of January 1, 2023, the proposed rates are projected to fully recover the revenue requirement in each year over the five-year forecast period except in FY 2024, as shown in Table 4-3. The over recovery, if it materializes, may be used by the utility to bolster financial reserves or cash fund capital projects, reducing future borrowing costs. A more detailed account of the revenue projection is provided in Schedule 11.

**Table 4-3
Projected Revenue Recovery Under Proposed Rates**

	Proposed Rates				
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Projected Rate Revenue	\$ 9,538,385	\$ 9,812,188	\$10,094,668	\$10,385,824	\$10,685,658
Revenue Requirement	9,101,507	11,670,323	9,924,601	10,292,470	10,589,237
Over / (Under) Recovery	436,878	(1,858,135)	170,067	93,354	96,421

Bill Impacts

The bill impacts for residential customers with a standard meter under various consumption assumptions are shown in Schedule 12. These impacts are summarized in Table 4-4.

**Table 4-4
Residential Bill Impacts**

Consumption	Current	Proposed	Increase
2,000 gallons	\$ 36.10	\$ 46.30	\$ 10.20
5,000 gallons	47.65	60.70	13.05
10,000 gallons	66.90	84.70	17.80
30,000 gallons	157.90	198.70	40.80
100,000 gallons	651.40	861.70	210.30



SCHEDULES

Schedules

- Schedule 1 – General Inputs
- Schedule 2 – Test Year
- Schedule 3 – Revenue Requirement Forecast
- Schedule 4 – Debt Service
- Schedule 5 – Reserve Fund Balances
- Schedule 6 – Capital Improvement Projects
- Schedule 7 – Water Production
- Schedule 8 – Base-Extra Five Year Forecast
- Schedule 9 – Base-Extra Customer Class Data
- Schedule 10 – Base-Extra Results
- Schedule 11 – Proposed Rates
- Schedule 12 – Sample Bill Impacts

Wellborn Special Utility District
Water Rate Study
General Inputs

	Test Year FY 2022	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
Inflation Factors						
General Salary		5.00%	4.00%	4.00%	4.00%	4.00%
Benefits		5.00%	3.00%	3.00%	3.00%	3.00%
Chemicals		8.00%	4.00%	3.00%	3.00%	3.00%
Utilities		4.00%	3.00%	3.00%	3.00%	3.00%
General		3.00%	3.00%	3.00%	3.00%	3.00%
Supplies		5.00%	5.00%	5.00%	5.00%	5.00%
Repair & Maintenance		8.00%	4.00%	3.00%	3.00%	3.00%
Administrative Fees		3.00%	3.00%	3.00%	3.00%	3.00%
None		0.00%	0.00%	0.00%	0.00%	0.00%
Fuel		15.00%	3.00%	3.00%	3.00%	3.00%
Services		3.00%	3.00%	3.00%	3.00%	3.00%
Credit Card Processing		3.0%	3.0%	3.0%	3.0%	3.0%
Professional Fees		3.0%	3.0%	3.0%	3.0%	3.0%
Capital Projects		8.0%	4.0%	4.0%	4.0%	4.0%
OSR		0.0%	-33.3%	-50.0%	-100.0%	0.0%

Proposed Debt Terms						
Rate (%)		5.00%	5.00%	5.00%	5.00%	5.00%
Term (years)		20	20	20	20	20
Issuance Fee (%)		0.0%	0.0%	0.0%	0.0%	0.0%

Interest Earned on Reserves		2.4%	2.4%	2.4%	2.4%	2.4%
------------------------------------	--	------	------	------	------	------

Water Contracts (Rates)						
City of Bryan (\$/1,000 Gallons)	\$2.38	\$2.45	\$2.52	\$2.60	\$2.68	\$2.76
City of College Station (\$/1,000 Gallons)	\$3.29	\$3.39	\$3.49	\$3.60	\$3.70	\$3.81
BRA (\$/Acre Foot)	\$83.00	\$88.00	\$92.50	\$97.50	\$102.50	\$108.50
BRA (\$/1,000 Gallons)	\$0.25	\$0.27	\$0.28	\$0.30	\$0.31	\$0.33
Gallons per Acre Foot	325,851	325,851	325,851	325,851	325,851	325,851
Wheeled Water						
City of Bryan (\$/1,000 Gallons)	\$2.02	\$2.08	\$2.15	\$2.21	\$2.28	\$2.35
Transmission Payment						
City of College Station (\$/1,000 Gallons)	\$1.02	\$1.05	\$1.08	\$1.11	\$1.15	\$1.18

Water Contracts (Annual Terms & Water Purchase)						
City of Bryan - Purchased Water (Gallons)	203,002,900	253,645,801	280,478,979	308,162,505	336,696,379	366,080,599
City of College Station - Purchased Water (Gallons)	26,280,000	26,280,000	26,280,000	26,280,000	26,280,000	26,280,000
BRA - Purchased Water - Take-or-Pay 4,000 AF (Gallons)	1,303,404,000	1,303,404,000	1,303,404,000	1,303,404,000	1,303,404,000	1,303,404,000
Total Water Purchases	1,532,686,900	1,583,329,801	1,610,162,979	1,637,846,505	1,666,380,379	1,695,764,599

Wellborn Special Utility District
Water Rate Study
General Inputs

	Test Year FY 2022	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
Wheeled Water City of Bryan (Gallons)	120,960,000	120,960,000	120,960,000	120,960,000	120,960,000	120,960,000
Transmission Volumes City of College Station (Gallons)	17,280,000	17,280,000	17,280,000	17,280,000	17,280,000	17,280,000

Water Sales & Purchases							
City of Bryan - Purchased Water (Gallons)	\$ 195,262	\$ 325,266	\$ 402,776	\$ 486,856	\$ 577,895	\$ 676,305	
City of College Station - Purchased Water (Gallons)	86,461	89,055	91,727	94,478	97,313	100,232	
BRA - Purchased Water (Gallons)	332,000	352,000	370,000	389,999	409,999	433,999	
Total Purchased Water	\$ 613,723	\$ 766,321	\$ 864,502	\$ 971,334	\$ 1,085,208	\$ 1,210,537	
Wheeled Water City of Bryan - Wheeled Water	\$ 244,702	\$ 252,043	\$ 259,604	\$ 267,393	\$ 275,414	\$ 283,677	
Transmission Volumes (Revenue Offset) City of College Station	\$ (17,624)	\$ (18,153)	\$ (18,697)	\$ (19,258)	\$ (19,836)	\$ (20,431)	

Customer Count							
2021 Data							
Residential							
Standard Meter	8,940	9,476	9,760	10,053	10,355	10,666	
1"	44	44	44	44	44	44	
1 1/2"	4	4	4	4	4	4	
2"	1	1	1	1	1	1	
3"	-	-	-	-	-	-	
Total Residential Customers	8,989	9,525	9,809	10,102	10,404	10,715	
Commercial							
Standard Meter	21	21	21	21	21	21	
1"	10	10	10	10	10	10	
1 1/2"	7	7	7	7	7	7	
2"	17	17	17	17	17	17	
3"	5	5	5	5	5	5	
Union Pacific	2	2	2	2	2	2	
Total Commercial Customers	62	62	62	62	62	62	
Other							
Bulk Water	-	-	-	-	-	-	
Fire Hydrant	-	-	-	-	-	-	
Total Connections	9,051	9,587	9,871	10,164	10,466	10,777	

Retail Water Sales							
2021 Data							

Wellborn Special Utility District
Water Rate Study
General Inputs

	Test Year FY 2022	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
Residential						
0 - 2,000	185,777,300	196,854,910	202,724,389	208,779,874	215,021,363	221,448,856
2,001 - 10,000	361,324,200	382,869,396	394,285,135	406,062,640	418,201,911	430,702,948
10,001 - 20,000	135,408,600	143,482,803	147,760,925	152,174,622	156,723,893	161,408,738
20,001 - 30,000	61,819,600	65,505,806	67,458,945	69,473,979	71,550,909	73,689,733
30,001 - 40,000	33,781,000	35,795,308	36,862,591	37,963,696	39,098,623	40,267,373
40,001 - 50,000	19,912,100	21,099,427	21,728,534	22,377,576	23,046,556	23,735,471
50,001 - 60,000	12,548,700	13,296,959	13,693,425	14,102,455	14,524,049	14,958,207
60,001 - 70,000	8,123,500	8,607,892	8,864,547	9,129,336	9,402,258	9,683,313
70,001 - 80,000	5,480,200	5,806,976	5,980,118	6,158,747	6,342,864	6,532,467
80,001 - 90,000	3,867,100	4,097,689	4,219,867	4,345,917	4,475,838	4,609,631
90,001 - 100,000	2,814,100	2,981,900	3,070,810	3,162,536	3,257,080	3,354,442
> 100,000	18,451,500	19,551,734	20,134,694	20,736,128	21,356,036	21,994,418
	849,307,900	899,950,801	926,783,979	954,467,505	983,001,379	1,012,385,599
Commercial						
0 - 2,000	983,900	983,900	983,900	983,900	983,900	983,900
2,001 - 10,000	3,207,000	3,207,000	3,207,000	3,207,000	3,207,000	3,207,000
10,001 - 20,000	3,241,200	3,241,200	3,241,200	3,241,200	3,241,200	3,241,200
20,001 - 30,000	2,751,700	2,751,700	2,751,700	2,751,700	2,751,700	2,751,700
30,001 - 40,000	2,214,300	2,214,300	2,214,300	2,214,300	2,214,300	2,214,300
40,001 - 50,000	1,871,000	1,871,000	1,871,000	1,871,000	1,871,000	1,871,000
50,001 - 60,000	1,553,500	1,553,500	1,553,500	1,553,500	1,553,500	1,553,500
60,001 - 70,000	1,290,100	1,290,100	1,290,100	1,290,100	1,290,100	1,290,100
70,001 - 80,000	1,061,700	1,061,700	1,061,700	1,061,700	1,061,700	1,061,700
80,001 - 90,000	907,800	907,800	907,800	907,800	907,800	907,800
90,001 - 100,000	816,800	816,800	816,800	816,800	816,800	816,800
> 100,000	8,102,700	8,102,700	8,102,700	8,102,700	8,102,700	8,102,700
	28,001,700	28,001,700	28,001,700	28,001,700	28,001,700	28,001,700
Total Consumption	877,309,600	927,952,501	954,785,679	982,469,205	1,011,003,079	1,040,387,299

Sales to Bryan to Serve OSR						
Annual Gallons	18,451,866	18,451,866	12,301,244	6,150,622	-	-
Assumed Rate (last tier) - \$/1,000 Gal	\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35
Annual Revenue	135,621	135,621	90,414	45,207	-	-

Meter Factors						
Standard Meter		1.00	1.00	1.00	1.00	1.00
1" Meter		2.00	2.00	2.00	2.00	2.00
1 1/2" Meter		5.00	5.00	5.00	5.00	5.00
2" Meter		8.00	8.00	8.00	8.00	8.00
3" Meter		18.00	18.00	18.00	18.00	18.00

