

CHEROKEE METROPOLITAN DISTRICT - WATER AND WASTEWATER RATES AND FEES ANALYSIS
FINANCIAL SUMMARY AND RATE/FEE STRUCTURE



Assumed Growth Rates:

Annual Fixed Rate Increase (Monthly Water Service Rate):	8.0%
Annual Fixed Rate Increase (Monthly Wastewater Service Rate):	8.0%
Annual Fixed Rate Increase (Impact Fees):	8.5%
Annual Fixed Rate Increase (GO Expenses):	7%
Annual Fixed Rate Increase (Administrative Expenses):	2%
Annual Volumetric Growth:	2%

FINANCIAL REVENUES AND EXPENDITURES	2014 Actual	2015 Actual	2016 Budget	2017 (Projected)	2018 (Projected)	2019 (Projected)	2020 (Projected)	2021 (Projected)
Beginning Balance (Water and Wastewater Fund)	\$ 21,615,673	\$ 6,752,384	\$ 7,922,434	\$ 13,236,150	\$ 9,692,169	\$ 3,606,178	\$ 815,045	\$ 314,974
Add: (Sources Of Working Capital / Revenue)								
Water and Wastewater Tap Fees (Worksheet 3)	\$ 1,505,637	\$ 2,219,196	\$ 1,738,210	\$ 3,278,338	\$ 3,606,570	\$ 3,994,518	\$ 4,443,220	\$ 4,916,012
Sale of Water and Sewer Service (Worksheet 4)	\$ 10,390,774	\$ 10,558,462	\$ 11,215,000	\$ 12,673,537	\$ 13,971,057	\$ 15,401,295	\$ 16,978,061	\$ 18,716,072
Interest and Other (Loan Proceeds, Settlements, etc.)	\$ 231,846	\$ 500,478	\$ 5,216,610	\$ 238,801	\$ 245,965	\$ 253,344	\$ 260,945	\$ 268,773
Less: (Uses of Working Capital)								
Gen. Operating Expenditures - Water and Wastewater (Worksheet 5)	\$ 5,697,260	\$ 4,707,227	\$ 6,160,437	\$ 6,549,866	\$ 6,964,465	\$ 7,405,891	\$ 7,875,913	\$ 8,376,417
Administrative Expenses - Water and Wastewater (Worksheet 5)	\$ 2,365,581	\$ 2,356,719	\$ 3,061,512	\$ 3,122,742	\$ 3,185,197	\$ 3,248,901	\$ 3,313,879	\$ 3,380,157
Total Debt Service - Principal and Interest (Worksheet 6)	\$ 1,648,831	\$ 1,842,029	\$ 2,194,278	\$ 2,159,863	\$ 2,170,376	\$ 2,181,242	\$ 2,189,592	\$ 2,202,921
Capital Improvements (Funded By Rates) (Worksheet 7)	\$ 17,279,874	\$ 3,202,110	\$ 1,350,710	\$ 4,364,787	\$ 4,717,610	\$ 4,952,820	\$ 4,441,086	\$ 4,376,592
Capital Improvements (Funded By Tap Fees) (Worksheet 7)			\$ 89,167	\$ 3,537,398	\$ 4,334,521	\$ 3,928,507	\$ 4,171,773	\$ 4,107,280
Deposits to Reserves	\$ -	\$ -	\$ -	\$ -	\$ 2,537,415	\$ 177,619	\$ 190,052	\$ 190,923
Reserve for Debt Services						\$ 545,311		
Other (Capital Advances, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance / Ending Cash on Hand - Water and Wastewater	\$ 6,752,384	\$ 7,922,434	\$ 13,236,150	\$ 9,692,169	\$ 3,606,178	\$ 815,045	\$ 314,974	\$ 1,581,542
Water Service Connections (Worksheet 8)	7377	7500	7666	7813	7962	8114	8270	8429
SFE's (Worksheet 8)	8,179	8,331	8,630	8,831	8,930	9,085	9,243	9,404
Water Volume (in Units) (Worksheet 10)	927,001	908,844	951,524	1,017,723	1,038,078	1,058,840	1,080,016	1,101,617

FORECASTED WATER/WASTEWATER RATE AND FEE STRUCTURE (2017-2021)

