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MEMORANDUM

To: Wimberley City Council
Don Ferguson, City Administrator, City of Wimberley

From: Rocky Craley, Raftelis Financial Consultants, Inc.

Subject: Wastewater Financial Plan and Rate Study

Date: November 28, 2016

SUMMARY

Raftelis Financial Consultants, Inc. (RFC) was retained by the City of Wimberley to complete a Wastewater Financial Plan and Rate Study. The study was needed to calculate the wastewater rate and to provide a financial plan for the City's new wastewater system. RFC worked with the City Administrator and the City's Consulting Engineer to develop the assumptions needed to estimate the revenue requirements of the system and calculate a wastewater rate. On November 30, 2016, RFC will present its findings to City Council.

ASSUMPTIONS

In developing a financial plan, the revenue requirements of the system must be determined. Revenue Requirements typically include Operations and Maintenance Expenses and Debt Service related to capital improvements. In addition, offsetting revenues are considered and reduce the revenue requirements before rates are calculated.

Operations & Maintenance Expenses

In 2013, when the City was developing the initial estimates for the wastewater system, its Consulting Engineer, Steve Coonan with Alan Plummer Associates, Inc., developed an Operations and Maintenance Expense (O&M) estimate for the first year of operation. This estimate of approximately $172,000 continues to be used in the current analysis, and is anticipated to conservatively increase by 2.0% per year.

Debt Service

In April 2013, the City received a Planning and Design Loan in the amount of $650,000 from the Texas Water Development Board (TWDB) for the wastewater system. It is anticipated that the City will potentially have about $150,000 in surplus funds related to the Planning and Design Loan. RFC has assumed that the surplus funds can be used to make the final payment of approximately $128,000 in FY 2019. It should be noted that RFC recommends that prior to using surplus funds in this manner that the City verify that this is an eligible use of the funds.

In April 2016, the TWDB approved a Construction loan in the amount of $5,255,000 with $243,005 in loan forgiveness. In addition to the loans, the City has received a $1 million grant from the United States Economic Development Administration. In the financial planning model, RFC has reduced the debt service payments associated with the TWDB loan assuming that the loan proceeds can be reduced by $1 million.

As part of the TWDB loan commitment, the City agreed to contribute $200,000 per year to offset the revenue requirement of the system. Included in this contribution is the purchase of reuse water that would be used by its parks and utility system. While the City's contribution is anticipated to be capped at $200,000 per year, the financial plan shows financial need slightly above $200,000 for FY 2018 of approximately $16,000. As previously referenced, it is anticipated that there may be remaining funds from the Planning and Development loan that may be available to offset this additional one-year revenue requirement.

Capital Recovery Fee

Partial financing of the system will be through the collection of capital recovery fees from customers connecting to the system. It is anticipated that only revenue from fees of those customers initially connecting to the system will be used to offset debt service payments associated with the construction of the system. The City will be providing customers the option to pay over eight (8) years, and for modeling cash flow, it is assumed all customers will opt to pay over the full eight years. The fee is $2,500 per LUE and the total number of initial connections to the system is 133 LUEs. The determination of LUEs is described in more detail below. This results in approximately $41,500 of annual revenue for eight years to offset the TWDB loan annual debt payments.

Rate Revenue Requirement

Table 1 shows the resulting Revenue Requirement from Rates that will be needed on the system. In this plan, rate revenue will not be collected until FY 2019, which is anticipated to be the first full year of implementation.

Table 1

Revenue Requirements	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
O&M Costs	$0	$0	$172,075	$175,517	$179,027
Debt Service	$152,947	$256,839	$350,015	$218,202	$219,882
Total	$152,947	$256,839	$572,090	$443,719	$448,909
Off-Setting Revenues					
City Contribution	($111,459)	($215,351)	($200,000)	($200,000)	($200,000)
Capital Recovery Fee	($41,488)	($41,488)	($41,488)	($41,488)	($41,488)
Surplus Funds	($0)	($0)	($128,492)	($0)	($0)
Total Rate Revenue Requirement	$0	$0	$152,110	$152,231	$157,421

BILLING DETERMINANTS

In order to develop a rate, the billing determinants that will be utilized must be considered. In calculating the monthly base and volume charges, RFC estimated the number of Living Unit Equivalents(LUEs) and the amount of billed demand based on historical water usage.

LUEs for Determining Monthly Base Charge

To calculate the total LUEs, RFC considered the previous year's usage of each of the 109 customers that will be initially connecting to the system. That usage was converted to a daily average and then divided by 300 gallons per day (gpd). 300 gpd will be considered the daily average for 1 LUE and is consistent with the 2013 Feasibility Study. Any customers with less than 300 gpd received a designation of 1 LUE. These

customers primarily represent residential customers. Where a customer has greater than 300 gpd, the LUEs were calculated accordingly. The total number of LUEs is 172 for FY 2019.

Wastewater Demand for Determining Volume Rate
To estimate the billed demand, RFC calculated the average of the customers' 3-year historical consumption. For residential customers, RFC used winter-averages from December, January and February. For commercial customers, 100% of water usage was considered. The total anticipated billed volume is approximately 12.7 million gallons for FY 2019.