Wellborn Special Utility District
Water Rate Study
General Inputs

	Test Year FY 2022	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
New Employee Projections						
<u>Surface Water Operator I</u>						
Annual Pay	\$	-	-	-	-	-
Over Time		-	-	-	-	-
FICA		-	-	-	-	-
Insurance		-	-	-	-	-
Retirement		-	-	-	-	-
	\$	-	-	-	-	-
<u>Distribution Operator I</u>						
Annual Pay	\$	45,760	47,590	49,494	51,474	53,533
Over Time		3,500	3,640	3,786	3,937	4,095
FICA		3,817	3,932	4,049	4,171	4,296
Insurance		11,225	11,562	11,909	12,266	12,634
Retirement		2,545	2,621	2,700	2,781	2,864
	\$	66,847	69,345	71,938	74,629	77,422
<u>Office Clerk</u>						
Annual Pay		-	-	39,520	41,101	42,745
Over Time		-	-	-	-	-
FICA		-	-	2,964	3,053	3,145
Insurance		-	-	9,695	9,986	10,285
Retirement		-	-	1,976	2,035	2,096
	\$	-	-	54,155	56,175	58,271
<u>Distribution Operator I</u>						
Annual Pay		-	45,760	47,590	49,494	51,474
Over Time		-	3,500	3,640	3,786	3,937
FICA		-	3,817	3,932	4,049	4,171
Insurance		-	11,225	11,562	11,909	12,266
Retirement		-	2,545	2,621	2,700	2,781
	\$	-	66,847	69,345	71,938	74,629
<u>TOTAL</u>						
Annual Pay	\$	45,760	93,350	136,604	142,069	147,751
Over Time		3,500	7,140	7,426	7,723	8,032
FICA		3,817	7,749	10,945	11,273	11,612
Insurance		11,225	22,788	33,166	34,161	35,186
Retirement		2,545	5,166	7,297	7,516	7,741
TOTAL	\$	66,847	136,192	195,438	202,741	210,321
Salaries, Payroll, Insurance, Retirement Inflation (per Test Year)						
Salaries	\$	1,312,000	1,377,600	1,432,704	1,490,012	1,549,613
Taxes Payroll (FICA)		100,578	105,607	108,775	112,038	115,400
Health Insurance		190,000	199,500	205,485	217,999	224,539
Pension Plan (Retirement)		60,000	63,000	64,890	66,837	68,842

Wellborn Special Utility District											
Water Rate Study											
General Inputs											
	Test Year		Year 1		Year 2		Year 3		Year 4	Year 5	
	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	FY 2027	
Impact Fee											
New Fee	\$	5,923	\$	5,923	\$	5,923	\$	5,923	\$	5,923	
Old Fee	\$	2,100	\$	2,100	\$	2,100	\$	2,100	\$	2,100	
New Living Unit Equivalents				284		284		293		302	
New Fee				90%		90%		90%		90%	
Old Fee				10%		10%		10%		10%	
Total Impact Fee Revenue		\$	1,573,559	\$	1,573,559	\$	1,623,425	\$	1,673,291	\$	1,723,158

**Wellborn Special Utility District
Water Rate Study
Test Year**

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Budget	Adjustments	Test Year	Inflation Factor
1 Operating Expenses							
2 Administration Fees	\$ 5,154	\$ 5,194	\$ 4,564	\$ 5,000		\$ 5,000	Administrative Fees
3 Advertising	3,236	2,598	470	3,000		3,000	General
4 Auto & Truck Gasoline	35,877	35,567	47,847	45,000		45,000	Fuel
5 Bad Debts	1,257	976	1,557	3,500		3,500	General
6 Bill Processing Fees	12,912	46,140	40,432	44,000		44,000	None
7 Board Meeting Expense	4,782	1,737	1,256	4,200		4,200	Administrative Fees
8 Business Promotion	7,945	5,401	8,066	6,000		6,000	Administrative Fees
9 Cash Over	20	-	-	-		-	
10 Credit Card Processing Fees	7,423	22,177	23,281	23,000		23,000	Credit Card Processing
11 On-Line Payment Processing Fee	43,500	46,605	61,586	62,000		62,000	Credit Card Processing
12 Contract Services	-	-	-	5,000		5,000	General
13 Damages	2,728	1,735	2,457	10,000		10,000	General
14 Directors Expense	5,594	1,046	2,972	7,500		7,500	Administrative Fees
15 Reserve For Depreciation	1,306,296	1,306,296	1,306,272	1,308,000		1,308,000 ⁽¹⁾	Capital Projects
16 Amortization-Refinancing Cost	34,524	34,524	34,524	35,000	(35,000)	- ⁽¹⁾	None
17 Dues And Subscriptions	28,445	31,478	33,276	34,000		34,000	Administrative Fees
18 Interest Bond 2021	-	-	12,913	43,886	(43,886)	- ⁽²⁾	None
19 Insurance - General	54,949	65,208	72,316	75,000		75,000	Benefits
20 Insurance - Health	134,792	136,904	174,813	190,000		190,000	Benefits
21 Insurance - Life	3,130	3,355	3,326	3,500		3,500	Benefits
22 Insurance - Dental	12,319	14,809	10,962	13,500		13,500	Benefits
23 Insurance - Aflac	723	789	(302)	-		-	Benefits
24 Interest - Bonds - 2006	56,020	47,620	30,062	-	-	- ⁽²⁾	None
25 Interest-Bonds-2010 USDA	14,730	14,520	14,310	14,070	(14,070)	- ⁽²⁾	None
26 Interest-Bonds 2013	312,325	297,925	284,800	267,600	(267,600)	- ⁽²⁾	None
27 Interest- USDA Notes	77,745	75,355	76,466	71,764	(71,764)	- ⁽²⁾	None
28 Interest-TWDB 2008 Plant	62,713	58,250	41,628	-	-	- ⁽²⁾	None
29 Int-Open Market Bonds 1.6	54,000	50,850	37,013	-	-	- ⁽²⁾	None
30 Janitorial Services	14,369	12,268	12,056	13,000		13,000	General
31 Licenses & Permits	2,822	2,798	3,042	3,200		3,200	General
32 Mileage	8,899	7,083	3,270	7,000		7,000	General
33 Miscellaneous	127	301	84	1,000		1,000	General
34 Postage And Freight	29,638	2,845	2,645	3,500		3,500	General
35 Pre-Employment Expenses	745	800	212	1,000		1,000	General
36 Printing	1,208	408	275	2,000		2,000	General
37 Professional Fees	176,092	140,087	175,188	180,000		180,000	Professional Fees
38 Pension Plan Expense	40,405	44,260	61,524	60,000		60,000	Benefits
39 Radio Expense	5,794	9,094	7,324	10,000		10,000	General

**Wellborn Special Utility District
Water Rate Study
Test Year**

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Budget	Adjustments	Test Year	Inflation Factor
40 Regulatory Monitoring	7,098	5,377	3,514	7,000		7,000	General
41 Regulatory Monitoring- SWTP	11,558	2,753	5,844	8,000		8,000	General
42 Repair & Maintenance Water Sys	491,967	301,314	294,945	425,000		425,000	Repair & Maintenance
43 Repair & Maintenance SWTP	34,192	48,339	67,547	45,000		45,000	Repair & Maintenance
44 Repair & Maintenance Equip	11,968	20,052	2,186	10,000		10,000	Repair & Maintenance
45 Repair & Maintenance Vehicles	31,200	24,038	32,615	30,000		30,000	Repair & Maintenance
46 Repair & Maintain-Harlan Rd	10,317	4,030	150	2,500		2,500	Repair & Maintenance
47 Repair & Maintenance Bldgs	838	640	11,349	2,500		2,500	Repair & Maintenance
48 Repair & Maintenance Off Equip	-	-	25	2,000		2,000	Repair & Maintenance
49 Rental	8,939	18,642	1,919	7,000		7,000	General
50 Rental Copy Machine	8,557	8,624	9,519	8,000		8,000	General
51 Rental-Wells	54,000	54,000	54,000	54,000		54,000	General
52 Salaries	1,054,512	1,175,449	1,241,593	1,312,000		1,312,000	General Salary
53 Schools	11,619	5,520	7,053	10,000		10,000	General
54 Security Systems	2,562	2,685	3,369	3,250		3,250	General
55 Service Agreements	30,836	33,009	35,491	33,000		33,000	General
56 Supplies-Office	14,707	8,511	9,677	9,000		9,000	Supplies
57 Supplies- Other	5,083	3,752	2,607	4,500		4,500	Supplies
58 Taxes - Payroll	80,140	93,026	99,640	100,578		100,578	Benefits
59 Telephone	13,014	13,468	13,390	2,500		2,500	General
60 Telephone SWTP	2,180	2,222	2,349	13,000		13,000	General
61 Telephone Cellular	7,980	11,849	10,666	12,500		12,500	General
62 Travel	6	-	-	-		-	General
63 Uniform	11,251	2,927	1,665	3,000		3,000	General Salary
64 Utilities	8,249	6,604	8,295	7,500		7,500	Utilities
65 Utilities-SWTP	114,827	97,019	134,239	130,000		130,000	Utilities
66 Utility Water Production	215,830	212,519	219,135	210,000		210,000	Utilities
67 Well Chemicals	62,416	50,216	36,942	55,000		55,000	Chemicals
68 Surface WTP Chemicals	168,363	207,563	249,540	245,000		245,000	Chemicals
69 Subtotal - Operating Expenses	\$ 5,037,445	\$ 4,941,150	\$ 5,151,754	\$ 5,307,048		\$ 4,874,728	
70 Water Purchase Expenses							
71 Water Purchase	\$ 865,074	\$ 726,981	\$ 645,884	\$ 1,200,000		\$ 1,200,000	
72 Brazos River Authority	273,550	316,000	332,050	348,653		348,653	
73 BVGCD Fee	(6,949)	(6,747)	(5,323)	-	-	-	(4) None
74 Subtotal - Water Purchases	\$ 1,131,675	\$ 1,036,235	\$ 972,611	\$ 1,548,653		\$ 1,548,653	
75 Debt/Capital/Misc							
76 Existing Debt - Principal					\$ 1,052,677	\$ 1,052,677	(5)
77 Existing Debt - Interest					398,327	398,327	(5)
78 Proposed Debt - Principal						-	
79 Proposed Debt - Interest						-	
80 Impact Fee Debt Service Offset						-	
81 Contributions to Debt Reserve						-	

**Wellborn Special Utility District
Water Rate Study
Test Year**

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Budget	Adjustments	Test Year	Inflation Factor
82 Contributions to Capital Reserve						-	
83 Proposed Debt	\$ -	\$ -	\$ -	\$ -		\$ 1,451,004	
84 Total Expenses	\$ 6,169,120	\$ 5,977,384	\$ 6,124,364	\$ 6,855,700		\$ 6,423,381	
85 Revenue							
86 Sales Water	\$ 6,241,523	\$ 6,885,486	\$ 7,190,114	\$ 7,500,000	\$ (7,500,000)	-	(6) None
87 Penalties	86,195	61,296	81,917	75,000		75,000	None
88 Sales Bulk Water	30,948	30,207	(149)	40,000	(40,000)	-	(7) None
89 Sales Installations	139,375	146,005	167,177	170,000		170,000	None
90 Subtotal - Revenue	\$ 6,498,041	\$ 7,122,994	\$ 7,439,059	\$ 7,785,000		\$ 245,000	
91 Other Revenues							
92 Impact Fee - Old	\$ 180,600	\$ 159,600	\$ 250,950	\$ 210,000	\$ (210,000)	-	(8) None
93 Impact Fee - New	488,044	761,068	1,220,139	1,200,000	(1,200,000)	-	(8) None
94 Interest Income	93,603	43,924	25,053	30,000	(30,000)	-	(8) None
95 Miscellaneous Income	41,407	28,997	25,900	24,000		24,000	None
96 CEO Lease	14,367	10,800	11,183	10,800		10,800	General
97 AT&T Tower Lease	11,000	13,800	14,950	13,800		13,800	General
98 Wirestar Tower lease	4,800	9,600	10,180	19,200		19,200	General
99 Dev. Cost Sharing Contracts	3,050	3,500	4,300	3,000		3,000	None
100 OSR Customer Revenues	-	-	-	-	135,621	135,621	(3) OSR
101 Non-Standard Service	-	-	-	-	21,600	21,600	(9) None
102 Subtotal - Other Revenue	\$ 836,871	\$ 1,031,290	\$ 1,562,655	\$ 1,510,800		\$ 228,021	
103 Total Revenues	\$ 7,334,912	\$ 8,154,284	\$ 9,001,714	\$ 9,295,800		\$ 473,021	
104 Revenue Requirement	\$ 1,165,793	\$ 2,176,899	\$ 2,877,349	\$ 2,440,100		\$ 5,950,359	