		2016	2017	2018	2019	2020	2021				
WATER	MONTHLY SERVICE CHARGES										
		METER SIZE	MONTHLY SERVICE CHARGE								
		5/8" & 3/4"	\$ 15.90	\$ 17.00	\$ 18.36	\$ 19.83	\$ 21.42	\$ 23.13			
		1"	\$ 17.00	\$ 30.22	\$ 32.64	\$ 35.25	\$ 38.07	\$ 41.12			
		1-1/2"	\$ 18.00	\$ 68.00	\$ 73.44	\$ 79.32	\$ 85.66	\$ 92.51			
		2"	\$ 19.25	\$ 120.89	\$ 130.56	\$ 141.00	\$ 152.29	\$ 164.47			
		3"	\$ 20.25	\$ 272.00	\$ 293.76	\$ 317.26	\$ 342.64	\$ 370.05			
		4"	\$ 22.00	\$ 483.56	\$ 522.24	\$ 564.02	\$ 609.14	\$ 657.87			
		6"	\$ 25.00	\$ 1,088.00	\$ 1,175.04	\$ 1,269.04	\$ 1,370.57	\$ 1,480.21			
	RESIDENTIAL & MULTI-FAMILY WATER RATES(INCLUDING ELLICOTT SPRINGS)										
		UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)								
		0 - 5	\$ 4.05	\$ 4.37	\$ 4.72	\$ 5.10	\$ 5.51	\$ 5.95			
		5 -20	\$ 5.75	\$ 6.21	\$ 6.71	\$ 7.24	\$ 7.82	\$ 8.45			
		20 - 35	\$ 8.90	\$ 9.61	\$ 10.38	\$ 11.21	\$ 12.11	\$ 13.08			
		35 +	\$ 13.95	\$ 15.07	\$ 16.27	\$ 17.57	\$ 18.98	\$ 20.50			
	COMMERCIAL WATER RATES (INCLUDES LIFT STATIONS AND DIAMOND MOON ACCOUNT)										
		UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)								
		0 - 5	\$ 5.50	\$ 4.37	\$ 4.72	\$ 5.10	\$ 5.51	\$ 5.95			
		5 -20		\$ 6.21	\$ 6.71	\$ 7.24	\$ 7.82	\$ 8.45			
		20 - 35		\$ 9.61	\$ 10.38	\$ 11.21	\$ 12.11	\$ 13.08			
		35 +		\$ 15.07	\$ 16.27	\$ 17.57	\$ 18.98	\$ 20.50			
	COMMERCIAL IRRIGATION WATER RATE (ALL METER SIZES)										
		UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)								UNITS
		0 - 5	\$ 4.05	\$ 4.37	\$ 4.72	\$ 5.10	\$ 5.51	\$ 5.95		0 - 5	
		5 -20	\$ 5.75	\$ 6.21	\$ 6.71	\$ 7.24	\$ 7.82	\$ 8.45		5 -20	
		20 - 35	\$ 8.90	\$ 9.61	\$ 10.38	\$ 11.21	\$ 12.11	\$ 13.08		20 - 35	
		35 +	\$ 13.95	\$ 15.07	\$ 16.27	\$ 17.57	\$ 18.98	\$ 20.50		35 +	
	The current 2016 tiered structure varies for meter sizes; the tiered structure only models small meter sizes due to missing volumes.										
CONSTRUCTION WATER RATE (IN-DISTRICT)											
	UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)									
	0 +	\$ 8.50	\$ 9.18	\$ 9.91	\$ 10.71	\$ 11.56	\$ 12.49				
CONSTRUCTION WATER RATE (OUT-OF-DISTRICT)											
	UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)									
	0 +	\$ 15.50	\$ 16.74	\$ 18.08	\$ 19.53	\$ 21.09	\$ 22.77				
LARGE CONNECTOR RATE STRUCTURE (INCLUDES SCHRIEVER AFB ACCOUNTS AND ANTELOPE ACRES)											
	UNITS / BLOCKS	VOLUMETRIC RATES (\$/UNIT)								UNITS	
	VARIES	VARIES PER LARGE CONNECTOR	\$ 5.00	\$ 5.40	\$ 5.83	\$ 6.30	\$ 6.80		0 - 500		
			\$ 7.50	\$ 8.10	\$ 8.75	\$ 9.45	\$ 10.20	\$ 11.00	500 - 2000		
			\$ 10.00	\$ 10.80	\$ 11.66	\$ 12.60	\$ 13.60	\$ 14.60	2000 - 5000		
			\$ 15.00	\$ 16.20	\$ 17.50	\$ 18.90	\$ 20.41	\$ 22.00	5000+		

		2016	2017	2018	2019	2020	2021
WASTEWATER	MONTHLY SERVICE CHARGES						
	CLASSIFICATION	MONTHLY SERVICE CHARGE					
	RESIDENTIAL	\$ 29.75	\$ 32.13	\$ 34.70	\$ 37.48	\$ 40.47	\$ 43.71
	MULTI-FAMILY	\$ 33.25	\$ 42.13	\$ 45.50	\$ 49.14	\$ 53.07	\$ 57.32
	COMMERCIAL / NON-LIFT STATION (INCLUDING EL PASO COUNTY BAY)	\$ 35.50	\$ 38.34	\$ 41.41	\$ 44.72	\$ 48.30	\$ 52.16
	COMMERCIAL / LIFT STATION	\$ 42.00	\$ 45.36	\$ 48.99	\$ 52.91	\$ 57.14	\$ 61.71
	SCHRIEVER AFB HOUSING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SCHRIEVER AFB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	RC TOWNHOUSE	\$ 59.40	\$ 64.15	\$ 69.28	\$ 74.83	\$ 80.81	\$ 87.28
	UNIT WINTER AVERAGE RATES						
	CLASSIFICATION	VOLUMETRIC RATES (\$/UNIT)					
	RESIDENTIAL	\$ 1.75	\$ 1.89	\$ 2.04	\$ 2.20	\$ 2.38	\$ 2.57
	UNIT RATES						
	CLASSIFICATION	VOLUMETRIC RATES (\$/UNIT)					
	MULTI-FAMILY (INCLUDING RC TOWNHOUSE)	VOLUMETRIC FEE INCLUDED IN MONTHLY SERVICE CHARGE					
	COMMERCIAL / LIFT AND NON-LIFT STATION (INCLUDING EL PASO COUNTY BAY)	\$ 3.05	\$ 3.29	\$ 3.56	\$ 3.84	\$ 4.15	\$ 4.48
	SCHRIEVER AFB HOUSING (Per 1,000 gallons)	\$ 5.35	\$ 5.78	\$ 6.24	\$ 6.74	\$ 7.28	\$ 7.86
	SCHRIEVER AFB (Per 1,000 gallons)	\$ 4.15	\$ 4.48	\$ 4.84	\$ 5.23	\$ 5.65	\$ 6.10