LUEs for Capital Recovery Fee
The total LUEs assessed the Capital Recovery Fee is 133 LUEs. This is representative of the 172 LUEs mentioned above less 39 LUEs, which represents the total number of LUEs assigned to the City's existing wastewater customer, Deer Creek. Deer Creek will not be charged a capital recovery fee, which is consistent with the assumptions of the previous feasibility studies.

WASTEWATER RATE

The calculated rate for FY 2019 is shown in Table 2.

Table 2

Monthly Minimum Charge	Volume Charge*
$35.00	$6.28

*Residential Customers billed based on winter average from December, January and February. Commercial Customers billed based on 100% water usage.

FUTURE RATES

Based on the future estimated rate revenue requirements, the rates are projected to increase as shown in Table 3.

Table 3

Monthly Charge	FY 2019	FY 2020	FY 2021
Minimum Charge	$35.00	$35.00	$35.00
Volume Charge	$6.28	$6.15	$6.41

CASH FLOW

Table 4 shows the projected cash flow for the wastewater system. It is projected that based on the rates in Table 3 and other non-rate revenues/contributions explained above, all costs of the system will be recovered.

Table 4

City of Wimberley

Wastewater Financial Feasibility Model
Cash Flow

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Revenues					
Primary Revenue					
Capital Recovery Fee	$41,488	$41,488	$41,488	$41,488	$41,488
Reuse Revenue	$111,459	$215,351	$200,000	$200,000	$200,000
User Fees	$0	$0	$152,110	$152,231	$157,421
Subtotal Primary Revenue	$152,947	$256,839	$393,598	$393,719	$398,909
Non-Operating Revenues					
City's Pledge	$0	$0	$0	$0	$0
I&S Funds (Surplus TWDB Funds)	$0	$0	$128,492	$0	$0
Loss (Non-Recovery of Capital Recovery Fees)	$0	$0	$0	$0	$0
Subtotal Wastewater Rates and Charges	$0	$0	$128,492	$0	$0
Total Revenues	$152,947	$256,839	$522,090	$393,719	$398,909
% Change	*15.11%*	*67.93%*	*103.28%*	*-24.59%*	*1.32%*
Revenue Requirements					
Total Operating and Maintenance Expenses	$0	$0	$172,075	$175,517	$179,027
Capital Costs					
Rate Funded Capital Projects	$0	$0	$0	$0	$0
Total Debt Service	$152,947	$256,839	$350,015	$218,202	$219,882
Debt Service Coverage Requirement	$0	$0	$0	$0	$0
Contributions to Reserve Funds					
Operating Reserve Fund	$0	$0	$0	$0	$0
Debt Service Reserve	$0	$0	$0	$0	$0
Emergency Reserve Fund	$0	$0	$0	$0	$0
Total Reserve Contributions	$0	$0	$0	$0	$0
Total Revenue Requirements	$152,947	$256,839	$522,090	$393,719	$398,909
	15.11%	*67.93%*	*103.28%*	*-24.59%*	*1.32%*
Surplus/Deficit	$0	$0	$0	$0	$0

RAFTELIS
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CITY OF WIMBERLEY

Wastewater Financial Plan and Rate Study Work Session

November 30, 2016

TODAY'S PRESENTATION OBJECTIVES

1. Financial Plan and Rate Study Overview
2. Study Assumptions
3. Study Results
4. Questions

Financial Plan and Rate Study Overview & Objectives

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TIMELINE

2012
- WRM Completes Study

2013
- APAI and RFC: Feasibility Study
- Citizen Group Approves

2015
- RFC updated TWDB Rate Assumptions

2016
- RFC updates Financial Feasibility Study
- Recent consumption data
- Determine Methodology
- Calculate Rates and Charges

2017/18
- Final Update before Implementation

OBJECTIVES

- Rate Study
  - Identifies all preliminary O&M and debt service costs
  - Incorporates all revenue sources
  - Calculates the wastewater monthly base charge and volumetric rate required to meet revenue requirements
- Rate Study establishes methodology used for determining rates

Study Assumptions

LUES

- Living Unit Equivalents (LUEs)
  - Number of LUEs calculated based on previous year's daily average consumption divided by 300 gpd
    - All Connections assigned at least 1 LUE
    - Additional fractional LUEs above 1 LUE for demand above 300 gpd
    - Set for customers for a period of 3-5 years
  - Minimum Charge and Capital Recovery Fee to be billed based on the customer's number of LUEs

LUES

- Living Unit Equivalents (LUEs)
  - For Monthly Minimum Charge
    - Total of 172 LUEs, calculated based on 300 gpd of flow
    - Growth of 2 connections per year after initial connections
  - For Capital Recovery Fee
    - 133 LUEs
    - Deer Creek will not pay Capital Recovery Fee

BILLED DEMAND

- Estimated Billed Demand
  - For planning purposes, RFC utilized a 3-year historical average to estimate billed consumption
    - Winter average for residential customer
    - 100% usage for commercial
  - FY 2019 billed demand of 12.7 million gallons
  - This average was utilized to determine the appropriate volume charge

FINANCIAL ASSUMPTIONS

- Implementation
  - 18-month Construction
  - Implementation in FY 2019
- Operating
  - O&M Estimated at $172k, as provided in 2013
  - 2.0% annual escalation of operating costs
- Capital
  - TWDB Debt Service, $5,255,000 Loan (1.0x coverage)
  - $1 million EDA Reimbursement Grant

FINANCIAL ASSUMPTIONS

- Offsetting revenue
  - City Contribution (includes Reuse)
    - $200,000 from City
  - Capital Recovery Fee from Initial Connections
    - 133 LUEs
    - $2,500 per LUE
    - Equal annual payments over 8 years
    - Approximately $41,500 annually for 8 years

*Future Impact Fee revenue from anticipated connections are not used to offset annual revenue requirements.