Notes:

- (1) Depreciation and Amortization are non-cash expenses (and this analysis reflects a cash basis revenue requirement)
However, depreciation is a surrogate for the cash capital investment necessary to make renewals and replacements on the water system to keep it in good working condition.
Test Year does not explicitly include emergency or infrequent costs, such as radio repairs or un-reimbursed cost of moving lines, but these may be addressed via reserves
- (2) Interest expense has been moved to the "Debt Service" section of the revenue requirement
- (3) Reflects revenue for serving City of Bryan customers in the OSR area
- (4) The BVGCD Fee is a pass-through expense (and revenue is recorded as a contra-expense).
- (5) Debt service is as defined on the relevant schedules
- (6) This is the amount the analysis is intended to calculate (i.e., what is required from rates)
- (7) Bulk sales are excluded to be conservative as they can be unreliable
- (8) Impact fee and interest income are assumed to accrue in reserves, rather than offset revenue requirements
- (9) Revenue from non-standard service to the Union Pacific Railroad

Wellborn Special Utility District
Water Rate Study
Five Year Forecast

	Test Year	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
1 Operating Expenses						
2 Administration Fees	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796
3 Advertising	3,000	3,090	3,183	3,278	3,377	3,478
4 Auto & Truck Gasoline	45,000	51,750	53,303	54,902	56,549	58,245
5 Bad Debts	3,500	3,605	3,713	3,825	3,939	4,057
6 Bill Processing Fees	44,000	44,000	44,000	44,000	44,000	44,000
7 Board Meeting Expense	4,200	4,326	4,456	4,589	4,727	4,869
8 Business Promotion	6,000	6,180	6,365	6,556	6,753	6,956
9 Cash Over	-	-	-	-	-	-
10 Credit Card Processing Fees	23,000	23,690	24,401	25,133	25,887	26,663
11 On-Line Payment Processing Fee	62,000	63,860	65,776	67,749	69,782	71,875
12 Contract Services	5,000	5,150	5,305	5,464	5,628	5,796
13 Damages	10,000	10,300	10,609	10,927	11,255	11,593
14 Directors Expense	7,500	7,725	7,957	8,195	8,441	8,695
15 Reserve For Depreciation	1,308,000	1,412,640	1,469,146	1,527,911	1,589,028	1,652,589
16 Amortization-Refinancing Cost	-	-	-	-	-	-
17 Dues And Subscriptions	34,000	35,020	36,071	37,153	38,267	39,415
18 Interest Bond 2021	-	-	-	-	-	-
19 Insurance - General	75,000	78,750	81,113	83,546	86,052	88,634
20 Insurance - Health	190,000	210,725	228,273	244,816	252,160	259,725
21 Insurance - Life	3,500	3,675	3,785	3,899	4,016	4,136
22 Insurance - Dental	13,500	14,175	14,600	15,038	15,489	15,954
23 Insurance - Aflac	-	-	-	-	-	-
24 Interest - Bonds - 2006	-	-	-	-	-	-
25 Interest-Bonds-2010 USDA	-	-	-	-	-	-
26 Interest-Bonds 2013	-	-	-	-	-	-
27 Interest- USDA Notes	-	-	-	-	-	-
28 Interest-TWDB 2008 Plant	-	-	-	-	-	-
29 Int-Open Market Bonds 1.6	-	-	-	-	-	-
30 Janitorial Services	13,000	13,390	13,792	14,205	14,632	15,071
31 Licenses & Permits	3,200	3,296	3,395	3,497	3,602	3,710
32 Mileage	7,000	7,210	7,426	7,649	7,879	8,115
33 Miscellaneous	1,000	1,030	1,061	1,093	1,126	1,159
34 Postage And Freight	3,500	3,605	3,713	3,825	3,939	4,057
35 Pre-Employment Expenses	1,000	1,030	1,061	1,093	1,126	1,159
36 Printing	2,000	2,060	2,122	2,185	2,251	2,319
37 Professional Fees	180,000	185,400	190,962	196,691	202,592	208,669
38 Pension Plan Expense	60,000	65,545	70,056	74,133	76,357	78,648
39 Radio Expense	10,000	10,300	10,609	10,927	11,255	11,593
40 Regulatory Monitoring	7,000	7,210	7,426	7,649	7,879	8,115
41 Regulatory Monitoring- SWTP	8,000	8,240	8,487	8,742	9,004	9,274
42 Repair & Maintenance Water Sys	425,000	459,000	477,360	491,681	506,431	521,624
43 Repair & Maintenance SWTP	45,000	48,600	50,544	52,060	53,622	55,231

Wellborn Special Utility District
Water Rate Study
Five Year Forecast

	Test Year	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
44 Repair & Maintenance Equip	10,000	10,800	11,232	11,569	11,916	12,274
45 Repair & Maintenance Vehicles	30,000	32,400	33,696	34,707	35,748	36,821
46 Repair & Maintain-Harlan Rd	2,500	2,700	2,808	2,892	2,979	3,068
47 Repair & Maintenance Bldgs	2,500	2,700	2,808	2,892	2,979	3,068
48 Repair & Maintenance Off Equip	2,000	2,160	2,246	2,314	2,383	2,455
49 Rental	7,000	7,210	7,426	7,649	7,879	8,115
50 Rental Copy Machine	8,000	8,240	8,487	8,742	9,004	9,274
51 Rental-Wells	54,000	55,620	57,289	59,007	60,777	62,601
52 Salaries	1,312,000	1,426,860	1,533,194	1,634,042	1,699,404	1,767,380
53 Schools	10,000	10,300	10,609	10,927	11,255	11,593
54 Security Systems	3,250	3,348	3,448	3,551	3,658	3,768
55 Service Agreements	33,000	33,990	35,010	36,060	37,142	38,256
56 Supplies-Office	9,000	9,450	9,923	10,419	10,940	11,487
57 Supplies- Other	4,500	4,725	4,961	5,209	5,470	5,743
58 Taxes - Payroll	100,578	109,424	116,524	122,983	126,673	130,473
59 Telephone	2,500	2,575	2,652	2,732	2,814	2,898
60 Telephone SWTP	13,000	13,390	13,792	14,205	14,632	15,071
61 Telephone Cellular	12,500	12,875	13,261	13,659	14,069	14,491
62 Travel	-	-	-	-	-	-
63 Uniform	3,000	3,150	3,276	3,407	3,543	3,685
64 Utilities	7,500	7,800	8,034	8,275	8,523	8,779
65 Utilities-SWTP	130,000	135,200	139,256	143,434	147,737	152,169
66 Utility Water Production	210,000	218,400	224,952	231,701	238,652	245,811
67 Well Chemicals	55,000	59,400	61,776	63,629	65,538	67,504
68 Surface WTP Chemicals	245,000	264,600	275,184	283,440	291,943	300,701
69 Subtotal - Operating Expenses	\$ 4,874,728	\$ 5,237,044	\$ 5,497,216	\$ 5,745,321	\$ 5,948,326	\$ 6,158,704
70 Water Purchase Expenses						
71 Water Purchase	\$ 1,200,000	\$ 648,212	\$ 735,410	\$ 829,469	\$ 930,787	\$ 1,039,784
72 Brazos River Authority	348,653	352,000	370,000	389,999	409,999	433,999
73 BVGCD Fee	-	-	-	-	-	-
74 Subtotal - Water Purchases	\$ 1,548,653	\$ 1,000,211	\$ 1,105,410	\$ 1,219,468	\$ 1,340,786	\$ 1,473,783
75 Debt/Capital/Misc						
76 Existing Debt - Principal	\$ 1,052,677	\$ 1,132,824	\$ 3,378,866	\$ 1,314,383	\$ 1,344,810	\$ 1,378,338
77 Existing Debt - Interest	398,327	2,209,920	2,123,469	2,036,254	2,005,601	1,972,924
78 Proposed Debt - Principal	-	-	-	-	-	-
79 Proposed Debt - Interest	-	-	-	-	-	-
80 Impact Fee Debt Service Offset	-	(2,210,251)	(2,210,251)	(2,210,251)	(2,210,251)	(2,210,251)
81 Contributions to Debt Reserve	-	551,756	551,756	551,756	551,756	505,776
82 Contributions to Capital Reserve	-	1,654,338	1,654,338	1,654,338	1,654,338	1,654,338
83 Proposed Debt	\$ 1,451,004	\$ 3,338,588	\$ 5,498,179	\$ 3,346,481	\$ 3,346,255	\$ 3,301,126
84 Total Expenses	\$ 7,874,385	\$ 9,575,843	\$ 12,100,804	\$ 10,311,270	\$ 10,635,368	\$ 10,933,613

**Wellborn Special Utility District
Water Rate Study
Five Year Forecast**

	Test Year	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
85 Revenue						
86 Sales Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
87 Penalties	75,000	75,000	75,000	75,000	75,000	75,000
88 Sales Bulk Water	-	-	-	-	-	-
89 Sales Installations	170,000	170,000	170,000	170,000	170,000	170,000
90 Subtotal - Revenue	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000
91 Other Revenues						
92 Impact Fee - Old	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93 Impact Fee - New	-	-	-	-	-	-
94 Interest Income	-	-	-	-	-	-
95 Miscellaneous Income	24,000	24,000	24,000	24,000	24,000	24,000
96 CEO Lease	10,800	11,124	11,458	11,801	12,155	12,520
97 AT&T Tower Lease	13,800	14,214	14,640	15,080	15,532	15,998
98 Wirestar Tower lease	19,200	19,776	20,369	20,980	21,610	22,258
99 Dev. Cost Sharing Contracts	3,000	3,000	3,000	3,000	3,000	3,000
100 OSR Customer Revenues	135,621	135,621	90,414	45,207	-	-
101 Non-Standard Service	21,600	21,600	21,600	21,600	21,600	21,600
102 Subtotal - Other Revenue	\$ 228,021	\$ 229,335	\$ 185,482	\$ 141,669	\$ 97,897	\$ 99,376
103 Total Revenues	\$ 473,021	\$ 474,335	\$ 430,482	\$ 386,669	\$ 342,897	\$ 344,376
104 Revenue Requirement	\$ 7,401,363	\$ 9,101,507	\$ 11,670,323	\$ 9,924,601	\$ 10,292,470	\$ 10,589,237

Wellborn Special Utility District Water Rate Study Existing Debt Service							
		Test Year	Year 1	Year 2	Year 3	Year 4	Year 5
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Existing Debt							
Series 2010 Revenue Bonds							
1	Principal	\$ 8,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 10,000	\$ 10,000
2	Interest	14,070	13,830	13,597	13,290	13,020	12,720
3	Subtotal	\$ 22,070	\$ 22,830	\$ 22,597	\$ 22,290	\$ 23,020	\$ 22,720
Series 2013 Revenue Bonds							
4	Principal	\$ 445,000	\$ 460,000	\$ 480,000	\$ 400,000	\$ 415,000	\$ 425,000
5	Interest	267,600	249,800	231,400	216,400	203,400	188,875
6	Subtotal	\$ 712,600	\$ 709,800	\$ 711,400	\$ 616,400	\$ 618,400	\$ 613,875
Series 2021 Revenue Bonds							
8	Principal	\$ 547,000	\$ 554,000	\$ 563,000	\$ 571,000	\$ 578,000	\$ 589,000
9	Interest	43,886	36,830	29,682	22,420	15,054	7,598
10	Subtotal	\$ 590,886	\$ 590,830	\$ 592,682	\$ 593,420	\$ 593,054	\$ 596,598
USDA Rural Development							
12	Principal	\$ 52,677	\$ 54,824	\$ 56,866	\$ 59,383	\$ 61,810	\$ 64,338
13	Interest	72,771	70,624	68,582	66,065	63,638	61,110
14	Subtotal	\$ 125,448	\$ 125,448	\$ 125,448	\$ 125,448	\$ 125,448	\$ 125,448
Series 2022 Bonds (Proposed)							
16	Principal	\$ -	\$ 55,000	\$ 170,000	\$ 275,000	\$ 280,000	\$ 290,000
17	Interest	-	1,838,836	1,722,584	1,718,079	1,710,489	1,702,621
18	Subtotal	\$ -	\$ 1,893,836	\$ 1,892,584	\$ 1,993,079	\$ 1,990,489	\$ 1,992,621
Series 2021 Revenue Notes							
20	Principal	\$ -	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -
21	Interest	-	-	57,624	-	-	-
22	Subtotal	\$ -	\$ -	\$ 2,157,624	\$ -	\$ -	\$ -
23							
32	Subtotal Principal	\$ 1,052,677	\$ 1,132,824	\$ 3,378,866	\$ 1,314,383	\$ 1,344,810	\$ 1,378,338
33	Subtotal Interest	398,327	2,209,920	2,123,469	2,036,254	2,005,601	1,972,924
34	Total Existing Debt Service	\$ 1,451,004	\$ 3,342,744	\$ 5,502,335	\$ 3,350,637	\$ 3,350,411	\$ 3,351,262

**Wellborn Special Utility District
Water Rate Study
Reserve Fund Balances**

	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
1 Operating Reserve					
2 <u>Beginning Balance</u>	\$ 3,109,486	\$ 3,620,992	\$ 1,849,761	\$ 2,064,222	\$ 2,207,118
3 Withdrawals					
4 Water Rate Under-Recovery	-	(1,858,135)	-	-	-
5 Contribution to Debt Reserve	-	-	-	-	-
6 Manual Adjustments	-	-	-	-	-
7 Contributions					
8 Interest Earned ⁽¹⁾	74,628	86,904	44,394	49,541	52,971
Manual Adjustments	-	-	-	-	-
9 Water Rate Over-Recovery	436,878	-	170,067	93,354	96,421
10 <u>Ending Balance</u>	\$ 3,620,992	\$ 1,849,761	\$ 2,064,222	\$ 2,207,118	\$ 2,356,509
11 O&M Expense	\$ 6,237,255	\$ 6,602,625	\$ 6,964,789	\$ 7,289,113	\$ 7,632,487
12 Days Operating Reserve	212	102	108	111	113
13 Capital Reserve					
14 <u>Beginning Balance</u>	\$ 3,426,082	\$ (2,217,354)	\$ (3,913,015)	\$ (2,608,677)	\$ (1,304,338)
15 Withdrawals					
16 Water Capital Project Spending	(50,655,000)	(3,350,000)	(350,000)	(350,000)	(350,000)
17 Manual Adjustments	-	-	-	-	-
18 Contributions					
19 Interest Earned ⁽¹⁾	82,226	-	-	-	-
20 Contributions from Operations	1,654,338	1,654,338	1,654,338	1,654,338	1,654,338
21 Manual Adjustments	43,275,000	-	-	-	-
22 <u>Ending Balance</u>	\$ (2,217,354)	\$ (3,913,015)	\$ (2,608,677)	\$ (1,304,338)	\$ -
23 Impact Fee					
24 <u>Beginning Balance</u>	\$ 2,724,105	\$ 2,152,791	\$ 1,567,766	\$ 1,018,567	\$ 506,053
25 Withdrawals					
26 Debt Service Offset	(2,210,251)	(2,210,251)	(2,210,251)	(2,210,251)	(2,210,251)
27 Water Capital Project Spending	-	-	-	-	-
28 Debt Reserve Contributions	-	-	-	-	-
29 Manual Adjustments	-	-	-	-	-
30 Contributions					
31 Interest Earned ⁽¹⁾	65,379	51,667	37,626	24,446	12,145
32 Water Impact Fee Contribution	1,573,559	1,573,559	1,623,425	1,673,291	1,723,158
33 <u>Ending Balance</u>	\$ 2,152,791	\$ 1,567,766	\$ 1,018,567	\$ 506,053	\$ 31,105

Wellborn Special Utility District
Water Rate Study
Reserve Fund Balances

	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
34 Debt Reserve					
35 <u>Beginning Balance</u>	\$ 614,289	\$ 1,180,788	\$ 1,760,884	\$ 2,354,901	\$ 2,963,175
36 Withdrawals					
37 Manual Adjustments	-	-	-	-	-
38 Manual Adjustments	-	-	-	-	-
39 Contributions					
40 Interest Earned ⁽¹⁾	14,743	28,339	42,261	56,518	71,116
41 Required Contributions from Impact Fee Reserve	-	-	-	-	-
42 Withdrawal from Operating Reserve	-	-	-	-	-
43 Required Contributions from Rates	551,756	551,756	551,756	551,756	505,776
44 <u>Ending Balance</u>	\$ 1,180,788	\$ 1,760,884	\$ 2,354,901	\$ 2,963,175	\$ 3,540,068
45 Grand Total					
46 <u>Beginning Balance</u>	\$ 9,873,962	\$ 4,737,218	\$ 1,265,396	\$ 2,829,013	\$ 4,372,007
47 <u>Ending Balance</u>	4,737,218	1,265,396	2,829,013	4,372,007	5,927,682

Notes:

⁽¹⁾ Interest is based on beginning balance

**Wellborn Special Utility District
Water Rate Study
Capital Improvement Projects**

		Year 1	Year 2	Year 3	Year 4	Year 5
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<u>Water Capital Improvement Plan</u>						
1	Source of Funds					
2	Capital Reserve Fund	\$ 50,655,000	\$ 3,350,000	\$ 350,000	\$ 350,000	\$ 350,000
3	Impact Fee Reserve Fund	-	-	-	-	-
4	Proposed Debt	-	-	-	-	-
5	Other Outside Funding Sources (e.g., Grants)	-	-	-	-	-
6	Total - Water Capital Project Funding	\$ 50,655,000	\$ 3,350,000	\$ 350,000	\$ 350,000	\$ 350,000
7	Uses of Funds					
8	<u>Water Line Improvements:</u>					
9	10" Line out of Black Jack Plant along FM2549 (Increased OSR Delivery)	\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Line along Old Hearne Rd. (Increased OSR Delivery)	1,500,000	-	-	-	-
11	16" Line along Fm 2154	-	3,000,000	-	-	-
12	12" Line along Peach Creek Rd. and Rock Prairie Rd.	-	-	-	-	-
13	<u>Series 2022 Debt Issue Projects:</u>	45,555,000	-	-	-	-
14	<u>Plant Improvements:</u>					
15	SWTP Expansion to 3 MGD	-	-	-	-	-
16	Additional 2100 gpm High Service pump at SH 6 Plant	-	-	-	-	-
17	0.5 MG IGN Road	3,250,000	-	-	-	-
18	Booster Pump added to Black Jack Plant	-	-	-	-	-
19	Addotopm pf 700 gpm Carrizo Well at OSR Plant	-	-	-	-	-
20	Replace High Service Pumps at OSR Plant 3200 gpm each	-	-	-	-	-
21	Long Term Generator Plan (annual)	350,000	350,000	350,000	350,000	350,000
22	Total - Water Capital Project Funding	\$ 50,655,000	\$3,350,000	\$350,000	\$350,000	\$350,000

**Wellborn Special Utility District
Water Rate Study
Production**

Day of Month	1,000s of Gallons											
	2022 January	2021 February	2022 March	2022 April	2022 May	2022 June	2022 July	2022 August	2021 September	2021 October	2021 November	2021 December
1	2,101			2,673	2,921	4,600	6,945	6,858	6,403	3,581	3,387	2,165
2	2,197			2,829	3,016	4,331	7,395	6,655	5,724	2,980	2,880	2,152
3	2,102		2,134	3,124	3,167	4,901	7,539	7,463	6,489	3,697	2,566	2,105
4	2,069	1,884	2,053	2,989	4,834	4,288	7,495	7,230	6,316	4,067	2,413	2,211
5	2,061	1,750	2,047	3,185	2,644	4,166	6,970	6,801	5,976	3,665	2,547	2,118
6	2,300	1,588	2,247	3,438	2,176	5,125	7,844	6,988	7,209	4,160	2,838	2,030
7	2,177	1,781	2,040	3,461	2,690	5,179	7,951	6,226	6,505	4,108	2,735	2,085
8	1,925	1,809	1,892	3,907	2,921	5,974	7,724	6,374	6,767	4,826	2,532	2,522
9	1,909	2,071	1,861	3,759	3,785	5,323	7,974	7,045	6,413	4,502	2,494	2,719
10	1,840	1,322	1,968	4,014	3,461	5,414	8,061	6,977	6,897	4,136	2,730	2,367
11	1,872	1,780	1,650	3,785	3,978	4,922	7,699	6,793	6,345	3,951	2,362	1,915
12	2,067	1,689	1,853	3,235	3,928	4,610	7,397	6,440	5,673	4,768	2,361	2,057
13	2,042	1,989	1,772	3,373	4,316	5,468	7,741	6,689	5,486	3,983	2,407	2,180
14	2,102	2,108	1,888	3,680	4,109	5,240	7,327	6,361	4,723	2,793	2,331	1,906
15	1,957		1,537	3,612	4,007	5,240	5,430	6,003	5,430	2,888	2,820	1,955
16	2,571	3,388	1,888	3,224	4,629	4,911	5,363	7,394	5,373	3,051	2,605	1,915
17	3,901		1,569	3,144	4,541	5,464	5,103	7,123	6,056	2,592	2,579	1,744
18	2,495	4,098	1,706	3,917	4,856	5,666	5,853	6,105	5,325	3,125	2,578	1,777
19	2,232	787	1,985	3,400	4,403	5,351	7,059	4,737	4,368	2,944	2,829	1,856
20	2,024		2,066	3,656	5,109	6,755	7,510	5,015	5,492	3,345	2,562	1,726
21	1,812	1,732	1,887	3,709	4,372	7,209	7,543	4,434	5,275	3,136	2,865	2,210
22	1,927	1,957	1,889	4,070	2,551	7,413	7,405	4,450	5,735	3,561	2,965	1,966
23	2,081	2,023	1,942	3,761	2,950	6,664	7,613	4,511	5,559	3,171	2,585	1,958
24	1,969	2,053	2,132	3,496	3,294	6,607	7,618	5,003	6,073	3,113	2,425	2,171
25	1,888	1,637	2,049	3,005	2,501	6,284	6,297	5,053	5,784	3,531	1,821	1,983
26	1,686	1,618	2,311	2,685	3,189	6,896	6,498	4,883	5,359	3,037	1,833	1,948
27	1,984	1,724	2,570	2,673	3,822	5,985	6,965	4,614	6,093	2,695	1,756	2,175
28	2,121	1,467	2,532	2,646	3,838	5,921	6,856	3,912	5,387	2,557	1,943	2,426
29	1,990		2,377	3,105	3,734	7,586	7,069	4,135	3,842	2,904	2,153	2,301
30	2,096		1,927	3,230	5,023	7,431	7,594	3,397	3,809	2,856	2,109	2,307
31	1,725		2,293		4,196		7,413	3,200		3,490		2,140
Total	65,223	42,255	58,065	100,785	114,961	170,924	221,251	178,869	171,886	106,213	75,011	65,090
Avg	2,104	1,921	2,002	3,360	3,708	5,697	7,137	5,770	5,730	3,426	2,500	2,100
Max	3,901	4,098	2,570	4,070	5,109	7,586	8,061	7,463	7,209	4,826	3,387	2,719
Min	1,686	787	1,537	2,646	2,176	4,166	5,103	3,200	3,809	2,557	1,756	1,726
		Peak Day	8,061	(July 10, 2022)								
		Average Day	3,839									
		Calc Peaking Ratio	2.10	Peak Day / Average Day								