Study Results

RESULTS
BASELINE – CITY CONTRIBUTES $200,000

Monthly Charge	FY 2019	FY 2020	FY 2021
Base Charge	$35.00	$35.00	$35.00
Volume Charge*	$6.28	$6.15	$6.41
Typical Residential Monthly Bill*	$55.72	$55.29	$56.17

*Residential Customers will be charged based on average usage of December, January and February. If usage is not available for those three months, then the residential average of the winter average, 3,300 gallons, will be used. Commercial Customers will be charged based on 100% of monthly water usage.

RESULTS
ALTERNATIVE SCENARIO – CITY CONTRIBUTES $150,000

Monthly Charge	FY 2019	FY 2020	FY 2021
Base Charge	$35.00	$35.00	$35.00
Volume Charge*	$10.21	$10.03	$10.25
Typical Residential Monthly Bill*	$68.68	$68.11	$68.84

*Residential Customers will be charged based on average usage of December, January and February. If usage is not available for those three months, then the residential average of the winter average, 3,300 gallons, will be used. Commercial Customers will be charged based on 100% of monthly water usage.

RESULTS
ALTERNATIVE SCENARIO – CITY CONTRIBUTES $100,000

Monthly Charge	FY 2019	FY 2020	FY 2021
Base Charge	$35.00	$35.00	$35.00
Volume Charge*	$14.14	$13.92	$14.09
Typical Residential Monthly Bill*	$81.65	$80.93	$81.51

*Residential Customers will be charged based on average usage of December, January and February. If usage is not available for those three months, then the residential average of the winter average, 3,300 gallons, will be used. Commercial Customers will be charged based on 100% of monthly water usage.

COMPARISON OF SCENARIOS

Average Residential Monthly Charge* at City Contribution of:	FY 2019	FY 2020	FY 2021
$200,000	$55.72	$55.29	$56.17
$150,000	$68.68	$68.11	$68.84
$100,000	$81.65	$80.93	$81.51

*Residential average of the winter average is 3,300 gallons per month.

Recommendations

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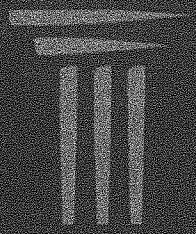
FUTURE RECOMMENDATIONS

- Consider the methodology
- Upon completion of the project, RFC recommends that the revenue requirement and rate assumptions be updated prior to implementation
- Rate ordinance should reflect actual billing process
  - LUE calculation and assignment
  - Billed Consumption
- Develop policy for utilizing surplus funds

Questions



MSRB REGISTERED
MUNICIPAL ADVISOR

RFC IS A REGISTERED MUNICIPAL ADVISOR WITH THE MSRB AND SEC UNDER THE DODD-FRANK ACT AND IS FULLY QUALIFIED AND CAPABLE OF PROVIDING ADVICE RELATED TO ALL ASPECTS OF UTILITY FINANCIAL AND CAPITAL PLANNING, INCLUDING THE SIZE, TIMING, AND TERMS OF FUTURE DEBT ISSUES.

Any opinion, information, or recommendation included in this presentation, related to the size, timing, and terms of a future debt issue may be relied upon only for its intended purpose. This information is not intended as a recommendation to undertake a specific course of action related to the issuance of debt, or to indicate that a particular set of assumptions for the size, timing and terms of issuing debt will be available at the time debt is actually issued.