**Notes: Blanks reflect missing data
Combination of 2021 and 2022 data was used to compensate for missing data**

Year 1 - FY 2023						
	Allocator	Base	Extra	Customer	Total	
1	Operating Expenses					
2	Administration Fees	Composite	\$ 2,641	\$ 2,412	\$ 97	\$ 5,150
3	Advertising	Customer	-	-	3,090	3,090
4	Auto & Truck Gasoline	Composite	26,539	24,235	976	51,750
5	Bad Debts	Composite	1,849	1,688	68	3,605
6	Bill Processing Fees	Customer	-	-	44,000	44,000
7	Board Meeting Expense	Composite	2,218	2,026	82	4,326
8	Business Promotion	Composite	3,169	2,894	117	6,180
9	Cash Over	Composite	-	-	-	-
10	Credit Card Processing Fees	Customer	-	-	23,690	23,690
11	On-Line Payment Processing Fee	Customer	-	-	63,860	63,860
12	Contract Services	Composite	2,641	2,412	97	5,150
13	Damages	Composite	5,282	4,824	194	10,300
14	Directors Expense	Composite	3,962	3,618	146	7,725
15	Reserve For Depreciation	Base-Extra	672,686	739,954	-	1,412,640
16	Amortization-Refinancing Cost	Composite	-	-	-	-
17	Dues And Subscriptions	Composite	17,959	16,400	661	35,020
18	Interest Bond 2021	Base-Extra	-	-	-	-
19	Insurance - General	Composite	40,385	36,879	1,486	78,750
20	Insurance - Health	Composite	108,065	98,684	3,976	210,725
21	Insurance - Life	Composite	1,885	1,721	69	3,675
22	Insurance - Dental	Composite	7,269	6,638	267	14,175
23	Insurance - Aflac	Composite	-	-	-	-
24	Interest - Bonds - 2006	Base-Extra	-	-	-	-
25	Interest-Bonds-2010 USDA	Base-Extra	-	-	-	-
26	Interest-Bonds 2013	Base-Extra	-	-	-	-
27	Interest- USDA Notes	Base-Extra	-	-	-	-
28	Interest-TWDB 2008 Plant	Base-Extra	-	-	-	-
29	Int-Open Market Bonds 1.6	Base-Extra	-	-	-	-
30	Janitorial Services	Composite	6,867	6,271	253	13,390
31	Licenses & Permits	Composite	1,690	1,544	62	3,296
32	Mileage	Composite	3,697	3,376	136	7,210
33	Miscellaneous	Composite	528	482	19	1,030
34	Postage And Freight	Customer	-	-	3,605	3,605
35	Pre-Employment Expenses	Composite	528	482	19	1,030
36	Printing	Composite	1,056	965	39	2,060
37	Professional Fees	Base-Extra	88,286	97,114	-	185,400
38	Pension Plan Expense	Composite	33,613	30,695	1,237	65,545
39	Radio Expense	Composite	5,282	4,824	194	10,300
40	Regulatory Monitoring	Base-Extra	3,433	3,777	-	7,210
41	Regulatory Monitoring- SWTP	Base-Extra	3,924	4,316	-	8,240
42	Repair & Maintenance Water Sys	Base-Extra	218,571	240,429	-	459,000
43	Repair & Maintenance SWTP	Base-Extra	23,143	25,457	-	48,600

Year 1 - FY 2023						
	Allocator	Base	Extra	Customer	Total	
44	Repair & Maintenance Equip	Base-Extra	5,143	5,657	-	10,800
45	Repair & Maintenance Vehicles	Base-Extra	15,429	16,971	-	32,400
46	Repair & Maintain-Harlan Rd	Base-Extra	1,286	1,414	-	2,700
47	Repair & Maintenance Bldgs	Base-Extra	1,286	1,414	-	2,700
48	Repair & Maintenance Off Equip	Base-Extra	1,029	1,131	-	2,160
49	Rental	Composite	3,697	3,376	136	7,210
50	Rental Copy Machine	Composite	4,226	3,859	155	8,240
51	Rental-Wells	Composite	28,523	26,047	1,050	55,620
52	Salaries	Composite	731,731	668,206	26,924	1,426,860
53	Schools	Composite	5,282	4,824	194	10,300
54	Security Systems	Composite	1,717	1,568	63	3,348
55	Service Agreements	Composite	17,431	15,918	641	33,990
56	Supplies-Office	Composite	4,846	4,425	178	9,450
57	Supplies- Other	Composite	2,423	2,213	89	4,725
58	Taxes - Payroll	Composite	56,115	51,244	2,065	109,424
59	Telephone	Composite	1,321	1,206	49	2,575
60	Telephone SWTP	Composite	6,867	6,271	253	13,390
61	Telephone Cellular	Composite	6,603	6,029	243	12,875
62	Travel	Composite	-	-	-	-
63	Uniform	Composite	1,615	1,475	59	3,150
64	Utilities	Composite	4,000	3,653	147	7,800
65	Utilities-SWTP	Electricity	121,680	13,520	-	135,200
66	Utility Water Production	Electricity	196,560	21,840	-	218,400
67	Well Chemicals	Base-Extra	28,286	31,114	-	59,400
68	Surface WTP Chemicals	Base-Extra	126,000	138,600	-	264,600
69	Subtotal - Operating Expenses		\$ 2,660,264	\$ 2,396,091	\$ 180,688	\$ 5,237,044
70	<u>Water Purchase Expenses</u>					
71	Water Purchase	Base-Extra	\$ 308,672	\$ 339,539	\$ -	\$ 648,212
72	Brazos River Authority	Base	352,000	-	-	352,000
73	BVGCD Fee	Base-Extra	-	-	-	-
74	Subtotal - Water Purchases		\$ 660,672	\$ 339,539	\$ -	\$ 1,000,211
75	<u>Debt/Capital/Misc</u>					
76	Existing Debt - Principal	Base-Extra	\$ 539,440	\$ 593,384	\$ -	\$ 1,132,824
77	Existing Debt - Interest	Base-Extra	1,052,343	1,157,577	-	2,209,920
78	Proposed Debt - Principal	Base-Extra	-	-	-	-
79	Proposed Debt - Interest	Base-Extra	-	-	-	-
80	Impact Fee Debt Service Offset	Base-Extra	(1,052,500)	(1,157,751)	-	(2,210,251)
81	Contributions to Debt Reserve	Base-Extra	262,741	289,015	-	551,756
82	Contributions to Capital Reserve	Base-Extra	787,780	866,558	-	1,654,338
83	Proposed Debt		\$ 1,589,804	\$ 1,748,784	\$ -	\$ 3,338,588
84	<u>Total Expenses</u>		\$ 4,910,740	\$ 4,484,415	\$ 180,688	\$ 9,575,843

						Year 1 - FY 2023					
		Allocator	Base	Extra	Customer	Total					
85	Revenue										
86	Sales Water	Composite	\$ -	\$ -	\$ -	\$ -					
87	Penalties	Composite	38,462	35,123	1,415	75,000					
88	Sales Bulk Water	Composite	-	-	-	-					
89	Sales Installations	Composite	87,180	79,612	3,208	170,000					
90	Subtotal - Revenue		\$ 125,642	\$ 114,735	\$ 4,623	\$ 245,000					
91	Other Revenues										
92	Impact Fee - Old	Composite	\$ -	\$ -	\$ -	\$ -					
93	Impact Fee - New	Composite	-	-	-	-					
94	Interest Income	Composite	-	-	-	-					
95	Miscellaneous Income	Composite	12,308	11,239	453	24,000					
96	CEO Lease	Composite	5,705	5,209	210	11,124					
97	AT&T Tower Lease	Composite	7,289	6,656	268	14,214					
98	Wirestar Tower lease	Composite	10,142	9,261	373	19,776					
99	Dev. Cost Sharing Contracts	Composite	1,538	1,405	57	3,000					
100	OSR Customer Revenues	Composite	69,550	63,512	2,559	135,621					
101	Non-Standard Service	Composite	11,077	10,115	408	21,600					
102	Subtotal - Other Revenue		\$ 117,609	\$ 107,399	\$ 4,327	\$ 229,335					
103	Total Revenues		\$ 243,251	\$ 222,134	\$ 8,950	\$ 474,335					
104	Revenue Requirement		\$ 4,667,488	\$ 4,262,281	\$ 171,738	\$ 9,101,507					

Wellborn Special Utility District Water Rate Study Base-Extra Five Year Forecast									
	Year 2 - FY 2024					Year 3 - FY 2025			
1 Operating Expenses									
2 Administration Fees	\$ 2,680	\$ 2,548	\$ 77	\$ 5,305	\$ 2,809	\$ 2,553	\$ 101	\$ 5,464	
3 Advertising	-	-	3,183	3,183	-	-	3,278	3,278	
4 Auto & Truck Gasoline	26,926	25,602	775	53,303	28,226	25,659	1,017	54,902	
5 Bad Debts	1,876	1,783	54	3,713	1,966	1,787	71	3,825	
6 Bill Processing Fees	-	-	44,000	44,000	-	-	44,000	44,000	
7 Board Meeting Expense	2,251	2,140	65	4,456	2,359	2,145	85	4,589	
8 Business Promotion	3,215	3,057	93	6,365	3,371	3,064	121	6,556	
9 Cash Over	-	-	-	-	-	-	-	-	
10 Credit Card Processing Fees	-	-	24,401	24,401	-	-	25,133	25,133	
11 On-Line Payment Processing Fee	-	-	65,776	65,776	-	-	67,749	67,749	
12 Contract Services	2,680	2,548	77	5,305	2,809	2,553	101	5,464	
13 Damages	5,359	5,096	154	10,609	5,618	5,107	202	10,927	
14 Directors Expense	4,019	3,822	116	7,957	4,213	3,830	152	8,195	
15 Reserve For Depreciation	699,593	769,552	-	1,469,146	727,577	800,335	-	1,527,911	
16 Amortization-Refinancing Cost	-	-	-	-	-	-	-	-	
17 Dues And Subscriptions	18,221	17,325	524	36,071	19,101	17,364	688	37,153	
18 Interest Bond 2021	-	-	-	-	-	-	-	-	
19 Insurance - General	40,974	38,959	1,179	81,113	42,952	39,046	1,548	83,546	
20 Insurance - Health	115,312	109,642	3,319	228,273	125,863	114,417	4,536	244,816	
21 Insurance - Life	1,912	1,818	55	3,785	2,004	1,822	72	3,899	
22 Insurance - Dental	7,375	7,013	212	14,600	7,731	7,028	279	15,038	
23 Insurance - Aflac	-	-	-	-	-	-	-	-	
24 Interest - Bonds - 2006	-	-	-	-	-	-	-	-	
25 Interest-Bonds-2010 USDA	-	-	-	-	-	-	-	-	
26 Interest-Bonds 2013	-	-	-	-	-	-	-	-	
27 Interest- USDA Notes	-	-	-	-	-	-	-	-	
28 Interest-TWDB 2008 Plant	-	-	-	-	-	-	-	-	
29 Int-Open Market Bonds 1.6	-	-	-	-	-	-	-	-	
30 Janitorial Services	6,967	6,624	201	13,792	7,303	6,639	263	14,205	
31 Licenses & Permits	1,715	1,631	49	3,395	1,798	1,634	65	3,497	
32 Mileage	3,751	3,567	108	7,426	3,932	3,575	142	7,649	
33 Miscellaneous	536	510	15	1,061	562	511	20	1,093	
34 Postage And Freight	-	-	3,713	3,713	-	-	3,825	3,825	
35 Pre-Employment Expenses	536	510	15	1,061	562	511	20	1,093	
36 Printing	1,072	1,019	31	2,122	1,124	1,021	40	2,185	
37 Professional Fees	90,934	100,028	-	190,962	93,662	103,029	-	196,691	
38 Pension Plan Expense	35,389	33,648	1,019	70,056	38,113	34,647	1,374	74,133	
39 Radio Expense	5,359	5,096	154	10,609	5,618	5,107	202	10,927	
40 Regulatory Monitoring	3,536	3,890	-	7,426	3,642	4,007	-	7,649	
41 Regulatory Monitoring- SWTP	4,042	4,446	-	8,487	4,163	4,579	-	8,742	
42 Repair & Maintenance Water Sys	227,314	250,046	-	477,360	234,134	257,547	-	491,681	
43 Repair & Maintenance SWTP	24,069	26,475	-	50,544	24,791	27,270	-	52,060	