City of Wimberley

Wastewater Financial Feasibility Model - City Contribution at $200,000

Example Monthly Bills

				Monthly Rate		Monthly Bill			Annual
Address	3-Yr Avg*	Mo Usage	LUEs	Base Charge	Volume Charge	Base	Volume	Total	Charge
14004 RR 12	574,917	47,910	4.9	$ 35.00	$ 6.28	$ 172.16	$ 300.75	$ 472.91	$ 5,675
14000 RR 12	39,443	3,287	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.63	$ 55.63	$ 668
Old Kyle Road	45,403	3,784	1.0	$ 35.00	$ 6.28	$ 35.00	$ 23.75	$ 58.75	$ 705
111 Old Kyle Road	30,747	2,562	1.0	$ 35.00	$ 6.28	$ 35.00	$ 16.08	$ 51.08	$ 613
280 Old Kyle Road	15,160	1,263	1.0	$ 35.00	$ 6.28	$ 35.00	$ 7.93	$ 42.93	$ 515
201 Blue Hole Lane	12,040	1,003	1.0	$ 35.00	$ 6.28	$ 35.00	$ 6.30	$ 41.30	$ 496
203 Blue Hole Lane	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
205 Blue Hole Lane	59,320	4,943	1.0	$ 35.00	$ 6.28	$ 35.00	$ 31.03	$ 66.03	$ 792
207 Blue Hole Lane	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
209 Blue Hole Lane	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
211 Blue Hole Lane	49,960	4,163	1.0	$ 35.00	$ 6.28	$ 35.00	$ 26.14	$ 61.14	$ 734
213 Blue Hole Lane	271,480	22,623	1.0	$ 35.00	$ 6.28	$ 35.00	$ 142.02	$ 177.02	$ 2,124
501 Old Kyle Road, #9	201,243	16,770	2.0	$ 35.00	$ 6.28	$ 69.89	$ 105.27	$ 175.16	$ 2,102
14015 RR 12	192,573	16,048	2.6	$ 35.00	$ 6.28	$ 91.47	$ 100.74	$ 192.21	$ 2,306
14011 RR 12	3,777	315	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.98	$ 36.98	$ 444
104 Wimberley Square	7,783	649	1.0	$ 35.00	$ 6.28	$ 35.00	$ 4.07	$ 39.07	$ 469
106 Wimberley Square	2,703	225	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.41	$ 36.41	$ 437
112 Wimberley Square	1,803	150	1.0	$ 35.00	$ 6.28	$ 35.00	$ 0.94	$ 35.94	$ 431
114 Wimberley Square	7,900	658	1.0	$ 35.00	$ 6.28	$ 35.00	$ 4.13	$ 39.13	$ 470
116 Wimberley Square	1,360	113	1.0	$ 35.00	$ 6.28	$ 35.00	$ 0.71	$ 35.71	$ 429
101 Wimberley Square	459,783	38,315	4.7	$ 35.00	$ 6.28	$ 165.43	$ 240.52	$ 405.95	$ 4,871
303 Wimberley Square	92,543	7,712	1.0	$ 35.00	$ 6.28	$ 35.00	$ 48.41	$ 83.41	$ 1,001
201 Wimberley Square	37,740	3,145	1.0	$ 35.00	$ 6.28	$ 35.00	$ 19.74	$ 54.74	$ 657
200 Wimberley Square	56,123	4,677	1.0	$ 35.00	$ 6.28	$ 35.00	$ 29.36	$ 64.36	$ 772
204 Wimberley Square	7,397	616	1.0	$ 35.00	$ 6.28	$ 35.00	$ 3.87	$ 38.87	$ 466
120 Henson Drive	2,240	187	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.17	$ 36.17	$ 434
304 Blue Heron	58,120	4,843	1.0	$ 35.00	$ 6.28	$ 35.00	$ 30.40	$ 65.40	$ 785
103 Henson Road	56,840	4,737	1.0	$ 35.00	$ 6.28	$ 35.00	$ 29.73	$ 64.73	$ 777
100 Oak Drive	42,806	3,567	1.0	$ 35.00	$ 6.28	$ 35.00	$ 22.39	$ 57.39	$ 689
110 Oak Drive	121,760	10,147	1.0	$ 35.00	$ 6.28	$ 35.85	$ 63.69	$ 99.54	$ 1,195
180 Oak Drive	9,280	773	1.0	$ 35.00	$ 6.28	$ 35.00	$ 4.85	$ 39.85	$ 478
190 Oak Drive	2,480	207	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.30	$ 36.30	$ 436
306 Wimberley Square	71,017	5,918	1.0	$ 35.00	$ 6.28	$ 35.00	$ 37.15	$ 72.15	$ 866
301 Wimberley Square	13,140	1,095	1.0	$ 35.00	$ 6.28	$ 35.00	$ 6.87	$ 41.87	$ 502
314 Wimberley Square	28,737	2,395	1.0	$ 35.00	$ 6.28	$ 35.00	$ 15.03	$ 50.03	$ 600
302 Wimberley Square	664,807	55,401	6.1	$ 35.00	$ 6.28	$ 212.22	$ 347.77	$ 559.99	$ 6,720
103 Oak Dr	51,920	4,327	1.0	$ 35.00	$ 6.28	$ 35.00	$ 27.16	$ 62.16	$ 746
107 Oak Dr	27,920	2,327	1.0	$ 35.00	$ 6.28	$ 35.00	$ 14.61	$ 49.61	$ 595
109 Oak Dr	52,920	4,410	1.0	$ 35.00	$ 6.28	$ 35.00	$ 27.68	$ 62.68	$ 752
208 Blue Heron Run	29,360	2,447	1.0	$ 35.00	$ 6.28	$ 35.00	$ 15.36	$ 50.36	$ 604
100 Blue Heron Run	25,520	2,127	1.0	$ 35.00	$ 6.28	$ 35.00	$ 13.35	$ 48.35	$ 580
255 Blue Heron Run	51,400	4,283	1.0	$ 35.00	$ 6.28	$ 35.00	$ 26.89	$ 61.89	$ 743
13915 RR 12	10,980	915	1.0	$ 35.00	$ 6.28	$ 35.00	$ 5.74	$ 40.74	$ 489
13911 RR 12	14,167	1,181	1.0	$ 35.00	$ 6.28	$ 35.00	$ 7.41	$ 42.41	$ 509
13909 RR 12	18,407	1,534	1.0	$ 35.00	$ 6.28	$ 35.00	$ 9.63	$ 44.63	$ 536
13901A RR 12	7,227	602	1.0	$ 35.00	$ 6.28	$ 35.00	$ 3.78	$ 38.78	$ 465
13811 RR 12	11,413	951	1.0	$ 35.00	$ 6.28	$ 35.00	$ 5.97	$ 40.97	$ 492
13709 RR 12	10,653	888	1.0	$ 35.00	$ 6.28	$ 35.00	$ 5.57	$ 40.57	$ 487
13709 RR 12	34,620	2,885	1.0	$ 35.00	$ 6.28	$ 35.00	$ 18.11	$ 53.11	$ 637
13701 RR 12	15,337	1,278	1.0	$ 35.00	$ 6.28	$ 35.00	$ 8.02	$ 43.02	$ 516
13619 RR 12	44,043	3,670	1.0	$ 35.00	$ 6.28	$ 35.00	$ 23.04	$ 58.04	$ 696
Blue Heron Run	15,480	1,290	1.0	$ 35.00	$ 6.28	$ 35.00	$ 8.10	$ 43.10	$ 517
13615 RR 12	7,967	664	1.0	$ 35.00	$ 6.28	$ 35.00	$ 4.17	$ 39.17	$ 470
110 Blue Heron Run	1,400	117	1.0	$ 35.00	$ 6.28	$ 35.00	$ 0.73	$ 35.73	$ 429
404 Blue Heron Run	29,440	2,453	1.0	$ 35.00	$ 6.28	$ 35.00	$ 15.40	$ 50.40	$ 605
406 Blue Heron Run	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
408 Blue Heron Run	10,080	840	1.0	$ 35.00	$ 6.28	$ 35.00	$ 5.27	$ 40.27	$ 483
412 Blue Heron Run	2,000	167	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.05	$ 36.05	$ 433