Wellborn Special Utility District Water Rate Study Base-Extra Five Year Forecast									
	Year 2 - FY 2024					Year 3 - FY 2025			
44 Repair & Maintenance Equip	5,349	5,883	-	11,232	5,509	6,060	-	11,569	
45 Repair & Maintenance Vehicles	16,046	17,650	-	33,696	16,527	18,180	-	34,707	
46 Repair & Maintain-Harlan Rd	1,337	1,471	-	2,808	1,377	1,515	-	2,892	
47 Repair & Maintenance Bldgs	1,337	1,471	-	2,808	1,377	1,515	-	2,892	
48 Repair & Maintenance Off Equip	1,070	1,177	-	2,246	1,102	1,212	-	2,314	
49 Rental	3,751	3,567	108	7,426	3,932	3,575	142	7,649	
50 Rental Copy Machine	4,287	4,076	123	8,487	4,494	4,086	162	8,742	
51 Rental-Wells	28,939	27,516	833	57,289	30,336	27,578	1,093	59,007	
52 Salaries	774,494	736,408	22,292	1,533,194	840,083	763,684	30,275	1,634,042	
53 Schools	5,359	5,096	154	10,609	5,618	5,107	202	10,927	
54 Security Systems	1,742	1,656	50	3,448	1,826	1,660	66	3,551	
55 Service Agreements	17,685	16,815	509	35,010	18,539	16,853	668	36,060	
56 Supplies-Office	5,012	4,766	144	9,923	5,356	4,869	193	10,419	
57 Supplies- Other	2,506	2,383	72	4,961	2,678	2,435	97	5,209	
58 Taxes - Payroll	58,862	55,967	1,694	116,524	63,227	57,477	2,279	122,983	
59 Telephone	1,340	1,274	39	2,652	1,404	1,277	51	2,732	
60 Telephone SWTP	6,967	6,624	201	13,792	7,303	6,639	263	14,205	
61 Telephone Cellular	6,699	6,370	193	13,261	7,022	6,384	253	13,659	
62 Travel	-	-	-	-	-	-	-	-	
63 Uniform	1,655	1,573	48	3,276	1,752	1,592	63	3,407	
64 Utilities	4,058	3,859	117	8,034	4,254	3,867	153	8,275	
65 Utilities-SWTP	125,330	13,926	-	139,256	129,090	14,343	-	143,434	
66 Utility Water Production	202,457	22,495	-	224,952	208,531	23,170	-	231,701	
67 Well Chemicals	29,417	32,359	-	61,776	30,300	33,330	-	63,629	
68 Surface WTP Chemicals	131,040	144,144	-	275,184	134,971	148,468	-	283,440	
69 Subtotal - Operating Expenses	\$ 2,774,353	\$ 2,546,920	\$ 175,942	\$ 5,497,216	\$ 2,922,613	\$ 2,631,662	\$ 191,046	\$ 5,745,321	
70 Water Purchase Expenses									
71 Water Purchase	\$ 350,195	\$ 385,215	\$ -	\$ 735,410	\$ 394,985	\$ 434,484	\$ -	\$ 829,469	
72 Brazos River Authority	370,000	-	-	370,000	389,999	-	-	389,999	
73 BVGCD Fee	-	-	-	-	-	-	-	-	
74 Subtotal - Water Purchases	\$ 720,195	\$ 385,215	\$ -	\$ 1,105,410	\$ 784,985	\$ 434,484	\$ -	\$ 1,219,468	
75 Debt/Capital/Misc									
76 Existing Debt - Principal	\$ 1,608,984	\$ 1,769,882	\$ -	\$ 3,378,866	\$ 625,897	\$ 688,486	\$ -	\$ 1,314,383	
77 Existing Debt - Interest	1,011,176	1,112,293	-	2,123,469	969,645	1,066,609	-	2,036,254	
78 Proposed Debt - Principal	-	-	-	-	-	-	-	-	
79 Proposed Debt - Interest	-	-	-	-	-	-	-	-	
80 Impact Fee Debt Service Offset	(1,052,500)	(1,157,751)	-	(2,210,251)	(1,052,500)	(1,157,751)	-	(2,210,251)	
81 Contributions to Debt Reserve	262,741	289,015	-	551,756	262,741	289,015	-	551,756	
82 Contributions to Capital Reserve	787,780	866,558	-	1,654,338	787,780	866,558	-	1,654,338	
83 Proposed Debt	\$ 2,618,180	\$ 2,879,998	\$ -	\$ 5,498,179	\$ 1,593,562	\$ 1,752,919	\$ -	\$ 3,346,481	
84 Total Expenses	\$ 6,112,728	\$ 5,812,133	175,942	\$ 12,100,804	\$ 5,301,160	\$ 4,819,064	\$ 191,046	\$ 10,311,270	

Wellborn Special Utility District Water Rate Study Base-Extra Five Year Forecast									
	Year 2 - FY 2024					Year 3 - FY 2025			
85 Revenue									
86 Sales Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
87 Penalties	37,886	36,023	1,090	75,000	38,558	35,052	1,390	75,000	
88 Sales Bulk Water	-	-	-	-	-	-	-	-	
89 Sales Installations	85,876	81,653	2,472	170,000	87,399	79,451	3,150	170,000	
90 Subtotal - Revenue	\$ 123,762	\$ 117,676	\$ 3,562	\$ 245,000	\$ 125,958	\$ 114,503	\$ 4,539	\$ 245,000	
91 Other Revenues									
92 Impact Fee - Old	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93 Impact Fee - New	-	-	-	-	-	-	-	-	-
94 Interest Income	-	-	-	-	-	-	-	-	-
95 Miscellaneous Income	12,124	11,527	349	24,000	12,339	11,217	445	24,000	
96 CEO Lease	5,788	5,503	167	11,458	6,067	5,516	219	11,801	
97 AT&T Tower Lease	7,396	7,032	213	14,640	7,753	7,048	279	15,080	
98 Wirestar Tower lease	10,290	9,784	296	20,369	10,786	9,805	389	20,980	
99 Dev. Cost Sharing Contracts	1,515	1,441	44	3,000	1,542	1,402	56	3,000	
100 OSR Customer Revenues	45,673	43,427	1,315	90,414	23,242	21,128	838	45,207	
101 Non-Standard Service	10,911	10,375	314	21,600	11,105	10,095	400	21,600	
102 Subtotal - Other Revenue	\$ 93,696	\$ 89,089	\$ 2,697	\$ 185,482	\$ 72,834	\$ 66,210	\$ 2,625	\$ 141,669	
103 Total Revenues	\$ 217,458	\$ 206,764	\$ 6,259	\$ 430,482	\$ 198,791	\$ 180,713	\$ 7,164	\$ 386,669	
104 Revenue Requirement	\$ 5,895,270	\$ 5,605,369	\$ 169,683	\$ 11,670,323	\$ 5,102,369	\$ 4,638,351	\$ 183,882	\$ 9,924,601	

	Year 4 - FY 2026				Year 5 - FY 2027				
1 Operating Expenses									
2 Administration Fees	\$ 2,897	\$ 2,627	\$ 103	\$ 5,628	\$ 2,989	\$ 2,701	\$ 106	\$ 5,796	
3 Advertising	-	-	3,377	3,377	-	-	3,478	3,478	
4 Auto & Truck Gasoline	29,108	26,402	1,039	56,549	30,040	27,140	1,065	58,245	
5 Bad Debts	2,028	1,839	72	3,939	2,093	1,891	74	4,057	
6 Bill Processing Fees	-	-	44,000	44,000	-	-	44,000	44,000	
7 Board Meeting Expense	2,433	2,207	87	4,727	2,511	2,269	89	4,869	
8 Business Promotion	3,476	3,153	124	6,753	3,587	3,241	127	6,956	
9 Cash Over	-	-	-	-	-	-	-	-	
10 Credit Card Processing Fees	-	-	25,887	25,887	-	-	26,663	26,663	
11 On-Line Payment Processing Fee	-	-	69,782	69,782	-	-	71,875	71,875	
12 Contract Services	2,897	2,627	103	5,628	2,989	2,701	106	5,796	
13 Damages	5,793	5,255	207	11,255	5,979	5,402	212	11,593	
14 Directors Expense	4,345	3,941	155	8,441	4,484	4,051	159	8,695	
15 Reserve For Depreciation	756,680	832,348	-	1,589,028	786,947	865,642	-	1,652,589	
16 Amortization-Refinancing Cost	-	-	-	-	-	-	-	-	
17 Dues And Subscriptions	19,698	17,867	703	38,267	20,328	18,366	721	39,415	
18 Interest Bond 2021	-	-	-	-	-	-	-	-	
19 Insurance - General	44,295	40,177	1,581	86,052	45,713	41,300	1,621	88,634	
20 Insurance - Health	129,798	117,731	4,632	252,160	133,952	121,022	4,751	259,725	
21 Insurance - Life	2,067	1,875	74	4,016	2,133	1,927	76	4,136	
22 Insurance - Dental	7,973	7,232	284	15,489	8,228	7,434	292	15,954	
23 Insurance - Aflac	-	-	-	-	-	-	-	-	
24 Interest - Bonds - 2006	-	-	-	-	-	-	-	-	
25 Interest-Bonds-2010 USDA	-	-	-	-	-	-	-	-	
26 Interest-Bonds 2013	-	-	-	-	-	-	-	-	
27 Interest- USDA Notes	-	-	-	-	-	-	-	-	
28 Interest-TWDB 2008 Plant	-	-	-	-	-	-	-	-	
29 Int-Open Market Bonds 1.6	-	-	-	-	-	-	-	-	
30 Janitorial Services	7,532	6,831	269	14,632	7,773	7,022	276	15,071	
31 Licenses & Permits	1,854	1,682	66	3,602	1,913	1,729	68	3,710	
32 Mileage	4,055	3,678	145	7,879	4,185	3,781	148	8,115	
33 Miscellaneous	579	525	21	1,126	598	540	21	1,159	
34 Postage And Freight	-	-	3,939	3,939	-	-	4,057	4,057	
35 Pre-Employment Expenses	579	525	21	1,126	598	540	21	1,159	
36 Printing	1,159	1,051	41	2,251	1,196	1,080	42	2,319	
37 Professional Fees	96,472	106,119	-	202,592	99,366	109,303	-	208,669	
38 Pension Plan Expense	39,304	35,650	1,402	76,357	40,563	36,647	1,439	78,648	
39 Radio Expense	5,793	5,255	207	11,255	5,979	5,402	212	11,593	
40 Regulatory Monitoring	3,752	4,127	-	7,879	3,864	4,251	-	8,115	
41 Regulatory Monitoring- SWTP	4,288	4,716	-	9,004	4,416	4,858	-	9,274	
42 Repair & Maintenance Water Sys	241,158	265,273	-	506,431	248,392	273,232	-	521,624	
43 Repair & Maintenance SWTP	25,534	28,088	-	53,622	26,300	28,930	-	55,231	