City of Wimberley

Wastewater Financial Feasibility Model - City Contribution at $200,000

Example Monthly Bills

				Monthly Rate		Monthly Bill			Annual
Address	3-Yr Avg*	Mo Usage	LUEs	Base Charge	Volume Charge	Base	Volume	Total	Charge
422 Blue Heron Run	10,160	847	1.0	$ 35.00	$ 6.28	$ 35.00	$ 5.31	$ 40.31	$ 484
444 Blue Heron Run	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
500 Blue Heron Run	22,120	1,843	1.0	$ 35.00	$ 6.28	$ 35.00	$ 11.57	$ 46.57	$ 559
201 Blue Heron Run	66,440	5,537	1.0	$ 35.00	$ 6.28	$ 35.00	$ 34.76	$ 69.76	$ 837
13401 RR 12	736,274	61,356	4.7	$ 35.00	$ 6.28	$ 164.13	$ 385.16	$ 549.29	$ 6,591
205 Blue Heron Run	230,120	19,177	1.8	$ 35.00	$ 6.28	$ 62.09	$ 120.38	$ 182.47	$ 2,190
295 Blue Heron Run	13,920	1,160	1.0	$ 35.00	$ 6.28	$ 35.00	$ 7.28	$ 42.28	$ 507
Blue Heron Run	80,120	6,677	1.0	$ 35.00	$ 6.28	$ 35.00	$ 41.91	$ 76.91	$ 923
13201 RR 12	640	53	1.0	$ 35.00	$ 6.28	$ 35.00	$ 0.33	$ 35.33	$ 424
RR 12 & Blanco River	480	40	1.0	$ 35.00	$ 6.28	$ 35.00	$ 0.25	$ 35.25	$ 423
RR 12 & Blanco River	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
101 Old Kyle Road	88,673	7,389	1.1	$ 35.00	$ 6.28	$ 38.10	$ 46.39	$ 84.49	$ 1,014
13900 RR 12	90,643	7,554	2.0	$ 35.00	$ 6.28	$ 71.22	$ 47.42	$ 118.64	$ 1,424
151 Old Kyle Road	15,319	1,277	1.0	$ 35.00	$ 6.28	$ 35.00	$ 8.01	$ 43.01	$ 516
220 Old Kyle Road	36,143	3,012	1.0	$ 35.00	$ 6.28	$ 35.00	$ 18.91	$ 53.91	$ 647
221 Old Kyle Road	-	-	1.0	$ 35.00	$ 6.28	$ 35.00	$ -	$ 35.00	$ 420
110 Old Kyle Road	36,240	3,020	1.0	$ 35.00	$ 6.28	$ 35.00	$ 18.96	$ 53.96	$ 647
282 Old Kyle Road	2,600	217	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.36	$ 36.36	$ 436
284 Old Kyle Road	11,490	958	1.0	$ 35.00	$ 6.28	$ 35.00	$ 6.01	$ 41.01	$ 492
425 Old Kyle Road	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
450 Old Kyle Road	49,650	4,138	1.0	$ 35.00	$ 6.28	$ 35.00	$ 25.97	$ 60.97	$ 732
453 Old Kyle Road	22,010	1,834	1.0	$ 35.00	$ 6.28	$ 35.00	$ 11.51	$ 46.51	$ 558
201 FM 3237	22,961	1,913	1.0	$ 35.00	$ 6.28	$ 35.00	$ 12.01	$ 47.01	$ 564
181 FM 3237	14,610	1,218	1.0	$ 35.00	$ 6.28	$ 35.00	$ 7.64	$ 42.64	$ 512
173 FM 3237	47,363	3,947	1.0	$ 35.00	$ 6.28	$ 35.00	$ 24.78	$ 59.78	$ 717
Corner of RR 12 & 3237 (13201)	150,783	12,565	1.0	$ 35.00	$ 6.28	$ 35.01	$ 78.88	$ 113.89	$ 1,367
13504 RR 12	28,840	2,403	1.0	$ 35.00	$ 6.28	$ 35.00	$ 15.09	$ 50.09	$ 601
13310 RR 12	34,753	2,896	1.0	$ 35.00	$ 6.28	$ 35.00	$ 18.18	$ 53.18	$ 638
13500 RR 12	17,230	1,436	1.0	$ 35.00	$ 6.28	$ 35.00	$ 9.01	$ 44.01	$ 528
13510 RR 12	6,267	522	1.0	$ 35.00	$ 6.28	$ 35.00	$ 3.28	$ 38.28	$ 459
13590 RR 12	7,967	664	1.0	$ 35.00	$ 6.28	$ 35.00	$ 4.17	$ 39.17	$ 470
150 Oldham St.	88,800	7,400	1.0	$ 35.00	$ 6.28	$ 35.00	$ 46.45	$ 81.45	$ 977
151 Oldham St.	37,886	3,157	1.0	$ 35.00	$ 6.28	$ 35.00	$ 19.82	$ 54.82	$ 658
13600 RR 12	21,723	1,810	1.0	$ 35.00	$ 6.28	$ 35.00	$ 11.36	$ 46.36	$ 556
13620 RR 12	67,908	5,659	1.0	$ 35.00	$ 6.28	$ 35.00	$ 35.52	$ 70.52	$ 846
13706 RR 12	79,613	6,634	1.0	$ 35.00	$ 6.28	$ 35.00	$ 41.65	$ 76.65	$ 920
13710 RR 12	23,843	1,987	1.0	$ 35.00	$ 6.28	$ 35.00	$ 12.47	$ 47.47	$ 570
13300 RR 12	3,330	278	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.74	$ 36.74	$ 441
13320 RR 12	25,640	2,137	1.0	$ 35.00	$ 6.28	$ 35.00	$ 13.41	$ 48.41	$ 581
13320 RR 12 Bldg C	6,020	502	1.0	$ 35.00	$ 6.28	$ 35.00	$ 3.15	$ 38.15	$ 458
13320 RR 12 Bldg B	6,667	556	1.0	$ 35.00	$ 6.28	$ 35.00	$ 3.49	$ 38.49	$ 462
200 FM 3237	448,987	37,416	3.1	$ 35.00	$ 6.28	$ 110.00	$ 234.87	$ 344.87	$ 4,138
300 FM 3237	360,805	30,067	3.0	$ 35.00	$ 6.28	$ 106.60	$ 188.74	$ 295.35	$ 3,544
555 FM 3237	5,390,137	449,178	38.9	$ 35.00	$ 6.28	$ 1,359.77	$ 2,819.68	$ 4,179.45	$ 50,153
100 Malone	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
112 Wimberley Square	3,553	296	1.0	$ 35.00	$ 6.28	$ 35.00	$ 1.86	$ 36.86	$ 442
13201 RR 12	26,050	2,171	1.0	$ 35.00	$ 6.28	$ 35.00	$ 13.63	$ 48.63	$ 584
Old Kyle Road	76,120	6,343	1.0	$ 35.00	$ 6.28	$ 35.00	$ 39.82	$ 74.82	$ 898
302 Blue Heron Run	39,600	3,300	1.0	$ 35.00	$ 6.28	$ 35.00	$ 20.72	$ 55.72	$ 669
100 Blue Hole Lane	172,787	14,399	1.4	$ 35.00	$ 6.28	$ 50.59	$ 90.39	$ 140.97	$ 1,692
Old Kyle Road	92,460	7,705	1.0	$ 35.00	$ 6.28	$ 35.00	$ 48.37	$ 83.37	$ 1,000