	Year 4 - FY 2026				Year 5 - FY 2027			
44 Repair & Maintenance Equip	5,674	6,242	-	11,916	5,845	6,429	-	12,274
45 Repair & Maintenance Vehicles	17,023	18,725	-	35,748	17,534	19,287	-	36,821
46 Repair & Maintain-Harlan Rd	1,419	1,560	-	2,979	1,461	1,607	-	3,068
47 Repair & Maintenance Bldgs	1,419	1,560	-	2,979	1,461	1,607	-	3,068
48 Repair & Maintenance Off Equip	1,135	1,248	-	2,383	1,169	1,286	-	2,455
49 Rental	4,055	3,678	145	7,879	4,185	3,781	148	8,115
50 Rental Copy Machine	4,635	4,204	165	9,004	4,783	4,321	170	9,274
51 Rental-Wells	31,285	28,376	1,116	60,777	32,286	29,170	1,145	62,601
52 Salaries	874,758	793,432	31,214	1,699,404	911,521	823,530	32,329	1,767,380
53 Schools	5,793	5,255	207	11,255	5,979	5,402	212	11,593
54 Security Systems	1,883	1,708	67	3,658	1,943	1,756	69	3,768
55 Service Agreements	19,119	17,341	682	37,142	19,730	17,826	700	38,256
56 Supplies-Office	5,631	5,108	201	10,940	5,924	5,352	210	11,487
57 Supplies- Other	2,816	2,554	100	5,470	2,962	2,676	105	5,743
58 Taxes - Payroll	65,204	59,142	2,327	126,673	67,291	60,795	2,387	130,473
59 Telephone	1,448	1,314	52	2,814	1,495	1,350	53	2,898
60 Telephone SWTP	7,532	6,831	269	14,632	7,773	7,022	276	15,071
61 Telephone Cellular	7,242	6,569	258	14,069	7,474	6,752	265	14,491
62 Travel	-	-	-	-	-	-	-	-
63 Uniform	1,824	1,654	65	3,543	1,901	1,717	67	3,685
64 Utilities	4,387	3,979	157	8,523	4,528	4,091	161	8,779
65 Utilities-SWTP	132,963	14,774	-	147,737	136,952	15,217	-	152,169
66 Utility Water Production	214,786	23,865	-	238,652	221,230	24,581	-	245,811
67 Well Chemicals	31,209	34,330	-	65,538	32,145	35,359	-	67,504
68 Surface WTP Chemicals	139,020	152,922	-	291,943	143,191	157,510	-	300,701
69 Subtotal - Operating Expenses	\$ 3,027,808	\$ 2,725,175	\$ 195,344	\$ 5,948,326	\$ 3,137,881	\$ 2,820,826	\$ 199,997	\$ 6,158,704
70 Water Purchase Expenses								
71 Water Purchase	\$ 443,232	\$ 487,555	\$ -	\$ 930,787	\$ 495,135	\$ 544,649	\$ -	\$ 1,039,784
72 Brazos River Authority	409,999	-	-	409,999	433,999	-	-	433,999
73 BVGCD Fee	-	-	-	-	-	-	-	-
74 Subtotal - Water Purchases	\$ 853,231	\$ 487,555	\$ -	\$ 1,340,786	\$ 929,134	\$ 544,649	\$ -	\$ 1,473,783
75 Debt/Capital/Misc								
76 Existing Debt - Principal	\$ 640,386	\$ 704,424	\$ -	\$ 1,344,810	\$ 656,351	\$ 721,987	\$ -	\$ 1,378,338
77 Existing Debt - Interest	955,048	1,050,553	-	2,005,601	939,488	1,033,436	-	1,972,924
78 Proposed Debt - Principal	-	-	-	-	-	-	-	-
79 Proposed Debt - Interest	-	-	-	-	-	-	-	-
80 Impact Fee Debt Service Offset	(1,052,500)	(1,157,751)	-	(2,210,251)	(1,052,500)	(1,157,751)	-	(2,210,251)
81 Contributions to Debt Reserve	262,741	289,015	-	551,756	240,846	264,930	-	505,776
82 Contributions to Capital Reserve	787,780	866,558	-	1,654,338	787,780	866,558	-	1,654,338
83 Proposed Debt	\$ 1,593,455	\$ 1,752,800	\$ -	\$ 3,346,255	\$ 1,571,965	\$ 1,729,161	\$ -	\$ 3,301,126
84 Total Expenses	\$ 5,474,493	\$ 4,965,530	\$ 195,344	\$ 10,635,368	\$ 5,638,980	\$ 5,094,636	\$ 199,997	\$ 10,933,613

	Year 4 - FY 2026				Year 5 - FY 2027			
85 Revenue								
86 Sales Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
87 Penalties	38,606	35,017	1,378	75,000	38,681	34,947	1,372	75,000
88 Sales Bulk Water	-	-	-	-	-	-	-	-
89 Sales Installations	87,507	79,371	3,122	170,000	87,677	79,213	3,110	170,000
90 Subtotal - Revenue	\$ 126,112	\$ 114,388	\$ 4,500	\$ 245,000	\$ 126,358	\$ 114,160	\$ 4,482	\$ 245,000
91 Other Revenues								
92 Impact Fee - Old	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93 Impact Fee - New	-	-	-	-	-	-	-	-
94 Interest Income	-	-	-	-	-	-	-	-
95 Miscellaneous Income	12,354	11,205	441	24,000	12,378	11,183	439	24,000
96 CEO Lease	6,257	5,675	223	12,155	6,457	5,834	229	12,520
97 AT&T Tower Lease	7,995	7,252	285	15,532	8,251	7,454	293	15,998
98 Wirestar Tower lease	11,124	10,089	397	21,610	11,480	10,371	407	22,258
99 Dev. Cost Sharing Contracts	1,544	1,401	55	3,000	1,547	1,398	55	3,000
100 OSR Customer Revenues	-	-	-	-	-	-	-	-
101 Non-Standard Service	11,118	10,085	397	21,600	11,140	10,065	395	21,600
102 Subtotal - Other Revenue	\$ 50,392	\$ 45,707	\$ 1,798	\$ 97,897	\$ 51,253	\$ 46,305	\$ 1,818	\$ 99,376
103 Total Revenues	\$ 176,504	\$ 160,095	\$ 6,298	\$ 342,897	\$ 177,611	\$ 160,466	\$ 6,299	\$ 344,376
104 Revenue Requirement	\$ 5,297,989	\$ 4,805,436	\$ 189,046	\$ 10,292,470	\$ 5,461,369	\$ 4,934,170	\$ 193,698	\$ 10,589,237

**Wellborn Special Utility District
Water Rate Study
Base-Extra**

	2021 Water Demand		Peak Month / Average Month	Base %	Excess Month	Extra %	Meter Count	Customer %
	Maximum Month	Average Month						
Residential	134,897,900	70,775,658	1.91	96.8%	64,122,242	98.2%	8,989	99.3%
Commercial	3,480,700	2,333,475	1.49	3.2%	1,147,225	1.8%	62	0.7%
	138,378,600	73,109,133		100.0%	65,269,467	100.0%	9,051	100.0%

**Wellborn Special Utility District
Water Rate Study
Base-Extra Results**

		Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
Treated Water Functionalized Revenue Requirement						
Base		\$ 4,667,488	\$ 5,895,270	\$ 5,102,369	\$ 5,297,989	\$ 5,461,369
Extra		4,262,281	5,605,369	4,638,351	4,805,436	4,934,170
Customer		171,738	169,683	183,882	189,046	193,698
		<u>\$ 9,101,507</u>	<u>\$ 11,670,323</u>	<u>\$ 9,924,601</u>	<u>\$ 10,292,470</u>	<u>\$ 10,589,237</u>
 Allocation to Customer Classes						
Residential						
Base	96.8%	\$ 4,518,513	\$ 5,707,107	\$ 4,939,513	\$ 5,128,889	\$ 5,287,055
Extra	98.2%	4,187,364	5,506,845	4,556,824	4,720,972	4,847,444
Customer	99.3%	170,562	168,521	182,622	187,751	192,371
		<u>\$ 8,876,438</u>	<u>\$ 11,382,473</u>	<u>\$ 9,678,959</u>	<u>\$ 10,037,612</u>	<u>\$ 10,326,869</u>
 Commercial						
Base	3.2%	\$ 148,975	\$ 188,163	\$ 162,856	\$ 169,100	\$ 174,314
Extra	1.8%	74,917	98,524	81,527	84,464	86,727
Customer	0.7%	1,176	1,162	1,260	1,295	1,327
		<u>\$ 225,069</u>	<u>\$ 287,850</u>	<u>\$ 245,643</u>	<u>\$ 254,859</u>	<u>\$ 262,368</u>
		<u><u>\$ 9,101,507</u></u>	<u><u>\$ 11,670,323</u></u>	<u><u>\$ 9,924,601</u></u>	<u><u>\$ 10,292,470</u></u>	<u><u>\$ 10,589,237</u></u>

**Wellborn Special Utility District
Water Rate Study
Water Proposed Rates**

	Current	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
1 Water Revenue Requirement						
2 Residential	\$	8,876,438	\$ 11,382,473	\$ 9,678,959	\$ 10,037,612	\$ 10,326,869
3 Commercial		225,069	287,850	245,643	254,859	262,368
	\$	9,101,507	\$ 11,670,323	\$ 9,924,601	\$ 10,292,470	\$ 10,589,237
4 Billing Determinants						
5 Residential						
6 Standard Meter		9,476	9,760	10,053	10,355	10,666
7 1"		44	44	44	44	44
8 1 1/2"		4	4	4	4	4
9 2"		1	1	1	1	1
10 3"		-	-	-	-	-
11 Total Residential Customers		9,525	9,809	10,102	10,404	10,715
12 Commercial						
13 Standard Meter		21	21	21	21	21
14 1"		10	10	10	10	10
15 1 1/2"		7	7	7	7	7
16 2"		17	17	17	17	17
17 3"		5	5	5	5	5
18 Total Commercial Customers		60	60	60	60	60
19 Equivalent Connections (not count of connections)		9,894	10,178	10,471	10,773	11,084
Retail Annual Consumption						
20 Residential						
21 0 - 2,000		196,854,910	202,724,389	208,779,874	215,021,363	221,448,856
22 2,001 - 10,000		382,869,396	394,285,135	406,062,640	418,201,911	430,702,948
23 10,001 - 20,000		143,482,803	147,760,925	152,174,622	156,723,893	161,408,738
24 20,001 - 30,000		65,505,806	67,458,945	69,473,979	71,550,909	73,689,733
25 30,001 - 40,000		35,795,308	36,862,591	37,963,696	39,098,623	40,267,373
26 40,001 - 50,000		21,099,427	21,728,534	22,377,576	23,046,556	23,735,471
27 50,001 - 60,000		13,296,959	13,693,425	14,102,455	14,524,049	14,958,207
28 60,001 - 70,000		8,607,892	8,864,547	9,129,336	9,402,258	9,683,313
29 70,001 - 80,000		5,806,976	5,980,118	6,158,747	6,342,864	6,532,467
30 80,001 - 90,000		4,097,689	4,219,867	4,345,917	4,475,838	4,609,631
31 90,001 - 100,000		2,981,900	3,070,810	3,162,536	3,257,080	3,354,442
32 > 100,000		19,551,734	20,134,694	20,736,128	21,356,036	21,994,418
		899,950,801	926,783,979	954,467,505	983,001,379	1,012,385,599
33 Commercial						
34 0 - 2,000		983,900	983,900	983,900	983,900	983,900
35 2,001 - 10,000		3,207,000	3,207,000	3,207,000	3,207,000	3,207,000