*Monthly rate for Commercial Accounts is based on 100% Actual Water Usage in 2015; Monthly Rate for Residential Accounts is based on the Winter Average of Dec 2015, Jan 2016 & Feb 2016.

City of Wimberley, Texas
Draft Pro Forma - City Contribution at $200,000
November 30, 2016

Fiscal Year	Capital Recovery Fees Revenue (1)	Future Impact Fees (2)	Base Charge Revenue	Volumetric Rate Revenue	City Contribution (3)	Annual Adjustment (4)	Annual Revenue (5)	O&M Expenses	Current Debt Service (6)	TWDB Loan (7)	Total Expenses (5)	Surplus/ (Deficit)
2017	$ 41,488	$ -	$ -	$ -	$ 111,459	$ -	$ 152,947	$ -	$ 131,860	$ 21,087	$ 152,947	$ -
2018	41,488	-	-	-	200,000	15,351	256,839	-	130,316	126,523	256,839	-
2019	41,488	-	72,240	79,870	200,000	128,492	522,090	172,075	128,492	221,523	522,090	-
2020	41,488	5,000	73,080	79,151	200,000	-	393,719	175,517	-	218,202	393,719	-
2021	41,488	5,000	73,920	83,501	200,000	-	398,909	179,027	-	219,882	398,909	-
2022	41,488	5,000	74,760	87,807	200,000	-	404,054	182,607	-	221,447	404,054	-
2023	41,488	5,000	75,600	87,069	200,000	-	404,157	186,260	-	217,897	404,157	-
2024	41,488	5,000	76,440	91,405	200,000	-	409,333	189,985	-	219,348	409,333	-
2025	-	5,000	88,320	126,148	200,000	-	414,468	193,784	-	220,684	414,468	-
2026	-	5,000	89,280	130,285	200,000	-	419,565	197,660	-	221,905	419,565	-
2027	-	5,000	90,240	129,385	200,000	-	419,625	201,613	-	218,012	419,625	-
2028	-	5,000	91,200	133,565	200,000	-	424,765	205,646	-	219,119	424,765	-
2029	-	5,000	92,160	137,710	200,000	-	429,870	209,758	-	220,112	429,870	-
2030	-	5,000	93,120	141,824	200,000	-	434,944	213,954	-	220,990	434,944	-
2031	-	5,000	94,080	145,906	200,000	-	439,986	218,233	-	221,753	439,986	-
2032	-	5,000	95,040	149,959	200,000	-	444,999	222,597	-	222,402	444,999	-
2033	-	5,000	96,000	148,986	200,000	-	444,986	227,049	-	217,937	444,986	-
2034	-	5,000	96,960	153,101	200,000	-	450,061	231,590	-	218,471	450,061	-
2035	-	5,000	97,920	157,193	200,000	-	455,113	236,222	-	218,891	455,113	-
2036	-	5,000	98,880	161,264	200,000	-	460,144	240,947	-	219,197	460,144	-
2037	-	5,000	99,840	165,314	200,000	-	465,154	245,766	-	219,388	465,154	-
2038	-	5,000	100,800	169,347	200,000	-	470,147	250,683	-	219,464	470,147	-
2039	-	5,000	101,760	173,363	200,000	-	475,123	255,697	-	219,426	475,123	-
2040	-	5,000	102,720	177,366	200,000	-	480,086	260,812	-	219,274	480,086	-
2041	-	5,000	103,680	181,356	200,000	-	485,036	266,029	-	219,007	485,036	-
2042	-	5,000	104,640	185,336	200,000	-	489,976	271,351	-	218,625	489,976	-
2043	-	5,000	105,600	189,308	200,000	-	494,908	276,779	-	218,129	494,908	-
2044	-	5,000	106,560	193,274	200,000	-	499,834	282,315	-	217,519	499,834	-
2045	-	5,000	107,520	197,236	200,000	-	504,756	287,962	-	216,794	504,756	-
2046	-	5,000	108,480	201,196	200,000	-	509,676	293,722	-	215,954	509,676	-

(1) Capital Recovery Fees are assessed at $2,500 per LUE, with an anticipated payback over 8 years.

(2) Future Impact Fees collected are assumed to be used for expansion related projects and not used to offset annual revenue requirements.

(3) City Contribution includes reuse water sales.

(4) Additional annual adjustments in FY 2018 and FY 2019 are assumed to be paid with surplus loan proceeds from the PAD loan.

(5) Revenues and Expenses have been determined and forecasted based on best available data.

(6) Current Debt service includes the GBRA related debt and the PAD loan from TWDB Project Funding Request 4/11/2016, Attachment 2.

(7) This is an estimate of the revised annual payment of the reduced TWDB loan after incorporating the $1 million EDA grant. An official schedule of the revised loan amount has not been produced.

City of Wimberley, Texas
Draft Pro Forma - City Contribution at $150,000
November 30, 2016

Fiscal Year	Capital Recovery Fees Revenue (1)	Future Impact Fees (2)	Base Charge Revenue	Volumetric Rate Revenue	City Contribution (3)	Annual Adjustment (4)	Annual Revenue (5)	O&M Expenses	Current Debt Service (6)	TWDB Loan (7)	Total Expenses (5)	Surplus/ (Deficit)
2017	$ 41,488	$ -	$ -	$ -	$ 111,459	$ -	$ 152,947	$ -	$ 131,860	$ 21,087	$ 152,947	$ -
2018	41,488	-	-	-	200,000	15,351	256,839	-	130,316	126,523	256,839	-
2019	41,488	-	72,240	129,870	150,000	128,492	522,090	172,075	128,492	221,523	522,090	-
2020	41,488	5,000	73,080	129,151	150,000	-	393,719	175,517	-	218,202	393,719	-
2021	41,488	5,000	73,920	133,501	150,000	-	398,909	179,027	-	219,882	398,909	-
2022	41,488	5,000	74,760	137,807	150,000	-	404,054	182,607	-	221,447	404,054	-
2023	41,488	5,000	75,600	137,069	150,000	-	404,157	186,260	-	217,897	404,157	-
2024	41,488	5,000	76,440	141,405	150,000	-	409,333	189,985	-	219,348	409,333	-
2025	-	5,000	88,320	176,148	150,000	-	414,468	193,784	-	220,684	414,468	-
2026	-	5,000	89,280	180,285	150,000	-	419,565	197,660	-	221,905	419,565	-
2027	-	5,000	90,240	179,385	150,000	-	419,625	201,613	-	218,012	419,625	-
2028	-	5,000	91,200	183,565	150,000	-	424,765	205,646	-	219,119	424,765	-
2029	-	5,000	92,160	187,710	150,000	-	429,870	209,758	-	220,112	429,870	-
2030	-	5,000	93,120	191,824	150,000	-	434,944	213,954	-	220,990	434,944	-
2031	-	5,000	94,080	195,906	150,000	-	439,986	218,233	-	221,753	439,986	-
2032	-	5,000	95,040	199,959	150,000	-	444,999	222,597	-	222,402	444,999	-
2033	-	5,000	96,000	198,986	150,000	-	444,986	227,049	-	217,937	444,986	-
2034	-	5,000	96,960	203,101	150,000	-	450,061	231,590	-	218,471	450,061	-
2035	-	5,000	97,920	207,193	150,000	-	455,113	236,222	-	218,891	455,113	-
2036	-	5,000	98,880	211,264	150,000	-	460,144	240,947	-	219,197	460,144	-
2037	-	5,000	99,840	215,314	150,000	-	465,154	245,766	-	219,388	465,154	-
2038	-	5,000	100,800	219,347	150,000	-	470,147	250,683	-	219,464	470,147	-
2039	-	5,000	101,760	223,363	150,000	-	475,123	255,697	-	219,426	475,123	-
2040	-	5,000	102,720	227,366	150,000	-	480,086	260,812	-	219,274	480,086	-
2041	-	5,000	103,680	231,356	150,000	-	485,036	266,029	-	219,007	485,036	-
2042	-	5,000	104,640	235,336	150,000	-	489,976	271,351	-	218,625	489,976	-
2043	-	5,000	105,600	239,308	150,000	-	494,908	276,779	-	218,129	494,908	-
2044	-	5,000	106,560	243,274	150,000	-	499,834	282,315	-	217,519	499,834	-
2045	-	5,000	107,520	247,236	150,000	-	504,756	287,962	-	216,794	504,756	-
2046	-	5,000	108,480	251,196	150,000	-	509,676	293,722	-	215,954	509,676	-