**Wellborn Special Utility District
Water Rate Study
Water Proposed Rates**

	Current	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
36 10,001 - 20,000		3,241,200	3,241,200	3,241,200	3,241,200	3,241,200
37 20,001 - 30,000		2,751,700	2,751,700	2,751,700	2,751,700	2,751,700
38 30,001 - 40,000		2,214,300	2,214,300	2,214,300	2,214,300	2,214,300
39 40,001 - 50,000		1,871,000	1,871,000	1,871,000	1,871,000	1,871,000
40 50,001 - 60,000		1,553,500	1,553,500	1,553,500	1,553,500	1,553,500
41 60,001 - 70,000		1,290,100	1,290,100	1,290,100	1,290,100	1,290,100
42 70,001 - 80,000		1,061,700	1,061,700	1,061,700	1,061,700	1,061,700
43 80,001 - 90,000		907,800	907,800	907,800	907,800	907,800
44 90,001 - 100,000		816,800	816,800	816,800	816,800	816,800
45 > 100,000		8,102,700	8,102,700	8,102,700	8,102,700	8,102,700
		28,001,700	28,001,700	28,001,700	28,001,700	28,001,700
46 Total Annual Consumption		927,952,501	954,785,679	982,469,205	1,011,003,079	1,040,387,299

Rate Revenues

47 Minimum Charge

48 Residential

49 Standard Meter	\$	29.00	\$	37.50	\$	37.50	\$	37.50	\$	37.50	\$	37.50
50 1"		58.00		75.00		75.00		75.00		75.00		75.00
51 1 1/2"		145.00		187.50		187.50		187.50		187.50		187.50
52 2"		232.00		300.00		300.00		300.00		300.00		300.00
53 3"		522.00		675.00		675.00		675.00		675.00		675.00

54 Total Residential Customers

55 Commercial

56 Standard Meter	\$	29.00	\$	37.50	\$	37.50	\$	37.50	\$	37.50	\$	37.50
57 1"		58.00		75.00		75.00		75.00		75.00		75.00
58 1 1/2"		145.00		187.50		187.50		187.50		187.50		187.50
59 2"		232.00		300.00		300.00		300.00		300.00		300.00
60 3"		522.00		675.00		675.00		675.00		675.00		675.00

61 Total Commercial Customers

62 Minimum Charge Annual Revenue

63 Residential

64 Standard Meter	\$	4,264,200	\$	4,392,000	\$	4,523,850	\$	4,659,750	\$	4,799,700
65 1"		39,600		39,600		39,600		39,600		39,600
66 1 1/2"		9,000		9,000		9,000		9,000		9,000
67 2"		3,600		3,600		3,600		3,600		3,600
68 3"		-		-		-		-		-
69 Total Residential Customers	\$	4,316,400	\$	4,444,200	\$	4,576,050	\$	4,711,950	\$	4,851,900

70 Commercial

71 Standard Meter	\$	9,450	\$	9,450	\$	9,450	\$	9,450	\$	9,450
72 1"		9,000		9,000		9,000		9,000		9,000

**Wellborn Special Utility District
Water Rate Study
Water Proposed Rates**

	Current	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
73 1 1/2"		15,750	15,750	15,750	15,750	15,750
74 2"		61,200	61,200	61,200	61,200	61,200
75 3"		40,500	40,500	40,500	40,500	40,500
76 Total Commercial Customers	\$	135,900	\$ 135,900	\$ 135,900	\$ 135,900	\$ 135,900
77 Total Minimum Bill Revenue	\$	4,452,300	\$ 4,580,100	\$ 4,711,950	\$ 4,847,850	\$ 4,987,800
78 Volumetric Charge						
79 Residential						
80 0 - 2,000	\$	3.55	\$ 4.40	\$ 4.40	\$ 4.40	\$ 4.40
81 2,001 - 10,000		3.85	4.80	4.80	4.80	4.80
82 10,001 - 20,000		4.30	5.30	5.30	5.30	5.30
83 20,001 - 30,000		4.80	6.10	6.10	6.10	6.10
84 30,001 - 40,000		5.95	7.00	7.00	7.00	7.00
85 40,001 - 50,000		6.65	8.10	8.10	8.10	8.10
86 50,001 - 60,000		7.35	9.30	9.30	9.30	9.30
87 60,001 - 70,000		7.35	9.30	9.30	9.30	9.30
88 70,001 - 80,000		7.35	9.30	9.30	9.30	9.30
89 80,001 - 90,000		7.35	9.30	9.30	9.30	9.30
90 90,001 - 100,000		7.35	14.00	14.00	14.00	14.00
91 > 100,000		7.35	14.00	14.00	14.00	14.00
92 Commercial						
93 0 - 2,000	\$	3.55	\$ 4.40	\$ 4.40	\$ 4.40	\$ 4.40
94 2,001 - 10,000		3.85	4.80	4.80	4.80	4.80
95 10,001 - 20,000		4.30	5.30	5.30	5.30	5.30
96 20,001 - 30,000		4.80	6.10	6.10	6.10	6.10
97 30,001 - 40,000		5.95	7.00	7.00	7.00	7.00
98 40,001 - 50,000		6.65	7.70	7.70	7.70	7.70
99 50,001 - 60,000		7.35	7.70	7.70	7.70	7.70
100 60,001 - 70,000		7.35	7.70	7.70	7.70	7.70
101 70,001 - 80,000		7.35	7.70	7.70	7.70	7.70
102 80,001 - 90,000		7.35	7.70	7.70	7.70	7.70
103 90,001 - 100,000		7.35	7.70	7.70	7.70	7.70
104 > 100,000		7.35	7.70	7.70	7.70	7.70
105 Volumetric Annual Revenue						
106 Residential						
107 0 - 2,000	\$	866,162	\$ 891,987	\$ 918,631	\$ 946,094	\$ 974,375
108 2,001 - 10,000		1,837,773	1,892,569	1,949,101	2,007,369	2,067,374
109 10,001 - 20,000		760,459	783,133	806,525	830,637	855,466
110 20,001 - 30,000		399,585	411,500	423,791	436,461	449,507
111 30,001 - 40,000		250,567	258,038	265,746	273,690	281,872

**Wellborn Special Utility District
Water Rate Study
Water Proposed Rates**

	Current	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
112 40,001 - 50,000		170,905	176,001	181,258	186,677	192,257
113 50,001 - 60,000		123,662	127,349	131,153	135,074	139,111
114 60,001 - 70,000		80,053	82,440	84,903	87,441	90,055
115 70,001 - 80,000		54,005	55,615	57,276	58,989	60,752
116 80,001 - 90,000		38,109	39,245	40,417	41,625	42,870
117 90,001 - 100,000		41,747	42,991	44,276	45,599	46,962
118 > 100,000		273,724	281,886	290,306	298,985	307,922
119 Total	\$	4,896,751	\$ 5,042,754	\$ 5,193,383	\$ 5,348,640	\$ 5,508,523
120 Commercial						
121 0 - 2,000	\$	4,329	\$ 4,329	\$ 4,329	\$ 4,329	\$ 4,329
122 2,001 - 10,000		15,394	15,394	15,394	15,394	15,394
123 10,001 - 20,000		17,178	17,178	17,178	17,178	17,178
124 20,001 - 30,000		16,785	16,785	16,785	16,785	16,785
125 30,001 - 40,000		15,500	15,500	15,500	15,500	15,500
126 40,001 - 50,000		14,407	14,407	14,407	14,407	14,407
127 50,001 - 60,000		11,962	11,962	11,962	11,962	11,962
128 60,001 - 70,000		9,934	9,934	9,934	9,934	9,934
129 70,001 - 80,000		8,175	8,175	8,175	8,175	8,175
130 80,001 - 90,000		6,990	6,990	6,990	6,990	6,990
131 90,001 - 100,000		6,289	6,289	6,289	6,289	6,289
132 > 100,000		62,391	62,391	62,391	62,391	62,391
133 Total	\$	189,334	\$ 189,334	\$ 189,334	\$ 189,334	\$ 189,334
134 Total Volumetric Revenues	\$	5,086,085	\$ 5,232,088	\$ 5,382,718	\$ 5,537,974	\$ 5,697,858
135 Total Rate Revenues	\$	9,538,385	\$ 9,812,188	\$ 10,094,668	\$ 10,385,824	\$ 10,685,658
136 Over/(Under)						
137 Residential	\$	336,712	\$ (1,895,519)	\$ 90,475	\$ 22,978	\$ 33,554
138 Commercial		100,165	37,384	79,592	70,376	62,866
	\$	436,878	\$ (1,858,135)	\$ 170,067	\$ 93,354	\$ 96,421
139 Cumulative Over/(Under)	\$	436,878	\$ (1,421,257)	\$ (1,251,190)	\$ (1,157,836)	\$ (1,061,415)

**Wellborn Special Utility District
Water Rate Study
Water Sample Bills**

		Current	Year 1 FY 2023	Year 2 FY 2024	Year 3 FY 2025	Year 4 FY 2026	Year 5 FY 2027
Residential Standard Meter							
Fixed Charge		\$ 29.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50
Volumetric Charge (based on 2,000 gallons)		7.10	8.80	8.80	8.80	8.80	8.80
		<u>\$ 36.10</u>	<u>\$ 46.30</u>	<u>\$ 46.30</u>	<u>\$ 46.30</u>	<u>\$ 46.30</u>	<u>\$ 46.30</u>
Year-Over-Year Increase							
		\$	\$ 10.20	\$ -	\$ -	\$ -	\$ -
		%	28.3%	0.0%	0.0%	0.0%	0.0%
Fixed Charge		\$ 29.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50
Volumetric Charge (based on 5,000 gallons)		18.65	23.20	23.20	23.20	23.20	23.20
		<u>\$ 47.65</u>	<u>\$ 60.70</u>	<u>\$ 60.70</u>	<u>\$ 60.70</u>	<u>\$ 60.70</u>	<u>\$ 60.70</u>
Year-Over-Year Increase							
		\$	\$ 13.05	\$ -	\$ -	\$ -	\$ -
		%	27.4%	0.0%	0.0%	0.0%	0.0%
Fixed Charge		\$ 29.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50
Volumetric Charge (based on 10,000 gallons)		37.90	47.20	47.20	47.20	47.20	47.20
		<u>\$ 66.90</u>	<u>\$ 84.70</u>	<u>\$ 84.70</u>	<u>\$ 84.70</u>	<u>\$ 84.70</u>	<u>\$ 84.70</u>
Year-Over-Year Increase							
		\$	\$ 17.80	\$ -	\$ -	\$ -	\$ -
		%	26.6%	0.0%	0.0%	0.0%	0.0%
Fixed Charge		\$ 29.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50
Volumetric Charge (based on 30,000 gallons)		128.90	161.20	161.20	161.20	161.20	161.20
		<u>\$ 157.90</u>	<u>\$ 198.70</u>	<u>\$ 198.70</u>	<u>\$ 198.70</u>	<u>\$ 198.70</u>	<u>\$ 198.70</u>
Year-Over-Year Increase							
		\$	\$ 40.80	\$ -	\$ -	\$ -	\$ -
		%	25.8%	0.0%	0.0%	0.0%	0.0%
Fixed Charge		\$ 29.00	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50	\$ 37.50
Volumetric Charge (based on 100,000 gallons)		622.40	824.20	824.20	824.20	824.20	824.20
		<u>\$ 651.40</u>	<u>\$ 861.70</u>	<u>\$ 861.70</u>	<u>\$ 861.70</u>	<u>\$ 861.70</u>	<u>\$ 861.70</u>
Year-Over-Year Increase							
		\$	\$ 210.30	\$ -	\$ -	\$ -	\$ -
		%	32.3%	0.0%	0.0%	0.0%	0.0%