(1) Capital Recovery Fees are assessed at $2,500 per LUE, with an anticipated payback over 8 years.

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City of Wimberley, Texas
Draft Pro Forma - City Contribution at $100,000
November 30, 2016

Fiscal Year	Capital Recovery Fees Revenue (1)	Future Impact Fees (2)	Base Charge Revenue	Volumetric Rate Revenue	City Contribution (3)	Annual Adjustment (4)	Annual Revenue (5)	O&M Expenses	Current Debt Service (6)	TWDB Loan (7)	Total Expenses (5)	Surplus/ (Deficit)
2017	$ 41,488	$ -	$ -	$ -	$ 111,459	$ -	$ 152,947	$ -	$ 131,860	$ 21,087	$ 152,947	$ -
2018	41,488	-	-	-	200,000	15,351	256,839	-	130,316	126,523	256,839	-
2019	41,488	-	72,240	179,870	100,000	128,492	522,090	172,075	128,492	221,523	522,090	-
2020	41,488	5,000	73,080	179,151	100,000	-	393,719	175,517	-	218,202	393,719	-
2021	41,488	5,000	73,920	183,501	100,000	-	398,909	179,027	-	219,882	398,909	-
2022	41,488	5,000	74,760	187,807	100,000	-	404,054	182,607	-	221,447	404,054	-
2023	41,488	5,000	75,600	187,069	100,000	-	404,157	186,260	-	217,897	404,157	-
2024	41,488	5,000	76,440	191,405	100,000	-	409,333	189,985	-	219,348	409,333	-
2025	-	5,000	88,320	226,148	100,000	-	414,468	193,784	-	220,684	414,468	-
2026	-	5,000	89,280	230,285	100,000	-	419,565	197,660	-	221,905	419,565	-
2027	-	5,000	90,240	229,385	100,000	-	419,625	201,613	-	218,012	419,625	-
2028	-	5,000	91,200	233,565	100,000	-	424,765	205,646	-	219,119	424,765	-
2029	-	5,000	92,160	237,710	100,000	-	429,870	209,758	-	220,112	429,870	-
2030	-	5,000	93,120	241,824	100,000	-	434,944	213,954	-	220,990	434,944	-
2031	-	5,000	94,080	245,906	100,000	-	439,986	218,233	-	221,753	439,986	-
2032	-	5,000	95,040	249,959	100,000	-	444,999	222,597	-	222,402	444,999	-
2033	-	5,000	96,000	248,986	100,000	-	444,986	227,049	-	217,937	444,986	-
2034	-	5,000	96,960	253,101	100,000	-	450,061	231,590	-	218,471	450,061	-
2035	-	5,000	97,920	257,193	100,000	-	455,113	236,222	-	218,891	455,113	-
2036	-	5,000	98,880	261,264	100,000	-	460,144	240,947	-	219,197	460,144	-
2037	-	5,000	99,840	265,314	100,000	-	465,154	245,766	-	219,388	465,154	-
2038	-	5,000	100,800	269,347	100,000	-	470,147	250,683	-	219,464	470,147	-
2039	-	5,000	101,760	273,363	100,000	-	475,123	255,697	-	219,426	475,123	-
2040	-	5,000	102,720	277,366	100,000	-	480,086	260,812	-	219,274	480,086	-
2041	-	5,000	103,680	281,356	100,000	-	485,036	266,029	-	219,007	485,036	-
2042	-	5,000	104,640	285,336	100,000	-	489,976	271,351	-	218,625	489,976	-
2043	-	5,000	105,600	289,308	100,000	-	494,908	276,779	-	218,129	494,908	-
2044	-	5,000	106,560	293,274	100,000	-	499,834	282,315	-	217,519	499,834	-
2045	-	5,000	107,520	297,236	100,000	-	504,756	287,962	-	216,794	504,756	-
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